SPECIAL CALLED PLANNING COMMISSION MEETING
JULY 30, 2026

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
   a. **Announcement of Public Hearing Procedures**
   b. **MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton Pkwy/Camden Pond**
   Consideration of a master plan amendment, comprehensive land use plan amendment, and rezoning in order to construct 202 '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. 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
JULY 9, 2026

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

1. CALL TO ORDER

2. ROLL CALL

A. Commissioner's Present:

1. Francis Kung'u, Chair
2. Jill Reynolds, Vice Chair
3. D.C. Aiken
4. Dennis Mitchell
5. William Perkins
6. Karen Richard

B. Staff Present:

1. Kathi Cook, Director of Community Development
2. Michael Woodman, Planning & Development Services Manager
3. George Doyle, Transportation Engineer
4. Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Planning Commission Meeting Minutes of 6-4-26

- ❖ Commissioner Perkins offered a motion to approve.
  - Commissioner Richard seconded the motion.
  - The motion carried (6-0)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. MP-26-08 5905 Windward Parkway Restaurant/Windward MP Pod 14

This item was deferred by the applicant. It was not considered at this meeting.

Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.

b. Announcement of Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read the procedure.

c. MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Credit Union MP

Michael Woodman Planning & Development Services Manager presented consideration of a master plan amendment, conditional use, and variance to allow for the construction of a 2 story, 55,000 square foot building to be used by One Life
Fitness on 6.25 acres in the North Point Overlay. A master plan amendment is requested to the Delta Credit Union Master Plan to add 'Athletic Facility' as a conditional use and a conditional use is requested to allow One Life Fitness to operate an 'Athletic Facility' on the subject property. Variances are requested to Unified Development Code (UDC) Subsection 2.10.3(B) to allow parking between the building and the street and to increase the maximum building setback from Haynes Bridge Road and Rock Mill Road, and UDC Subsection 2.10.6(A)(3) to allow the impervious area of surface parking stalls to exceed the impervious area of the building. The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

- Current Zoning O-I.
- Delta Community Master Plan 2006 Approval.
- Site Plan.
- Proposed Plan.
- UDC Parking Regulations.
- North Point Overlay amenity space and civic space requirements.
- Trees.
- Tree Saves .
- GA 400 Buffer.
- Renderings.
- Ecodistrict.
- Traffic.
- Standards for Master Plan Amendment.

    - The applicant's proposal to allow an 'Athletic Facility' is consistent with the development of adjacent and nearby properties, which are similarly developed with retail uses. Also, the proposed retail service use is similar to the previous approval on the property which allows an indoor and outdoor pickleball facility.
    - The proposal would not adversely affect the existing use of adjacent or nearby properties, which are similarly developed with retail uses. Also, the proposed retail service use is similar to the previous approval on the property which allows an indoor and outdoor pickleball facility.
    - The proposed development would not have significant impacts on the natural environment. The applicant's site plan depicts a tree save area along Haynes Bridge Road and trees will be saved in the Georgia 400 buffer.
    - The purpose of the North Point Overlay is to create a live-work-play district featuring a balanced mix of uses that complement the City's overall mix. The zoning proposal to allow an 'Athletic Facility' represents a similar retail service use as the current approval on the property. The applicant's proposal is consistent with the vision for the North Point area and would bring services closer to where people live, work and play.
    - The proposal to allow an 'Athletic Facility' is similar to the previous approval on the property of an indoor and outdoor pickleball facility and would not have significant impacts on public facilities and services.
    - The proposal reflects a reasonable balance. The proposed use is similar to the previous approval on the property of an indoor and outdoor pickleball facility.
    - The zoning proposal is supported by the comprehensive land use plan designation of the property, which is 'Corporate Office'.

- Conditional Use Review Criteria.
    - The proposed development has access from Rock Mill Road. In an effort to improve walkability in the area, the developer will be responsible for installing larger sidewalks along Rock Mill Road and Haynes Bridge Road. In addition, a condition is recommended requiring the applicant to provide an enhanced pedestrian crossing on Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility. The proposed use would not have significant impacts on vehicular and pedestrian safety.
    - The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are similarly developed with commercial uses.
    - The nearest 'Athletic Facility' is ATL Fitness 24/7 Alpharetta located at 970 North Point Drive, which is approximately 0.25 miles to the south of the applicant's proposed location. There are no conflicting uses in the area.
- Variance Review Criteria
    - The property has exceptional conditions pertaining to its unusual shape. The building's front entrance is located on the long side of the rectangular building, which makes it difficult to pull the building closer to Haynes Bridge Road due to the limited amount of street frontage on that side of the property.
    - The application of the ordinance would create an unnecessary hardship. The variance to allow the property to be overparked is appropriate given the observed high-demand parking needs at other athletic facilities and health clubs operating in and around the City.

- Citizen Participation Plan.
- Community Zoning Information Meeting.

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment, conditional use, and variance. The applicant's proposal to allow an 'Athletic Facility' is consistent with the development of adjacent and nearby properties, which are similarly developed with retail uses. The property is located in the North Point Overlay, which seeks to create a live-work-play district featuring a balanced mix of uses that complement the City's overall mix. The proposal to allow an 'Athletic Facility' is similar to the previous approval on the property of an indoor and outdoor pickleball facility and would not have significant impacts on public facilities and services. The applicant's proposal is consistent with the vision for the North Point area and would bring services closer to where people live, work and play.

The property has exceptional and peculiar conditions related to its unusual shape and road frontage on three (3) sides. The building's front entrance is located on the long side of the rectangular building, which makes it difficult to pull the building closer to Haynes Bridge Road due to the limited amount of street frontage on that side of the property. The variance to allow the property to be overparked is appropriate given the observed high-demand parking needs at other athletic facilities and health clubs operating in and around the City. Site access from Rock Mill Road is limited to the midpoint between the Haynes Bridge Road and Rock Mill Road intersection and the adjacent property's site driveway, which significantly limits a site layout with the building pulled up to Rock Mill Road and parking to the sides and rear. If approved, conditions are recommended requiring a North Point EcoDistrict monument or district threshold at the corner of Haynes Bridge Road and Rock Mill Road.

STAFF RECOMMENDATION:

Approve MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Community Credit Union MP, subject to

the following conditions:

1. The 6.25-acre property shall be developed substantially as depicted on the plan prepared by Paradigm, dated 6/18/26, except for modifications required to comply with these conditions.
2. 'Athletic Facility' shall be added as a conditional use in the Delta Community Credit Union Master Plan.
3. 'Athletic Facility' shall be limited to Onelife Fitness. No other 'Athletic Facility' of subleasing shall be permitted.
4. Architecture shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB. Building shall have 4-sided architecture, materials and details and shall be consistent with the North Point Overlay building design regulations and North Point Overlay District Design Guidelines, with final approval by DRB.
5. Parking shall be permitted between Rock Mill Road and the building as depicted on the site plan prepared by Paradigm, dated 6/18/26. Parking lot shall be screened from Haynes Bridge Road and Rock Mill Road with native and/or drought-tolerant shrubs or grasses, with final approval by DRB.
6. Outdoor amenity space shall be screened from Rock Mill Road with screen walls, fencing, and/or landscaping, with final approval by DRB.
7. Minimum 1.15 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by Paradigm, dated 6/18/26. Property owner shall be responsible for the maintenance of all open space areas.
8. Minimum 0.81 acres of civic space shall be developed as depicted on the site plan prepared by Paradigm, dated 6/18/26, and shall include decorative hardscape, landscape, gathering area, walking trails, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Civic space improvements, including monument or district threshold, shall be maintained by the property owner.
9. EcoDistrict points shall be substantially similar to the description provided in the EcoDistrict Points letter prepared by Paradigm, dated 6/15/26, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
10. Green stormwater design techniques shall be utilized to address run-off reduction, as approved by Staff.
11. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, minimum 8' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
12. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' 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 street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
13. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
14. Trees shall be preserved as depicted on the site plan prepared by Paradigm, dated 6/18/26. Tree save areas shall be thinned out, cleaned up and replanted with native and/or drought-tolerant landscaping materials (not additional trees), as approved by Staff. The CRZ of trees in the 60' Georgia 400 buffer shall not be impacted more than 20%, as approved by Staff.

15. Retaining walls visible from the street shall be faced with brick or stone, with final approval by DRB. Retaining walls over 16' shall be terraced with a minimum 5' wide landscaped area between terraces. Trees, shrubs, and vines shall be planted along the wall to soften the appearance, as approved by DRB.
16. Developer shall be responsible to implement the recommendations in the traffic study, as approved by Staff.

There was discussion from the Commission:

- Traffic Study.
- Condition #14.

The Applicant gave a brief presentation.

- Variance Request.
  - Site Plan.
  - Amenity Space.
  - There was more discussion from the Commission.
  - Concept.
  - Traffic Study Incorrect on signalization. Agree with George Doyle, Transportation Engineer.
  - Trees.

There was more discussion from the Commission;.

- Concept change from Pickleball to Fitness Center.

There was no public comment.

❖ Vice-Chair Reynolds offered a motion to approve with Staff recommended conditions.
- Commissioner Aiken seconded the motion.
- The motion carried (6-0)

d. CU-26-07 St. Thomas Aquinas Catholic Church Columbarium

Michael Woodman Planning & Development Services Manager presented consideration of a conditional use to allow 'Cemetery' use at St. Thomas Aquinas Catholic Church on 48.06 acres. A conditional use is requested to allow 'Cemetery' for a columbarium/memorial garden. The property is located at 535 Rucker Road and is legally described as being located in Land Lots 1241, 1279 & 1280, 2nd District, 2nd Section, Fulton County, Georgia.

- Location Map.
- Definition of a columbarium.
- Site Plan
- Street view pictures of the Site.
- Proposed Location.
- Renderings.
- Conditional Use Review Criteria
- The STACC property has access from Rucker Road. The proposed use would not have significant impacts on vehicular and pedestrian access as the use is a low traffic generator.
- The proposal would not have significant impacts on surrounding properties, which are developed as single-family subdivisions. The proposed columbarium is very small, and neighboring properties will not be negatively impacted.
- The nearest similar use (church with a columbarium or memorial garden) is located at St. Brigid

Catholic Church at 3400 Old Alabama Rd in Johns Creek and St. Benedict Catholic Church at 11085 Parsons Road in Johns Creek, which are located approximately nine (9) miles to the east. The proposed conditional use is very small and will function as an accessory use to the church.

- Citizen Participation Plan.
- Community Zoning Information Meeting.

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposal would not have significant impacts on surrounding properties, which are developed as single-family subdivisions. The proposed columbarium is very small and will function as an accessory use on a property that has existed as a church since 1972. Also, there are examples of columbaria in conjunction with a church in nearby jurisdictions, including St. Brigid Catholic Church and St. Benedict Catholic Church in Johns Creek

STAFF RECOMMENDATION:

Approve CU-26-07 St. Thomas Aquinas Catholic Church Columbarium, subject to the following conditions:

1. 'Cemetery' shall be added as a permitted use at 535 Rucker Road and limited to the submitted site plan prepared by Smith Boland Architects.
2. 'Cemetery' use shall be limited to a columbarium with the size, location, wall height, and design substantially as depicted on the submitted site plan prepared by Smith Boland Architects and submitted renderings, with final approval by Staff.
3. Applicant shall install evergreens along the western property line at the fenceline where gaps exist in the area adjacent to the proposed columbarium, as approved by Staff.

There was discussion from the Commission:

- No other columbaria in the City.
- Wall height.
- Stormwater.

Applicant gave a presentation:

- Columbaria niches.
- No full body burial.
- Examples of Columbaria Designs.
- Aerial View of Site.
- Proposed location.
- Current View from Rucker Rd.
- Aerial View of Columbarium.
- Architecture to blend with existing church.
- Materials.
- Interior View.
- Height of Wall is 8'.
- Columbaria is Metro Atlanta.

There was more discussion from the Commission:

- No services will be held inside the Columbarium.

Public Comment

In Opposition :

1. Sarah Bullard, 225 Welford Trace, Alpharetta, GA
   - Concerns;
   - Lighting.
   - Security.
   - Noise.
   - Exact Footprint.

There were other members of the Wellford Trace neighborhood present.

In Favor:

1. Dulce Garcia, 900 Bridgepoint Ct, Alpharetta, GA

   Reason:
   1. Would like to put her husband's ashes there as it has been their church since 1998.

Applicant gave a brief rebuttal:

- No amplification of sound.
- No overhead or flood lighting.
- Low pathway lighting.
- Lighting washes down face plates of the niches.
- No viable lighting outside the Columbarium.
- Footprint is tied to the Site Plan, which is already a condition.
- Agreeable to planting an Evergreen Buffer along the closest property line.

There was discussion from the Commission:

- Gaps in Evergreen Buffer
- Trees planted would probably be a minimum size of 5' to 6' tall.
- City Arborist will work with the Applicant to identify locations along the property line.
- Site Plan
- Night Sky Ordinance is sufficient..
- Lighting.

❖ Vice-Chair Reynolds offered a motion to approve with Staff Conditions.
   - Commissioner Aiken seconded the motion.
   - The motion carried (6-0)

e. **PH-26-04 Unified Development Code Text Amendments - Business & Recreational Vehicles** Michael Woodman Planning & Development Services Manager presented consideration of text amendments to Unified Development Code (UDC) Subsection 1.4 and UDC Subsection 2.5.4(B) to assign definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

Staff recommends text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to assign definitions for 'Business Vehicle' and 'Recreational Vehicle', and to UDC Subsection 2.5.4(B) Location of Required Parking in Residential Districts, to amend the locational parking requirements for business and recreational vehicles in residential zoning districts. The proposed text amendments are related to recent Code Enforcement cases involving the parking of a vehicle with a towing capacity of one-and-one-half (1 ½) tons on a residential property. In one case, the judge ruled against the City due to the lack of a definition for a business or recreational vehicle. In another case, a homeowner sought an administrative

appeal from the Board of Zoning Appeals (BZA) because a variance to the recreational vehicle parking regulation was not permitted due to the use being prohibited in the UDC.

The amendments to UDC Subsection 2.5.4 Locational Criteria for Parking clarify that business and recreational vehicles may only be parked on a residential property when they are parked or stored in an area that is not visible from the street. Regulations are proposed allowing City Council to grant variances to the parking or storage of recreational vehicles when certain conditions are met, including support from neighbors and a determination that the variance would not cause a substantial detriment to the public good.

There was no public comment.

After presentation and discussion of Business Vehicle definition:

- Vice-Chair Reynolds offered a motion to defer.
  - Commissioner Aiken seconded the motion.
  - The motion carried (6-0)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 8:01 p.m.

PLANNING COMMISSION MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** MP-26-05/CLUP-26-03/Z-26-03 EMPIRE OLD MILTON/CAMDEN POND MP

PLANNING COMMISSION: JULY 30, 2026

CITY COUNCIL: AUGUST 17, 2026

II. **STAFF RECOMMENDATION:**

Approve MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton/Camden Pond MP, subject to the following conditions:

1. The approximately 29.24-acre property shall be zoned R-10M and the site shall be developed substantially similar to the site plan prepared by PEC, revised 7/21/26, 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. Architecture and materials shall be substantially similar to the submitted renderings included in the Amended Application, dated 7/24/26, with final approval by Staff. Buildings shall have a minimum of 3-sided architecture, details, and materials. Decorative chimneys shall be provided on the side façade of the endcap units specifically identified on the Chimney Exhibit, dated 7/24/26 and also currently identified as units 6, 11, 12, 16, 17, 22, 23, 27, 105, 106, 136, 140, 141, 146, 147, 153, 154, 174, 179, 185, and 191 on the site plan prepared by PEC, revised 7/21/26.
3. Up to 195 'Dwelling, 'For-Sale', Attached' units shall be permitted.
4. Local streets and alleys shall be substantially similar to the site plan prepared by PEC, revised 7/21/26. Local streets shall include minimum 6' planter, minimum 5' sidewalks, and decorative pedestrian lighting. New streets and alleys within the approximately 29.24 acres shall be private and maintained by the HOA.
5. Sidewalks within the site shall connect to the public sidewalk along Old Milton Parkway, Cotton Creek Entry, Cotton Mill Place, Whitestone Place, Waters Ferry Drive, and Waters Ferry Way.
6. Minimum 20' landscape strip shall be required along Old Milton Parkway. Landscape strip shall include landscaping materials consisting of a mix of evergreen and deciduous trees and shrubs, as approved by Staff. Minimum 10' landscape strip shall be required along local streets.
7. Tree save and tree planting plan shall be substantially similar to the Concept Tree Plans prepared by Kimley Horn, dated 4/22/26, as approved by Staff.
8. Open space shall be substantially similar to the open space depicted on the site plan prepared by PEC, revised 7/21/26.
9. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped where visible from a public right-of-way, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
10. Development shall not be gated, except that the southernmost site driveway on Cotton Mill Place shall be gated for emergency access only. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
11. Developer shall install a minimum 5' sidewalk along the Old Milton Parkway frontage, with final approval by GDOT and Staff. Developer shall install off-site sidewalk improvements including a minimum 5' sidewalk along Old Milton Parkway connecting to the existing sidewalk in front of Olde Milton Commons office

condominiums and connecting to Camden Way, as approved by GDOT and Staff. Off-site sidewalk improvements not located along the subject property's frontage shall be eligible for impact fee credits.

12. Developer shall install an off-site sidewalk improvement including a minimum 5' sidewalk along the west side of Cotton Creek Entry adjacent to the Andy's Frozen Custard site between Old Milton Parkway and Waters Ferry Way, as approved by Staff. Off-site sidewalk improvements shall be eligible for impact fee credits.
13. Developer shall improve an enhanced pedestrian crosswalk at the intersection of Old Milton Parkway and Cotton Creek Entry, with final design and materials approved by Staff and GDOT. Improvement shall be eligible for impact fee credits as approved by City Council in a developer's agreement.
14. Developer shall dedicate a public access easement and construct a minimum 12' public trail connection as depicted on the site plan prepared by PEC, revised 7/21/26. Given the existing floodplain, trail alignment, design, and materials shall require final approval by Staff. 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. Trail connection shall include the improvement of a replacement pedestrian bridge over Big Creek and trail amenities including wayfinding signage and seating. Trail construction shall be completed by the 25th CO, assuming there are no federal permits required. If a federal permit is required, Developer and Staff will work together to extend the trail connection completion deadline without stopping the Developer from seeking COs. HOA shall be responsible for the maintenance of the trail on the subject property. Off-site public trail and bridge connection shall be eligible for impact fee credits, as established in a development agreement approved by City Council.
15. Prior to LDP issuance, developer shall seek approval of a road abandonment for the realigned portions of Waters Ferry Way/Waters Ferry Drive, Cotton Mill Place/Cotton Mill Path, and the removal of the cul-de-sac at the end of Cotton Creek Entry. If road abandonment is not approved and developer does not acquire abandoned right-of-way, developer shall revise the site plan to reflect compliance with the minimum 35' building setback required along the above-referenced public rights-of-way.
16. Developer shall install a stop sign and pedestrian crossing along the Waters Ferry Way approach to the intersection of Waters Ferry Drive and internal Site Driveway 1, as well as at the intersection of Cotton Creek Entry and Cotton Mill Place, as approved by Staff. Waters Ferry Way and Cotton Creek Entry shall remain free flow with applicable signage, striping, and traffic control devices installed, as approved by Staff.
17. Developer shall improve the eastbound left turn lane storage length along Old Milton Parkway at the Cotton Creek Entry/Brookside Parkway intersection to minimum lengths needed to safely accommodate vehicular movements entering the site from the public right-of-way, as approved by GDOT and City Staff.
18. Developer shall install "Do not block the box" striping/signage at the Cotton Creek Entry and Waters Ferry Way intersection, as approved by Staff.
19. Developer shall explore a 3-way stop at Cotton Creek Entry and Cotton Mill Pace, subject to warrant analysis and final approval by Staff at LDP.
20. Developer shall install sculptures at the corners of Cotton Mill Path and Old Milton Parkway and Waters Ferry Drive and Old Milton Parkway. Sculptures shall complement each other and shall be minimum 15' tall with final approval by the Cultural Arts Commission. Developer shall coordinate sculpture designs with Brookside South/Portman to reflect a cohesive theme.
21. As agreed to by the developer, a 60' building setback shall be required along the east and north property lines in Pod B south of Whitestone Place, as depicted on the site plan prepared by PEC, revised 7/21/26.
22. As agreed to by the developer, a 25' undisturbed tree save strip, replanted with screening landscaping where sparse, shall be provided along the east and north property lines in Pod B south of Whitestone Place, as depicted on the site plan prepared by PEC, revised 7/21/26. Developer shall provide sight lines to determine appropriate placement of screening landscaping adjacent to the existing residential communities to the east, with final approval by Staff.
23. As agreed to by the developer, the HOA declaration and covenants shall include a requirement for dogs on leashes, noise limitations, and a requirement for trash receptacle screening.

24. As agreed to by the developer, lighting on the rear facade of the proposed homes abutting the eastern boundary of Pod B south of Whitestone Place shall be shielded to minimize light spillage on adjacent properties.
25. No more than 10% of the residential units shall be permitted to be rented as reflected in the HOA's declaration and covenants.

III. REPORT IN BRIEF:

The applicant, EAH Acquisitions, LLC, is requesting a master plan amendment, comprehensive land use plan amendment, and rezoning to allow for the construction of 195 'For-Sale' townhomes on approximately 29.24 acres. Empire Communities proposes to develop the western half of the property and Toll Brothers would develop the eastern half of the property. A master plan amendment is requested to the Camden Pond Master Plan to change the use of the property from office to residential. 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' and 'For-Sale', Residential). The property is located at 3842 Old Milton Parkway just north of the intersection at Old Milton Parkway and Cotton Creek Entry.

DISCUSSION

The submitted request, if approved, would allow for the construction of 195 'For-Sale' townhomes on approximately 29.24 acres. Empire Communities proposes to develop the western half of the property and Toll Brothers would develop the eastern half of the property. The proposed overall density is 6.66 dwelling units per acre. A master plan amendment is requested to the Camden Pond Master Plan to change the use of the property from office to residential. 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' and 'For-Sale', Residential). The property is located at 3842 Old Milton Parkway just north of the intersection at Old Milton Parkway and Cotton Creek Entry.

The undeveloped property is zoned CUP subject to the Camden Pond Master Plan. Surrounding properties are zoned CUP to the north and east, O-P (Office-Professional) to the west, and MU (Mixed Use) and O-I (Office-Institutional) to the south. Camden Pond and Stoneridge subdivisions are located to the east, Big Creek & Greenway and Preston Ridge Park are located to the north, Olde Milton Commons office condominiums are located to the west, and Portman Brookside mixed-use development and Mansions at Alpharetta Assisted Living Facility are located to the south. The property has a comprehensive land use plan designation of 'Professional Business Office', which requires an amendment to allow a residential development.

Camden Pond Master Plan (F.K.A. Big Creek Landing) was approved in 1984 allowing a mix of high density residential, office, and commercial. Stoneridge and Camden Pond condominiums were developed on the east side of the Master Plan. C-2 (General Commercial) uses were approved on the outparcels located along Old Milton Parkway and flanking Cotton Creek Entry, which is the primary entrance to the Master Plan. The undeveloped property representing the subject property surrounds the commercial outparcels and was approved for O-I (Office-Institutional) uses.

SITE PLAN

The submitted site plan depicts the 29.24-acre property to be developed with 195 For-Sale' townhomes. The western half of the property, Pod A, is depicted to be developed with 105 'For-Sale' townhome units

in twenty (20), three (3) story buildings. 33 units are front loaded and 72 are rear loaded. The eastern half of the property, Pod B, is depicted to be developed with 90 'For-Sale' townhome units in seventeen (17), three (3) story buildings. 26 units are front loaded and 64 are rear loaded. Townhome units will be between twenty-foot (20') and 24' wide. The proposed development does not impact stream buffers and floodplain associated with Big Creek on the north and west sides of the property.

Access to the site will continue from Cotton Creek Entry, Cotton Mill Place, and Waters Ferry Way. A 65' setback and twenty-foot (20') landscape strip is depicted along Old Milton Parkway and a 35' setback and ten-foot (10') landscape strip is depicted along Cotton Creek Entry, Cotton Mill Place, and Waters Ferry Way. A series of local streets and alleys will serve the townhomes with a minimum ten-foot (10') landscape strip and building setback required along local streets (not including alleys). The site plan depicts six-foot (6') planters and five-foot (5') sidewalks along local streets. There are missing gaps in the existing sidewalk system along the frontage of the property on Old Milton Parkway, of which sidewalks are not included in GDOT's future roadway project. A 60' setback and 25' undisturbed tree save strip are depicted along the east property line south of Whitestone Place.

The site plan depicts 12.85 acres of open space, of which 4.39 acres, or fifteen percent (15%) of the site is required to be set aside as open space. Open space in Pod A includes a clubhouse with pool and mail kiosk, common space, sidewalks, trail connection, and large open space areas surrounding the west, south and east sides of the pod. The trail connection is proposed from the Cotton Creek Entry cul-de-sac to the north property line. The size and trail material are not identified. The proposed trail would provide a connection to the Big Creek Greenway and Preston Ridge Park. The trail runs along an existing shared detention pond and stream buffers associated with Bog Creek. Pod B includes a plaza and a 60' strip of open space depicted along the eastern property line adjacent to Stoneridge and Camden Pond.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a Code-compliant driveway. Assuming that all units are three (3) bedrooms, a total of 585 parking spaces would be required. All townhome units have two (2) side-by-side parking spaces in a garage and two (2) spaces on a Code-compliant driveway, for a total of 780 parking spaces. An additional 56 guest spaces are depicted throughout the development.

The applicant submitted a tree survey, assessment, and tree save plan. A 25' trees save strip is depicted along the east and north property lines in Pod B south of Whitestone Place. Additional tree save areas are depicted along the north and west sides of Pod A. Trees in the stream buffers and floodplain will also be saved. There are two (2) existing detention ponds on the property. The detention pond in the southwest corner near Old Milton Parkway serves the commercial outparcels along Old Milton Parkway and the pond straddling the northeast property line serves Stoneridge subdivision. Two (2) additional stormwater facilities are depicted at the north end of Pod A and in the northeast corner of Pod B.

RENDERINGS

The applicant submitted renderings of the proposed townhomes to be constructed by Empire Communities and Toll Brothers. The various designs depict the primary exterior material to be brick with some designs including board and batten and siding accents. A variety of details are depicted on the elevations, including metal roof accents, balconies (inset, projecting, rooftop), decorative metal railings, recessed entries, dark

window framing, bay windows and bump outs, decorative lighting, carriage style garage doors, and brick chimneys on building ends.

TRAFFIC

The applicant submitted a trip generation report. The proposed townhome development is expected to generate 100 AM Peak Hour trips and 103 PM Peak Hour trips, which represents a 113% decrease in AM Peak Hour trips and 105% decrease in PM Peak Hour trips when compared to the office development approved on the property.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ITE 215 – Single-Family Attached Housing	195 Units	25	75	100	59	44	103	638	639

TABLE 3 – TRIP GENERATION COMPARISON

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing (Proposed)	202 Units	26	78	104	61	46	107	1,322
ITE 710 – General Office Building (Existing)	315,000 SF	328	45	373	55	288	343	2,155
Total Difference (Existing Zoning – Proposed Zoning)		-302	33	-269	6	-242	-236	-833
Percent Difference (Existing Zoning to Proposed Development)		-171%	54%	-113%	10%	-145%	-105%	-48%

The submitted traffic impact study analyzed three (3) existing intersections in the Cotton Creek area and identified recommendations for three (3) additional proposed site driveways within the proposed development. The study concludes that no changes or improvements are recommended to the three (3) study intersections due to the impact of site traffic. The results of the submitted traffic operations analysis for future conditions indicate the signalized study intersection at Old Milton Parkway and Cotton Creek Entry/Brookside Parkway will continue operating at an overall level of service (LOS) "D" or better in the AM and PM peak hours. The study also concludes the stop-controlled right-out only approaches at the two (2) unsignalized study intersections will continue operating at LOS "E" or better with peak hour 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 – 207 'For-Sale' Townhome Units

School	Estimated # New FCS Students Generated
New Prospect Elementary School	5 – 48
Webb Bridge Middle School	0 – 17
Alpharetta High School	6 – 36
Total	11 – 101

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 11 – 101 school age children. New Prospect Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is currently 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 for redevelopment to allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

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. The subject property is located just to the north of the Brookside office park. In addition, the proposal is consistent with Housing Strategy 1.4 to promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation, and public open space.

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 would result in a 113% decrease in AM Peak Hour trips and 105% decrease in PM Peak Hour trips when compared to the office development approved on the property. While a residential development would increase demand on parks and recreation, the subject property includes over twelve (12) acres of open space and is located adjacent to the Big Creek Greenway and Preston Ridge Park.

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 proposed residential development would result in a significant net decrease in AM and PM Peak Hour trips and the development is supported by over twelve (12) acres of open space and is located adjacent to the Big Creek Greenway and Preston Ridge Park. The applicant has also provided a 25′ undisturbed tree save strip, as well as a 60′ building setback adjacent to Stoneridge and Camden subdivisions.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The City's jobs to housing ratio of approximately three (3) jobs/housing unit suggests a need for additional housing in the City. The proposal would help re-position the Brookside office park by bringing residences closer to where people work and would also benefit the transportation network.

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: The zoning proposal is suitable given the development of adjacent properties, which include Stoneridge and Camden Pond subdivisions, Preston Ridge Park and the Big Creek Greenway, as well as office and commercial development.

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 include Stoneridge and Camden Pond subdivisions, Preston Ridge Park and the Big Creek Greenway, as well as office and commercial development.

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

Response: The applicant's proposal would not adversely affect the natural environment. The site plan depicts a significant number of tree saves on the property and the site layout respects stream buffers and floodplain.

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

Response: The property is currently approved for office and institutional uses. The proposal to replace office with residential use would result in a significant reduction in vehicular trips. In addition, the property is located adjacent to the Big Creek Greenway and Preston Ridge Park, and a public trail connection is proposed connecting the proposed development to those public facilities.

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 proposal would result in a 113% decrease in AM Peak Hour trips and 105% decrease in PM Peak Hour trips when compared to the office development approved on the property. While a residential development

would increase demand on parks and recreation, the subject property includes over twelve (12) acres of open space and is located adjacent to the Big Creek Greenway and Preston Ridge Park.

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.

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. The proposal would result in a significant net decrease in peak hour trips and the property is located immediately adjacent to the Big Creek Greenway and Preston Ridge Park.

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

Response: The property is currently approved for office and institutional uses. The proposal to replace office with residential use would result in a significant reduction in vehicular trips. In addition, the property is located adjacent to the Big Creek Greenway and Preston Ridge Park, and a public trail connection is proposed connecting the proposed development to those public facilities.

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

Response: The comprehensive land use plan designation of the property is 'Professional Business Office', which requires an amendment to 'High Density Residential' to allow the proposed residential development. The applicant's proposal is consistent with Housing Strategy 1.4 to promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation, and public open space.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, and rezoning. The proposal is suitable given the development of adjacent and nearby properties, which include Stoneridge and Camden Pond subdivisions, Preston Ridge Park, and the Big Creek Greenway. The 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. Also, the City's jobs to housing ratio suggests a need for additional housing. The proposed residential development would generate significantly less traffic than an office park and is supported by over twelve (12) acres of open space, as well as being located adjacent to the Big Creek Greenway and Preston Ridge Park. The development proposal would bring residences closer to goods, services, and jobs, effectively minimizing impacts on public facilities and services.

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 applicant also held several meetings with the adjacent Stoneridge and Camden Pond HOAs and residents. The report states that questions and comments were received regarding price points, unit size and type, abandon Cotton Creek Entry cul-de-sac, erosion control, tree removal, traffic, use of amenities, impact to property values, trail connection, stormwater, landscaping and buffering, development timing, and construction hours.

Staff have received correspondence from Stoneridge and Camden Pond HOAs and residents with concerns over traffic, 3-way stop at Cotton Creek and Cotton Mill Place, public parking at cul-de-sac for greenway access, construction timing and hours, buffer and setback, distance between units and Camden Pond, trash collection, fencing adjacent to Camden Pond, environmental impacts, water quality impacts, stormwater runoff, impact to wetlands and Big Creek, abandon cul-de-sac in favor of more greenspace, noise, GDOT project, nighttime lighting, density, aesthetics, obstruct natural views, minimum 25' undisturbed buffer replanted where sparse adjacent to Camden Pond, and setback variance should not be granted.

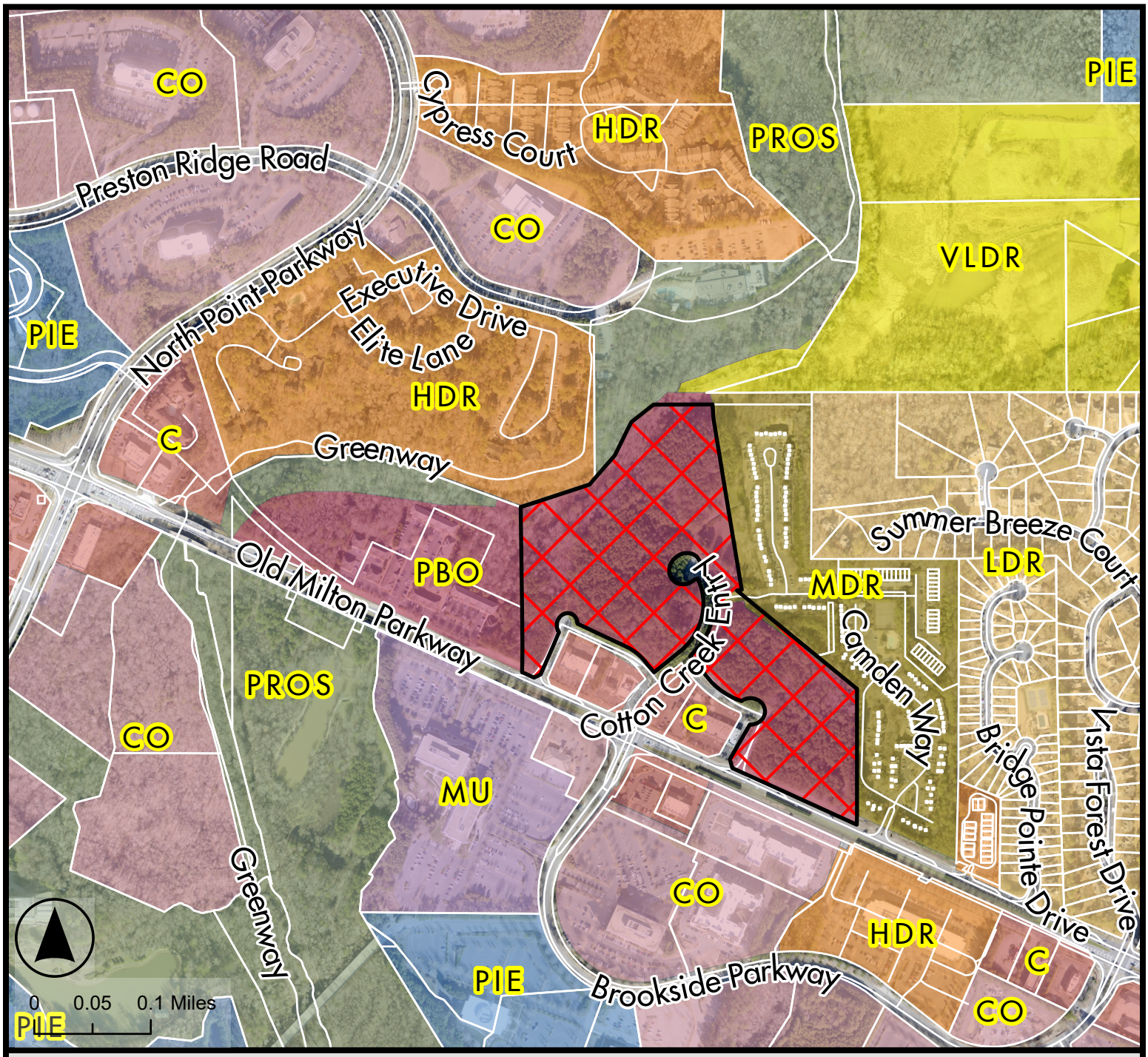
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on January 14, 2026. There were several public comments with comments and concerns related to traffic, greenway connection, status of existing cul-de-sac, tree buffer to adjacent neighborhoods, environmental impacts, infrastructure impacts, noise, impact on property values, and price points.

IV. ATTACHMENTS:

- Map Series
- Amendment, dated 7.24.26
- Amendment, dated 6.30.26
- CZIM
- Citizen Part B
- Public Comment
- Application

CLUP-26-03, MP-26-05, Z-26-03



Future Land Use Map

Empire Old Milton / Camden Pond MP

CLUP-26-03, MP-26-05, Z-26-03,

D/LL: 1/1/44, 45 and 49

PC: 7/30/2026

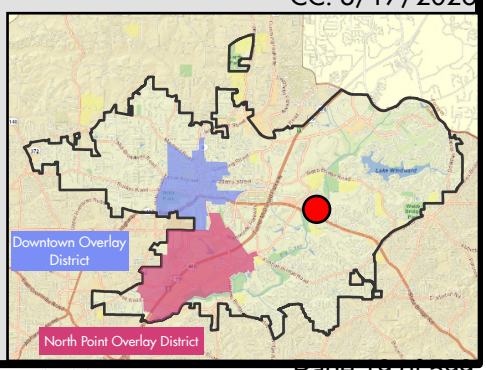
CC: 8/17/2026

Legend

- CLUP-26-03, MP-26-05, Z-26-03, V-26-03
- 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
- Very Low Density Residential

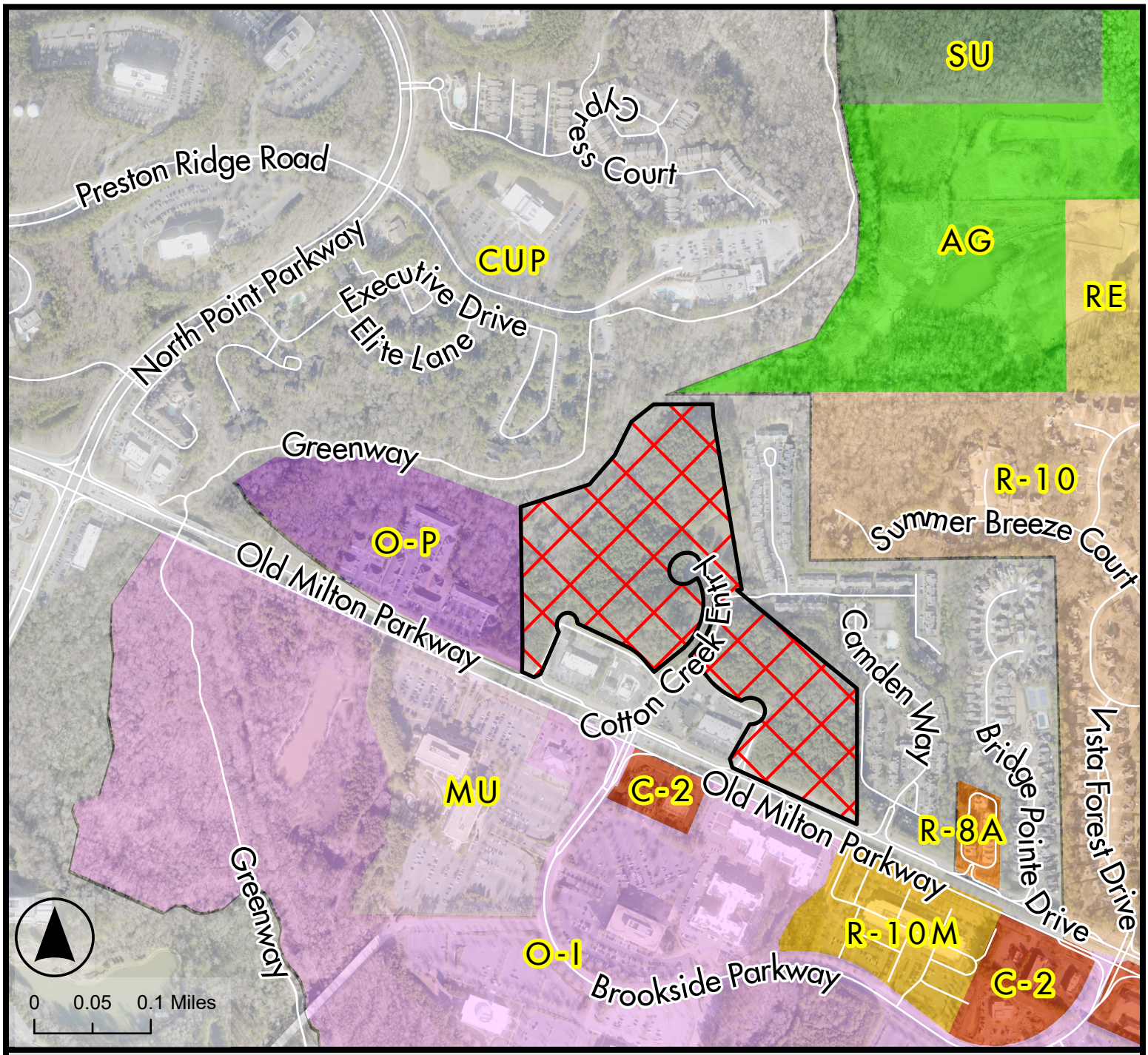


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

CLUP-26-03, MP-26-05, Z-26-03, V-26-03



Legend

- CLUP-26-03, MP-26-05, Z-26-03, V-26-03
- Alpharetta City Limits

Zoning District

- AG Agriculture
- General Commercial
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional
- O-P Office Professional
- R-10 Single Family Detached Residential
- R-10M Multi Family Residential (HDR)
- R-8A Single Family Attached Residential (Medium Density)
- RE Residential Estates
- SU Special Use

Zoning Map

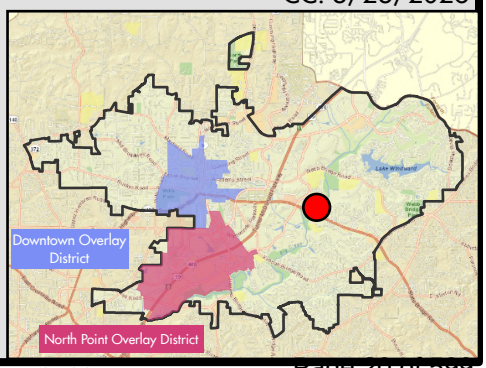
Empire Old Milton / Camden Pond MP

CLUP-26-03, MP-26-05, Z-26-03, V-26-03

D/LL: 1/1/44, 45 and 49

PC: 3/5/2026

CC: 3/23/2026

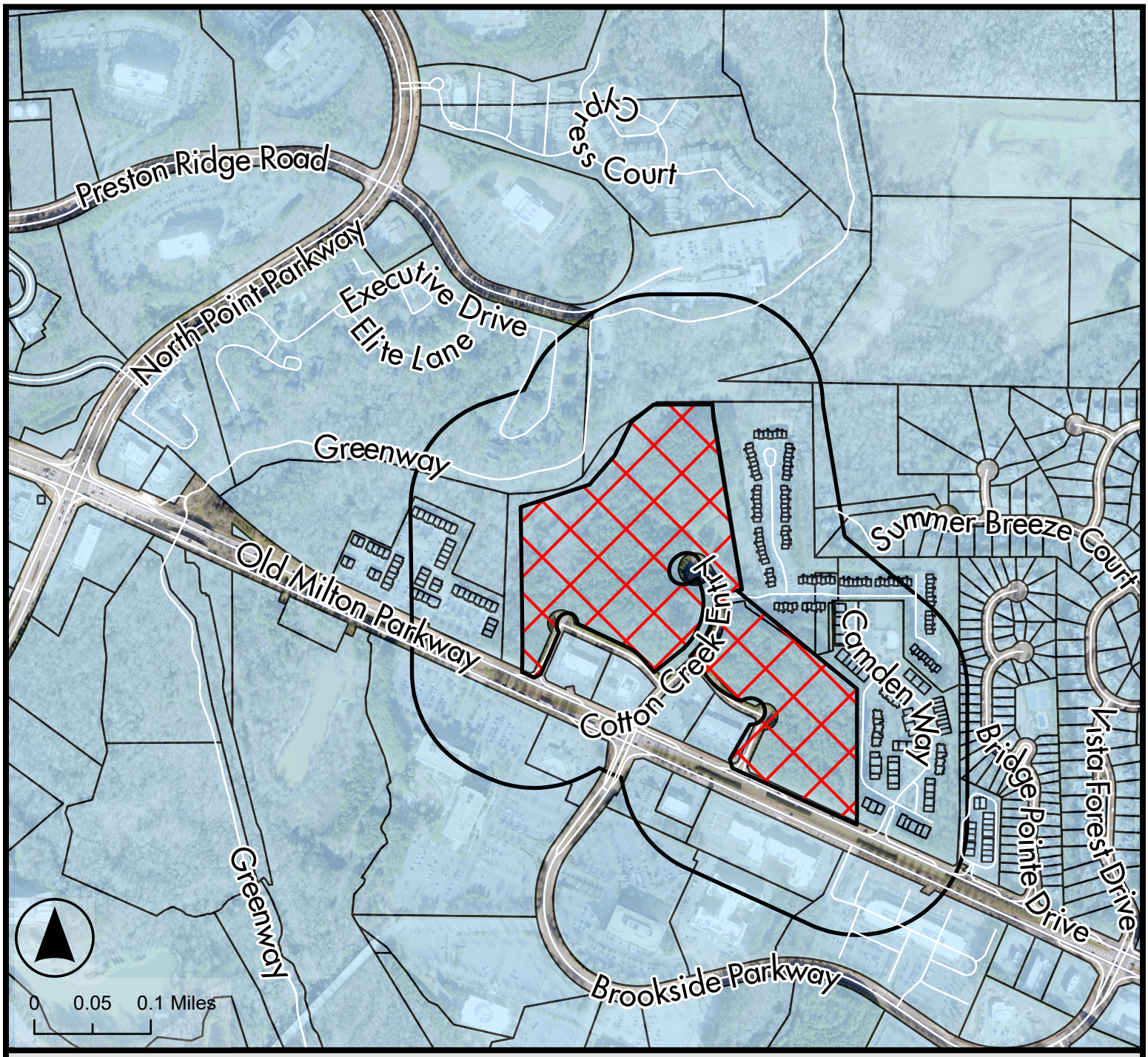


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

CLUP-26-03, MP-26-05, Z-26-03



Location Map

Empire Old Milton / Camden Pond MP

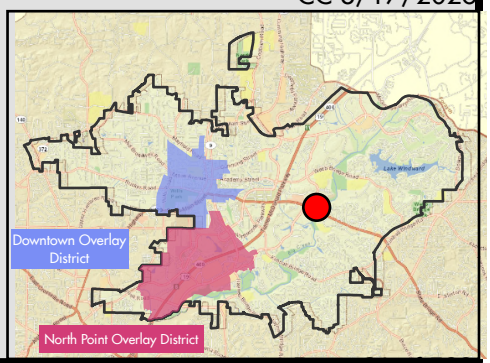
CLUP-26-03, MP-26-05, Z-26-03,

D/LL: 1/1/44, 45 and 49

PC: 7/30/2026
CC 8/17/2026

Legend

- CLUP-26-03, MP-26-05, Z-26-03, V-26-03
- 500 ft Buffer
- Alpharetta City Limits
- Tax Parcels (Atlas)

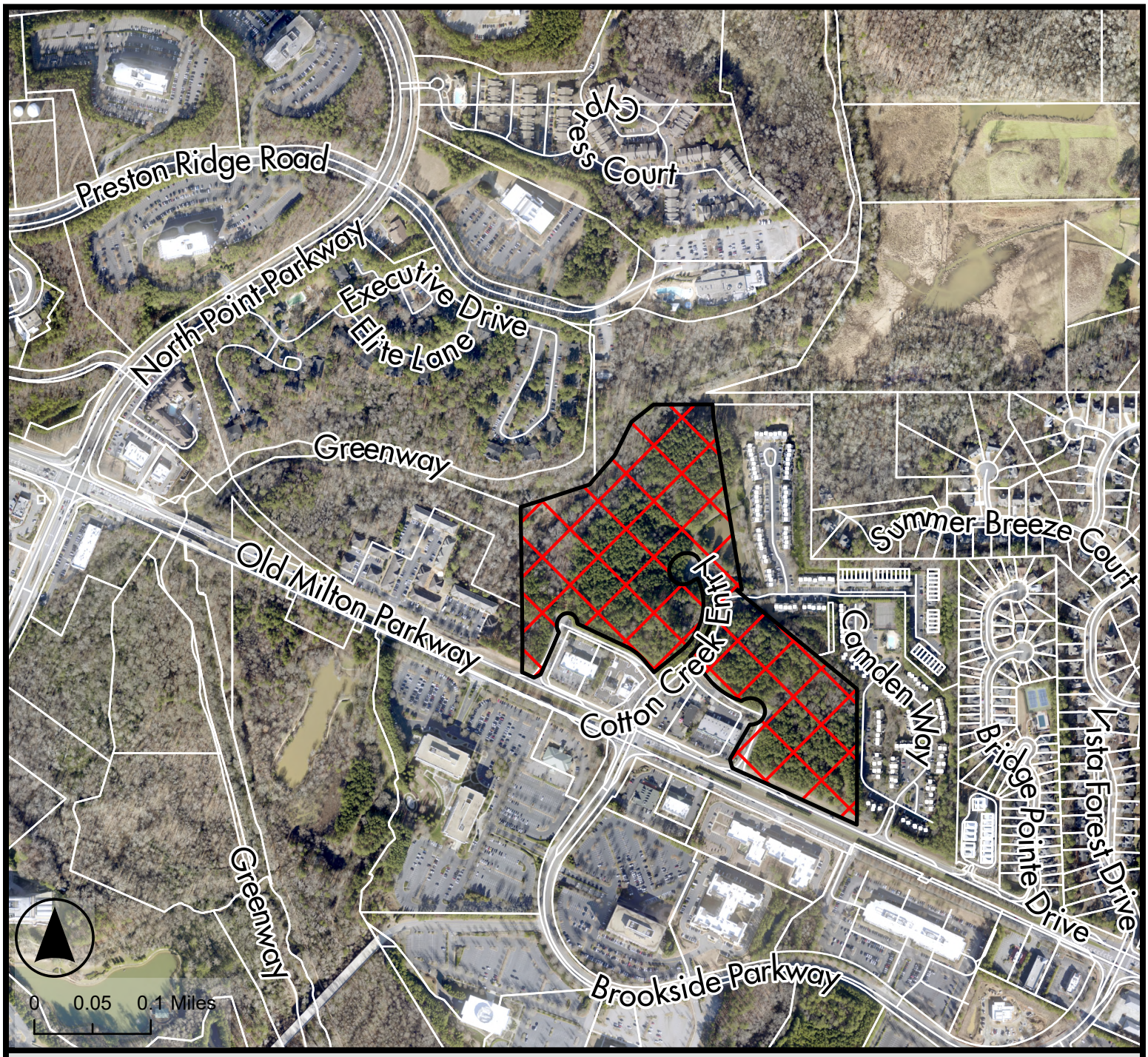


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

CLUP-26-03, MP-26-05, Z-26-03, V-26-03



Aerial Map

Empire Old Milton / Camden Pond MP

Legend

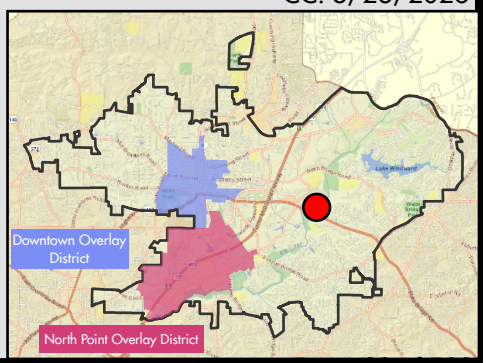
- CLUP-26-03, MP-26-05, Z-26-03, V-26-03
- Tax Parcels
- Alpharetta City Limits

CLUP-26-03, MP-26-05, Z-26-03, V-26-03

D/LL: 1/1/44, 45 and 49

PC: 3/5/2026

CC: 3/23/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

July 24, 2026

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton/Camden Pond MP
3842 Old Milton Parkway

Dear Michael:

Please amend the above captioned public hearing application with the following enclosed revised items:

1. Site Plan;
2. Chimney Exhibit; and
3. Elevations;

The site plan was updated to add road name labels aligned with Alpharetta's GIS. The Chimney Exhibit shows the locations of units that will have a chimney on their side elevation. The elevations reflect the continued evolution of the design of the units.

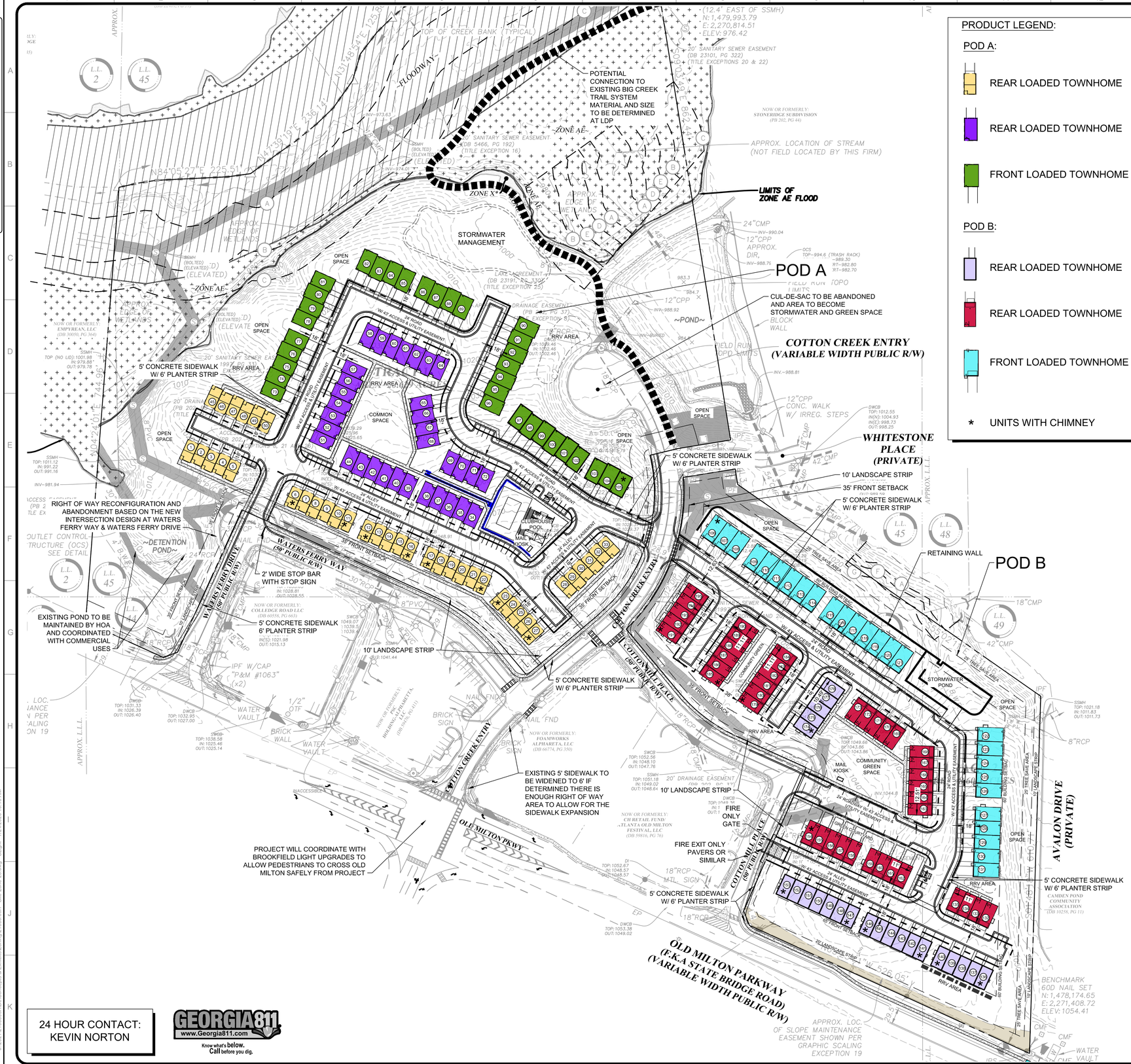
Sincerely,

Jessica L. Hill

Enclosures

Site Plan

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PRODUCT LEGEND:

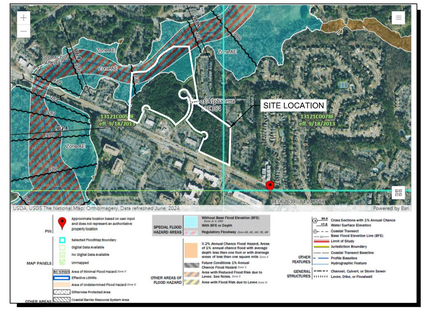
POD A:

- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME

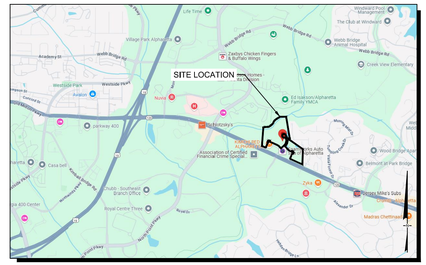
POD B:

- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME

* UNITS WITH CHIMNEY



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
POD A AREA	20.63 AC
POD B AREA	8.61 AC
TOTAL SITE AREA	29.24 AC
ZONING	
EXISTING ZONING	CUP
PROPOSED ZONING	R-10M USE
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
POD A WEST PARCEL TOTAL TOWNHOME UNITS PROVIDED	105 UNITS
POD B EAST PARCEL TOTAL TOWNHOME UNITS PROVIDED	90 UNITS
TOTAL TOWNHOME UNITS PROVIDED	195 UNITS
TOTAL PROJECT DENSITY	6.67 UNITS/ACRE
MAXIMUM ALLOWABLE DENSITY	10.0 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK LOCAL STREETS	35 FEET
FRONT SETBACK - OLD MILTON STATE ROUTE	65 FEET
SIDE SETBACK	25 FEET FROM ADJACENT PROPERTY LINE
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	35 FEET
MIN. FLOOR AREA	1,200 SQ FT
MIN. LOT WIDTH	20 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	4.39 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	12.85 ACRES (43.9% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING	390 SPACES (2 SPACES PER UNIT)
PROPOSED GUEST PARKING	56 SPACES
PARKING IN GARAGE/DRIVEWAY	780 SPACES (2 SP GARAGE / 2 SP DRIVEWAY)
TOTAL PARKING PROVIDED	836 SPACES

GENERAL NOTES:

1. PROPOSED TOWNHOMES WILL VARY IN WIDTH FROM 20 FEET TO 24 FEET.
2. 6' PLANTER STRIP WITH 5' SIDEWALK AND 10' LANDSCAPE STRIP.
3. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY AND ANY CITY MAINTAINED ROADWAYS ARE TO MEET MINIMUM SIGHT DISTANCE LEFT AND RIGHT MEASUREMENTS, AS APPROVED BY EITHER GDOT STAFF OR CITY STAFF WHERE APPLICABLE.
4. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY ARE GDOT-MAINTAINED, AND MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS BY GDOT STAFF IN LATER PERMITTING PHASES IF APPROVED.
5. EXISTING PIPES FROM ROADWAYS NEAR BLDGS 154 AND 174 TO BE TIED INTO NEW STORM SYSTEM DESIGN.
6. MAIL KIOSK TO BE LOCATED ON BOTH PHASES.

24 HOUR CONTACT:
KEVIN NORTON

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD MILTON 2

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3842 OLD MILTON PKWY
ALPHARETTA, GA 30005

FULTON COUNTY

FOR

EMPIRE COMMUNITIES
TOLL BROTHERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	02-22-2026	KW	INCREASE L/S STRIP/EAST
*2	03-18-2026	KW	Lower Units/ Room for Pond
*3	04-05-2026	KW	COMMUNITY COMMENT REV.
*4	04-20-2026	KW	ADDED TREE SAVE AREA
*5	04-22-2026	KW	ADDED 60' SETBACK TO EAST
*6	04-28-2026	KW	Front Setback / Green Space/Road
*7	06-21-2026	KW	Product Updates for the zoning
*8	07-21-2026	KW	UPDATE ROAD NAMES

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

REZONING MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 12/17/2025
PROJECT: 21055.00A

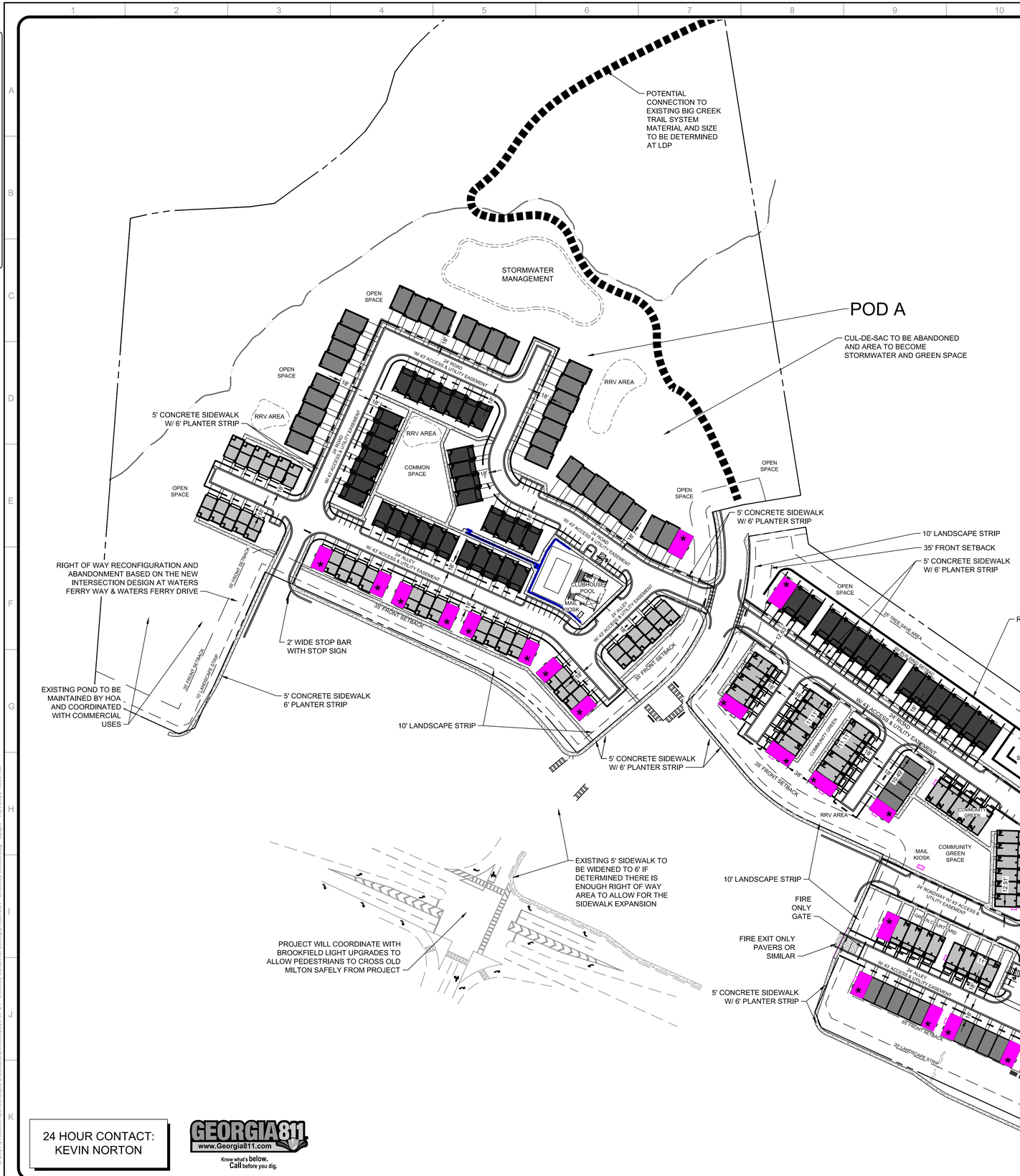
GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2021\21055\00A\Dsk\Concepts & Exhibits\Zoning\21055_00A - Site-Zone-23.dwg - CLight - 7/24/2026 10:10 AM

Chimney Exhibit

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PRODUCT LEGEND:

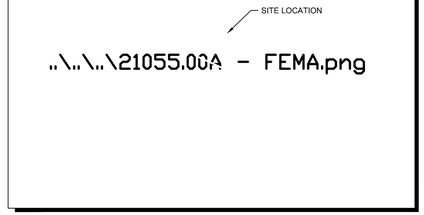
POD A:

- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME

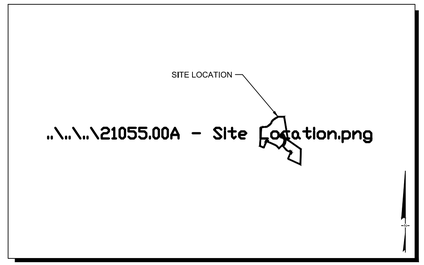
POD B:

- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME

* UNITS WITH CHIMNEY



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
POD A AREA	20.63 AC
POD B AREA	8.61 AC
TOTAL SITE AREA	29.24 AC
ZONING	
EXISTING ZONING	CUP
PROPOSED ZONING	R-10M USE
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
POD A WEST PARCEL TOTAL TOWNHOME UNITS PROVIDED	105 UNITS
POD B EAST PARCEL TOTAL TOWNHOME UNITS PROVIDED	90 UNITS
TOTAL TOWNHOME UNITS PROVIDED	195 UNITS
TOTAL PROJECT DENSITY	6.67 UNITS/ACRE
MAXIMUM ALLOWABLE DENSITY	10.0 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK LOCAL STREETS	35 FEET
FRONT SETBACK - OLD MILTON STATE ROUTE	65 FEET
SIDE SETBACK	25 FEET FROM ADJACENT PROPERTY LINE
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	35 FEET
MIN. FLOOR AREA	1,200 SQ FT
MIN. LOT WIDTH	20 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	4.39 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	12.85 ACRES (43.9% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING	390 SPACES (2 SPACES PER UNIT)
PROPOSED GUEST PARKING	56 SPACES
PARKING IN GARAGE/DRIVEWAY	780 SPACES (2 SP GARAGE / 2 SP DRIVEWAY)
TOTAL PARKING PROVIDED	836 SPACES

GENERAL NOTES:

1. PROPOSED TOWNHOMES WILL VARY IN WIDTH FROM 20 FEET TO 24 FEET.
2. 6' PLANTER STRIP WITH 5' SIDEWALK AND 10' LANDSCAPE STRIP.
3. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY AND ANY CITY MAINTAINED ROADWAYS ARE TO MEET MINIMUM SIGHT DISTANCE LEFT AND RIGHT MEASUREMENTS, AS APPROVED BY EITHER GDOT STAFF OR CITY STAFF WHERE APPLICABLE.
4. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY ARE GDOT-MAINTAINED, AND MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS BY GDOT STAFF IN LATER PERMITTING PHASES IF APPROVED.
5. EXISTING PIPES FROM ROADWAYS NEAR BLDGS 154 AND 174 TO BE TIED INTO NEW STORM SYSTEM DESIGN.
6. MAIL KIOSK TO BE LOCATED ON BOTH PHASES.

24 HOUR CONTACT:
KEVIN NORTON

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD MILTON 2

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3842 OLD MILTON PKWY
ALPHARETTA, GA 30005

FULTON COUNTY

FOR

EMPIRE COMMUNITIES
TOLL BROTHERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

CHIMNEY EXHIBIT

0 40 80 160 240

SCALE: 1" = 80'
DATE: 07/24/2026
PROJECT: 21055.00A

GRID NORTH
GEORGIA WEST ZONE

EX
SHEET

J:\2021\21055.00A\Dwl\Concepts & Exhibits\Exhibits\2026-07-24 - chimney exhibit for zoning\21055.00A - Chimney exhibit.dwg - CLight - 7/24/2026 10:09 AM

Elevations



























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Empire HOMES

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ALPHARETTA, GA

3-D RENDERINGS
JULY 23, 2026

20x35 ROOFTOP







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Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

June 30, 2026

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP
3842 Old Milton Parkway

Dear Michael:

Please amend the above captioned public hearing application with the following enclosed revised items:

1. Letter of intent including application page with applicant's intent;
2. Rezoning and master plan amendment standards;
3. Draft conditions proposed by the applicant in response to community input;
4. Site plan;
5. Existing tree plans with numbers;
6. Concept planting plan with new site plan background;
7. Trees of quality plan with new site plan background;
8. Elevations;
9. Trip generation report; and
10. Traffic study.

The enclosed materials have been updated to address ongoing discussions with various stakeholders. Additionally, the variance request included in the previous iteration of the application has been removed and should be withdrawn.

Sincerely,

Jessica L. Hill

Enclosures

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

June 30, 2026

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master and Plan Amendment Pertaining to 29.235 Acres located at 3842 Old Milton Parkway (the "Application")

Dear City of Alpharetta,

EAH Acquisitions, LLC ("Applicant") is making the following application requests pertaining to a 29.235-acre property located at 3842 Old Milton Parkway in the City of Alpharetta (the "Property") for the development of 195 attached, for-sale, single-family homes:

- Rezoning from the CUP zoning district to the R-10M district;
- Future Land Use Map amendment to redesignate the Property from Professional Business Office to High Density Residential;
- Master Plan amendment to the Camden Pond (Big Creek Landing) Master Plan to facilitate the proposed development.

The variance initially requested to reduce the required front yard on Old Milton Parkway is hereby removed from the Application.

The proposed 195 attached, for-sale, single-family homes are proposed to be constructed on the currently vacant Property. The development will be constructed by two different developers, Empire Homes and Toll Brothers, to provide a wider variety of housing options. The proposed development encompasses 29.24 acres and incorporates numerous community amenities including a clubhouse and pool, community greenspaces and a pedestrian connection to the existing Big Creek Greenway located north of the Property. A significant portion of the Property will be undisturbed or landscaped. The townhomes are oriented around landscaped common areas and shared walkways, providing connectivity and inviting community and pedestrian activity.

The Property has challenging topography, which has likely been a large factor in the Property remaining undeveloped despite its centralized location. There is nearly 100 feet in elevation difference between the highest and the lowest developable points on the Property, generally sloping from the center of the Property downward toward Big Creek in the north. Additionally, wetlands exist on the northern portion of the Property which limit development opportunities. Further, a portion of Big Creek runs along the northwest boundary line. These challenges generate significant construction costs, and the opportunity for a true mixed-use

development, including commercial and office space, is greatly impaired due to the large building footprint and parking requirements demanding level grading across large portions of the Property. Conversely, residential development can better navigate topography and site conditions due to the smaller building footprints. Additionally, the shape of the Property is unique. It is comprised of two parcels that are bisected by an existing, paved public roadway. This unique layout makes it better suited for single-family attached homes, with a smaller building footprint.

The existing and proposed development of nearby properties also supports a residential use on the Property. The immediately adjacent properties to the east are developed with two townhome/condominium communities. West and north of the Property are natural features such as a stream, floodplain areas and the Big Creek Greenway which will be preserved. Across Old Milton Parkway is the Brookside mixed use development under construction by Portman Holdings and also Georgia State University's Alpharetta campus, in addition to additional townhome and retail uses. The Avalon mixed use development is located just over a mile west of the Property on Old Milton Parkway. Based on the existing and proposed development ecosystem, a residential use on the Property is most aligned with the development fabric.

The proposed development also advances the City's housing policies and embraces the City's high standards for development. The Applicant's vision for this community incorporates a variety of townhome products with varying layouts, square footages, and amenities. This variety of housing options accommodates families with diverse housing needs, and not only provides options for consumers, but also varies the facades, roof lines, and designs and creates a community that is aligned with the City's goal to redevelop the Old Milton Parkway corridor into a "viable, growing, and attractive area." (Comp. Plan, pg. 46). Consistent with the Applicant's other developments in the area, an emphasis will be made on creating an architecturally vibrant community with unique products.

The market for mixed-use development, particularly office and commercial space, is rapidly evolving and the Property is ill-suited to respond to those changes. Although the City of Alpharetta enjoys a prominent position among metro-Atlanta's employment markets, it has not been immune from the evolving workforce and the pandemic's lasting impacts on work patterns. With more employees working from home, the demand for office and commercial space has decreased. In contrast, residential development provides the opportunity to address the City's housing needs and to better position the area for the demand of the existing and anticipated real estate market. As noted in the Comprehensive Plan, the City has experienced a nearly nation-leading increase in its daytime (working) population as compared to its residents, with the City approximately doubling its population during the working hours. Likewise, the City leads the Country in its job to household ratio, at 3.3 jobs per home. These ratios have created increasing demands for housing in the City. Moreover, the number of commuters coming in and out of the City during workdays creates extended commutes and congestion.

The proposed development addresses many needs and opportunities raised in the Comprehensive Plan. Where the City's supply of office inventory is experiencing over-saturation, the Comprehensive Plan identifies the unfilled demand for housing within the City, the need to "diversify housing opportunities," and to "[r]edevelop…suburban office areas with residential uses[.]" (Comp. Plan, pg. 34). The proposed development aligns with the City's strategy to "foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public space." (Comp. Plan, pg. 40). The adjacency to two existing townhome

communities and the Big Creek Greenway makes it a natural fit for additional residential use. The proposal reimagines a 1984 proposal to develop the Property for office and commercial development and offers the opportunity for a diverse housing product for the growing number of individuals and families looking to make Alpharetta their home.

The enclosed site plan, elevations, tree plans, and traffic impact analysis provide further details on the development scope and impact. Also, attached hereto as Exhibit "A" are additional details on trip generation, school impact, requested conditions of zoning, and a preservation of rights on behalf of the Applicant.

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning, Master Plan amendment and Future Land Use Map amendment as submitted. Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

EXHIBIT A TO LETTER OF INTENT

A. Trip Generation

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT									
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ITE 215 – Single-Family Attached Housing	195 Units	25	75	100	59	44	103	638	639

B. Schools

The school-age children living in the residences will be eligible to attend New Prospect Elementary School (825 student capacity with 594 students enrolled for 2025-26 school year), Webb Bridge Middle School (1,150 student capacity with 1,200 students enrolled for 2025-26 school year) and Alpharetta High School (2,200 student capacity with 1,938 students enrolled for 2025-26 school year).

C. Requested Conditions

The Applicant proposes the enclosed conditions be included in the approval of the application.

D. Preservation of Rights

It is the position of the Applicant that The Unified Development Code of the City of Alpharetta, in limiting the property to the uses allowed in the current Master Plan, the Future Land Use Map and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, is a significant detriment to Applicant, is insubstantially related to the public health, safety, morality, or general welfare, and deprives the property of its economically beneficial use and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

Further, a denial of this application and maintenance of the current zoning would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the state of Georgia of 1983, and the Due Process Clause of the 14th Amendment to the Constitution of the United States of America.

To zone this property with any intervening conditions or zoning classification other than those requested or otherwise agreed to by the Applicant would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

Denying the application, maintaining the current zoning, imposing conditions other than those requested or otherwise agreed by the Applicant, or zoning the property to a zoning category not requested by the Applicant would unconstitutionally discriminate, in an arbitrary, capricious, and unreasonable manner, between Applicant and other similarly situated entities and property owners in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Applicant Request And Intent

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

The proposed use of the property is 195 attached, for-sale, attached single family homes.

Applicant's Request (Please itemize the proposal):

* Rezoning from CUP zoning to the R-10M district;

* Future Land Use Map Amendment to redesignate the Property from Professional Business Office to High Density Residential;

*Master Plan Amendment to the Camden Pond (Big Creek Landing) Master Plan to facilitate the proposed development.

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

The proposal would accommodate the development of 195 attached, for-sale, single family homes on a currently vacant property.

REZONING & MASTER PLAN AMENDMENT STANDARDS – SECTION 4.2.3.A

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.

Adjacent and nearby properties are used for a variety of uses including office, commercial, hospitality, retirement and assisted living, and residential uses. The zoning along Old Milton Parkway on the east side of GA 400 includes a similar mix of zoning districts including O-I, O-P, C-2, MU, R-10 and R8A. From a specific residential use perspective, Stoneridge, an attached home community, and Camden Pond, an attached condominium community, are located adjacent to the Property along the northeast and east boundary lines. Stoneridge and Camden Pond include a total of 186 units on 24.45 acres for a density of 7.61 units per acre. The development proposal on the subject property is less dense, at 6.67 units per acre. Also, The Pointe at Preston Ridge, a multi-family apartment community, is located just north of the Property, across Big Creek. The broad mix of uses, zoning, and development on adjacent and nearby properties is complementary to the proposed attached single-family use. The zoning proposal is suitable.

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

The Property is immediately surrounded by commercial, office, medical, and residential uses. The proposed residential use will not materially impact those uses. Surrounding commercial uses include several restaurants, which will benefit from increased residents in the area looking for walkable dining options. Other commercial establishments along the south and southeast sides of the Property will benefit from increased residents in the area looking for goods and services in close proximity of their homes. The zoning proposal will not adversely impact the existing use or usability of adjacent or nearby property.

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

In comparison to the mixed-use, including office and commercial uses, permitted to be developed on the property under the current zoning, the proposed development will result in less impervious surface, require less grading, and will reduce peak traffic impact. Additionally, the development scope proposed is sensitive to the wetlands and portion of Big Creek that run along the northwest portion of the site. The zoning proposal will not adversely affect the natural environment.

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

The market for office and commercial space has seen considerable disruption since the pandemic and vacancies in the sector continue to grow. The City's employment growth has driven up the demand for housing, which has increased the need for a variety of housing options. The unique shape and natural conditions on the Property make it better suited for attached, single-family residential units. These unique site conditions elevate the cost and feasibility for commercial and office development on the Property. Together, these factors make mixed-use development on the Property economically unfeasible.

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.

The proposal will not result in a use that will or could cause an excessive or burdensome use of public facilities, schools, water or sewer utilities, and police or fire protection. The Property is connected to a major arterial road, Old Milton Parkway, and is in close proximity to Georgia 400. Attached, single-family homes typically have fewer school aged-children than detached homes and, therefore, the projected impact is limited. While the development of the currently vacant Property will require additional water and sewer utility connections, the projected impact on utility services is minimal. No added police or fire protection support is expected to be generated by the zoning proposal.

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

As noted in the Comprehensive Plan, the City has seen substantial job growth over the last five years. This unprecedented growth has drastically increased the demand for housing. The Comprehensive Plan articulates a need to diversify housing options and address missing housing types and price points. Further, with the market for existing office and commercial space saturated with vacancies, new mixed-use development is not economically feasible. With its location in an area with a variety of uses, the Property is well suited for attached, single-family residential development.

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.

The zoning proposal promotes public health, safety, morality and the general welfare and is consistent with established property rights. The zoning proposal provides a unique housing product in a centrally located area with access to existing infrastructure. By providing these housing opportunities the project furthers the health, safety, and general welfare goals. Conversely, the existing zoning stifles development of the Property by requiring uses that are not feasible given existing and foreseeable market conditions.

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

As hereinabove discussed, the office and commercial market has been declining for a few years and is not expected to recover to pre-pandemic levels. A mixed-use development would result in an even greater supply of vacant office and commercial space. Due to the increase in job opportunities, the City is facing substantial demand for available housing. The Property's location in the middle of a variety of restaurant, commercial, and residential spaces illustrates that it is well-suited for attached, single-family residential development. Further the existing vacant site has significant environmental features which makes mixed-use development more challenging.

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

The zoning proposal does not meet the existing Comprehensive Land Use Plan designation of "Professional Business Office." The Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the Property to "High Density Residential." While land use plan amendments are being proposed, the development is consistent with the spirit of the

Comprehensive Plan and responsive to the needs and opportunities presented in the Plan. While the City is experiencing increasing office and commercial vacancies, the Comprehensive Plan identifies the unfilled demand for housing within the City, particularly for providing a variety of housing products and housing prices. The proposed plan addresses that exact need and opportunity. It envisions a development that provides a needed housing opportunity in an area prime for residential growth.

COMPREHENSIVE LAND USE PLAN STANDARDS – SECTION 4.1.3

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

As noted in the Comprehensive Plan, the City has become an employment hub, which has driven up the demand for housing in the City. The number of available housing units in the City has struggled to keep up with the demand driven by extensive job growth. This demand has created a need for diversified housing opportunities. Currently there are large amounts of commercial vacancy, creating a surplus in supply in the market for office and commercial space. In turn, this has stagnated the opportunities for mixed-use development in the area.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Although a change in the Comprehensive Plan designation is required, the Applicant's proposal complies with the goals and policies of the City's Comprehensive Plan, particularly its goals of addressing missing housing types and price points and diversifying housing opportunities. As noted in the Comprehensive Plan, the City has seen tremendous employment growth, which has increased the demand for housing. This project provides a complementary use to the existing mixed development fabric in the immediate area, while also providing a much-needed housing option in the area to activate the community and support the office and commercial uses in the area.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The Property is currently undeveloped so the redevelopment will include a new allocation of services. No excessive impact on public facilities and services is expected based on the project scope.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

No such negative impacts are expected to occur resulting from the proposed designation with respect to the public health, safety and welfare. The change accommodates residential use which is a lower intensity than mixed-use permitted by the existing designation.

E. The extent to which additional land area is needed to be developed for a specific type of use.

No additional land area is needed to be developed for a specific type of use.

F. The extent to which area demographics or projections are not occurring as projected.

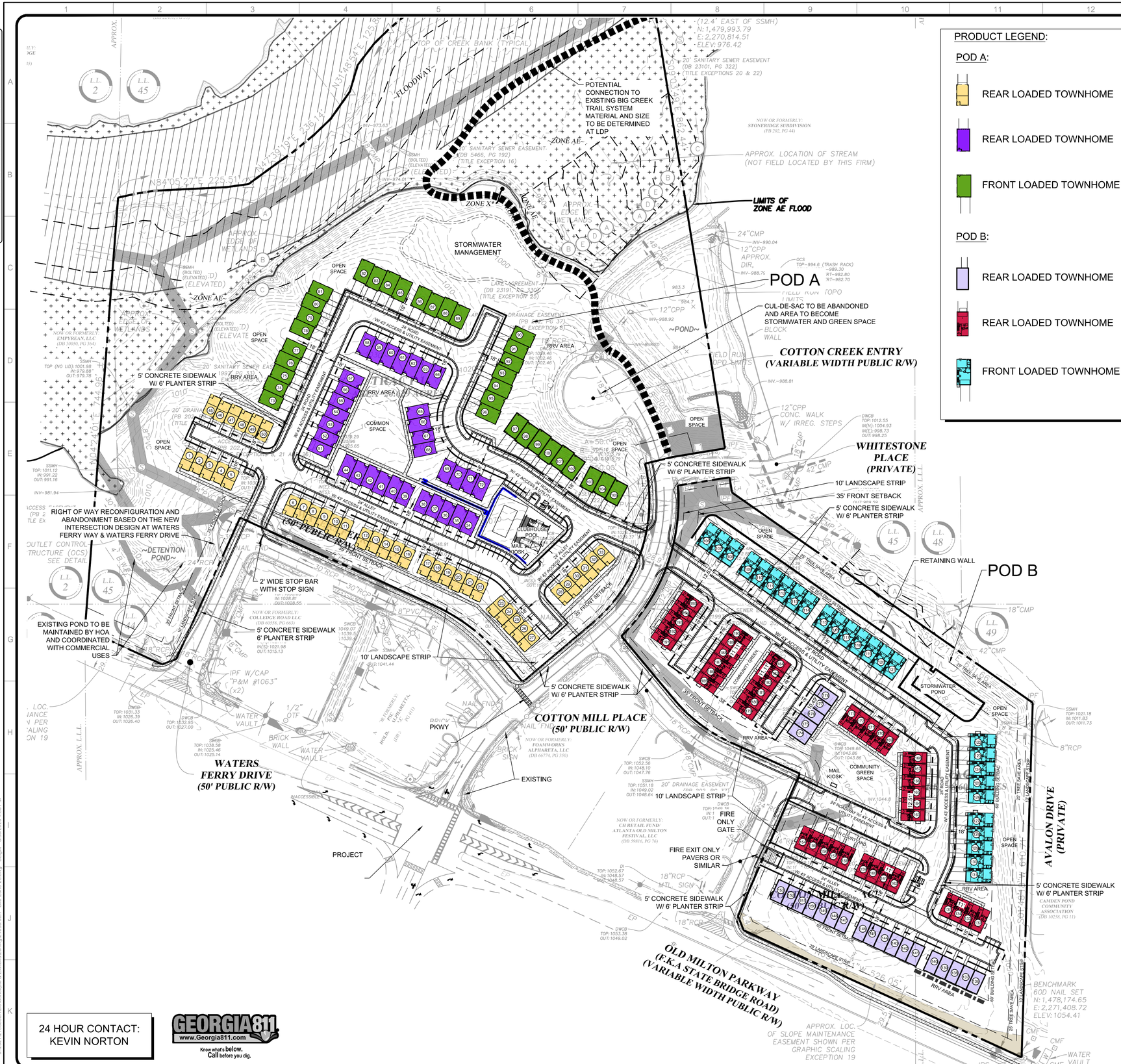
The Comprehensive Plan provides that there are an increasing number of office and retail vacancies. The Comprehensive Plan also remarks on the extensive supply issues in that market, while at the same time identifying the unfilled demand for housing. The surplus of vacant office and retail space results in the need to re-evaluate the need to add additional mixed-use developments, particularly in areas that are prime to be developed into residential uses to meet the growing demand for housing in the area. Moreover, the increased demand for housing at a

variety of price points indicate that developing the property for attached, single-family residential use will better serve the goals of the Comprehensive Plan.

CONDITIONS - 3842 Old Milton Parkway
MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton/Camden Pond MP

1. Development shall be substantially similar to the site plan approved as part of the rezoning.
2. Development will provide a 60 foot building setback (excluding retaining walls) on the northern and eastern property boundary on Pod B south of Whitestone Place as shown on the site plan.
3. A 25 foot undisturbed tree save area shall be provided on the northern and eastern property boundary on Pod B south of Whitestone Place as shown on the site plan.
4. Landscaping shall be installed between the proposed homes and the northern and eastern property boundary on Pod B south of Whitestone Place to include a mix of native and adaptive deciduous and evergreen plant material.
5. The property's improvements shall include a publicly available pedestrian connection to the existing trail along Big Creek, subject to applicable governmental approvals.
6. Subject to approval of GDOT, implementation of a sidewalk along Old Milton Pkwy. to connect the subject property to Camden Way.
7. No more than 10% of the residential units will be permitted to be rented and a corresponding rental prohibition shall be included in the homeowner association (the "HOA") declaration and covenants
8. The HOA's declaration and covenants shall include a requirement for dogs on leashes.
9. The HOA's declaration and covenants shall include noise limitations.
10. The HOA's declaration and covenants shall include a requirement for trash receptacle screening.
11. Lighting on the rear facade of the proposed homes abutting the eastern boundary of Pod B south of Whitestone Place shall be shielded to minimize light spillage on adjacent properties.
12. New utilities interior to the site will be placed underground.
13. Subject to approval by local governmental approvals, a stop condition for traffic safety shall be implemented at the intersection of Cotton Mill Place and Cotton Mill Place.

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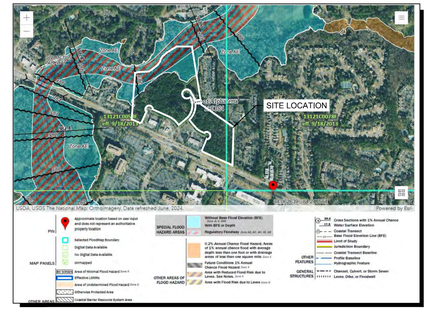
PRODUCT LEGEND:

POD A:

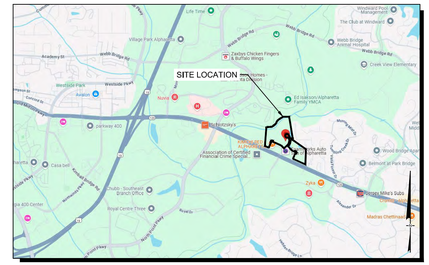
- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME

POD B:

- REAR LOADED TOWNHOME
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
POD A AREA	20.63 AC
POD B AREA	8.61 AC
TOTAL SITE AREA	29.24 AC
ZONING	
EXISTING ZONING	CUP
PROPOSED ZONING	R-10M USE
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
POD A WEST PARCEL TOTAL TOWNHOME UNITS PROVIDED	105 UNITS
POD B EAST PARCEL TOTAL TOWNHOME UNITS PROVIDED	90 UNITS
TOTAL TOWNHOME UNITS PROVIDED	195 UNITS
TOTAL PROJECT DENSITY	6.67 UNITS/ACRE
MAXIMUM ALLOWABLE DENSITY	10.0 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK LOCAL STREETS	35 FEET
FRONT SETBACK - OLD MILTON STATE ROUTE	65 FEET
SIDE SETBACK	25 FEET FROM ADJACENT PROPERTY LINE
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	35 FEET
MIN. FLOOR AREA	1,200 SQ FT
MIN. LOT WIDTH	20 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	4.39 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	12.85 ACRES (43,9% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING	390 SPACES (2 SPACES PER UNIT)
PROPOSED GUEST PARKING	56 SPACES
PARKING IN GARAGE/DRIVEWAY	780 SPACES (2 SP GARAGE / 2 SP DRIVEWAY)
TOTAL PARKING PROVIDED	836 SPACES

GENERAL NOTES:

1. PROPOSED TOWNHOMES WILL VARY IN WIDTH FROM 20 FEET TO 24 FEET.
2. 6' PLANTER STRIP WITH 5' SIDEWALK AND 10' LANDSCAPE STRIP.
3. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY AND ANY CITY MAINTAINED ROADWAYS ARE TO MEET MINIMUM SIGHT DISTANCE LEFT AND RIGHT MEASUREMENTS, AS APPROVED BY EITHER GDOT STAFF OR CITY STAFF WHERE APPLICABLE.
4. PROPOSED ACCESS POINTS ALONG OLD MILTON PARKWAY ARE GDOT-MAINTAINED, AND MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS BY GDOT STAFF IN LATER PERMITTING PHASES IF APPROVED.
5. EXISTING PIPES FROM ROADWAYS NEAR BLDGS 154 AND 174 TO BE TIED INTO NEW STORM SYSTEM DESIGN.
6. MAIL KIOSK TO BE LOCATED ON BOTH PHASES.

24 HOUR CONTACT:
KEVIN NORTON

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PEACHTREE CORNERS, GA 30092

PROJECT

OLD MILTON 2

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3842 OLD MILTON PKWY
ALPHARETTA, GA 30005

FULTON COUNTY

FOR

EMPIRE COMMUNITIES
TOLL BROTHERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	02-22-2026	KW	INCREASE L/S STRIP/EAST
*2	03-18-2026	KW	Lower Units/ Room for Pond
*3	04-05-2026	KW	COMMUNITY COMMENT REV.
*4	04-20-2026	KW	ADDED TREE SAVE AREA
*5	04-22-2026	KW	ADDED 60' SETBACK TO EAST
*6	04-28-2026	KW	Front Setback / Green Space/Road
*7	06-21-2026	KW	Product Updates for the zoning

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

REZONING MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 12/17/2025
PROJECT: 21055.00A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2021\21055\00A\Dwl\Concepts & Exhibits\Zoning\21055.00A - Site-Zone-23.dwg - CLight - 6/30/2026 1:30 PM



TREE PROTECTION LEGEND

- X — TREE TO BE REMOVED
- TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- X — SPECIMEN TREE TO BE DEMOED — CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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ATLANTA, GA 30328
PHONE: 770.541.5250

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT KEITH HARMON STRADE No. 001232

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

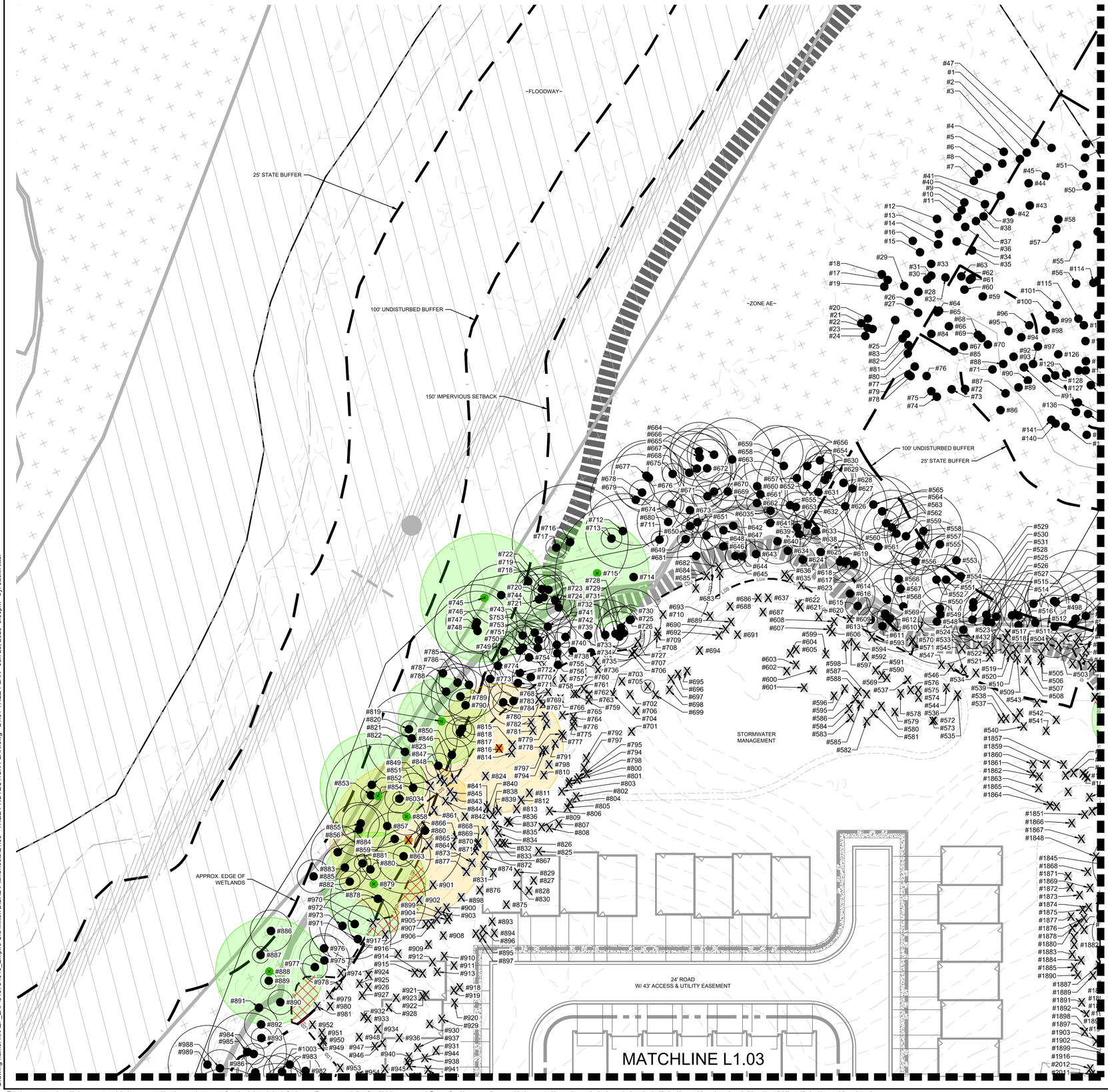
TITLE
OVERALL EXISTING TREE PLAN

SHEET NUMBER
L1.00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754049_Empire Old Milton 2\CAD\PlanSheets\L1.00 - TREE PROTECTION PLAN.dwg L1.00 OVERALL TREE PLAN Jun 29, 2026 6:29pm by: Jack Ritter

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- TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- X — SPECIMEN TREE TO BE DEMOED — CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

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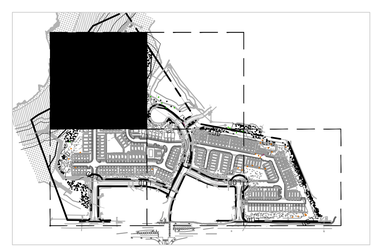
PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT 001232 ERIN HARMON SHAFER

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
EXISTING TREE PLAN

SHEET NUMBER
L1.01



GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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MATCHLINE L1.01

MATCHLINE L1.04

LIMITS OF ZONE AE FLOOD

APPROX. EDGE OF WETLANDS

APPROX. LOCATION OF FEATURE B (INTERMITTENT STREAM) SHOWN PER. REFERENCED WATERS REPORT (NOT FIELD LOCATED BY THIS FIRM)

~POND~ (FEATURE A)

NOTE: IF POND IS MODIFIED FOR STORMWATER MANAGEMENT, THEN ADDITIONAL TREES MAY BE IMPACTED IN THIS AREA

CUL-DE-SAC TO BE REMOVED AND AREA TO BECOME STORMWATER AND GREEN SPACE

WHITESTONE PLACE (PRIVATE)

OPEN SPACE

COTTON CREEK ENTRY (VARIABLE WIDTH PUBLIC R/W)

TREE PROTECTION LEGEND

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- SPECIMEN TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
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- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT



GRAPHIC SCALE IN FEET
0 30 60 120

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT ERIC HARMON SNIDER NO. 001232

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
EXISTING TREE PLAN

SHEET NUMBER
L1.02

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MATCHLINE L1.01

MATCHLINE L1.04

COMMON SPACE

5' CONCRETE SIDEWALK W/ 6' LANDSCAPE STRIP

24' ROAD
W/ 43' ACCESS & UTILITY EASEMENT

WATERS FERRY WAY
(50' PUBLIC R/W)

5' CONCRETE SIDEWALK W/ 6' PLANTER STRIP

WATERS FERRY DRIVE
(50' PUBLIC R/W)

35' FRONT SETBACK

TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED — CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE DEMOED — CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

GRAPHIC SCALE IN FEET
0 30 60 120

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT 001232 ERIC HARMON SEATON

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
EXISTING TREE PLAN

SHEET NUMBER
L1.03

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MATCHLINE L1.02

MATCHLINE L1.03

MATCHLINE L1.05

5' CONCRETE SIDEWALK W/ 6' LANDSCAPE STRIP

CLUBHOUSE POOL

10' LANDSCAPE STRIP

35' FRONT SETBACK

24' ROAD W/ 43' ACCESS & UTILITY EASEMENT

COMMUNITY GREEN

COTTON MILL PLACE (50' PUBLIC ROW)

5' CONCRETE SIDEWALK W/ 6' PLANTER STRIP

TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE DEMOED
- CRITICAL ROOT ZONE, TYP.
- LIMITS OF DISTURBANCE
- CRZ IMPACT

GRAPHIC SCALE IN FEET
0 30 60 120

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PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT ERIC HARMON SHADE No. 001232

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
EXISTING TREE PLAN

SHEET NUMBER
L1.04

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MATCHLINE L1.04

25' TREE SAVE STRIP

10' LANDSCAPE STRIP

60' BUILDING SETBACK

W/ 43' ACCESS & UTILITY EASEMENT

24' ROAD

5' CONCRETE SIDEWALK WITH 6' PLANTER STRIP

STORMWATER MANAGEMENT

COMMUNITY GREEN SPACE

GREEN COURTYARD

65' FRONT SETBACK

20' LANDSCAPE STRIP

TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE DEMOED
- CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

GRAPHIC SCALE IN FEET
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT ERIC HARMON SHADE No. 001232

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
EXISTING TREE PLAN

SHEET NUMBER
L1.05

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Tree ID #	Diameter	Tree Species	Condition		Tree Location Type	Comments	Saved/Removed
Number (Flagged)	Inches	Common Name	Biological Health (Vigor)	Structural	Specimen (S) or Right of Way (RW)		Saved (SA) or Removed (X)
1	14	CHERRY	POOR	FAIR	S	ASK TO BE NON-SPECIMEN	
2	10	CHERRY	POOR	FAIR	S	ASK TO BE NON-SPECIMEN	
3	13	LEYLAND CYPRESS	FAIR	FAIR	N/A		
4	7	LEYLAND CYPRESS	FAIR	FAIR	N/A		
5	7	LEYLAND CYPRESS	FAIR	FAIR	N/A		
6	9	LEYLAND CYPRESS	FAIR	FAIR	N/A		
7	11	LEYLAND CYPRESS	FAIR	FAIR	N/A		
8	12	LEYLAND CYPRESS	FAIR	FAIR	N/A		
9	8	LEYLAND CYPRESS	FAIR	FAIR	RW		
10	11	LEYLAND CYPRESS	FAIR	FAIR	RW		
11	15	LEYLAND CYPRESS	FAIR	FAIR	RW		
12	14	LEYLAND CYPRESS	FAIR	FAIR	RW		
13	14	LEYLAND CYPRESS	FAIR	FAIR	RW		
14	14	LEYLAND CYPRESS	FAIR	FAIR	RW		
15	12	LEYLAND CYPRESS	FAIR	FAIR	RW		
16	21	LEYLAND CYPRESS	FAIR	FAIR	RW		
17	20	PINE	FAIR	FAIR	N/A		
18	10	PINE	FAIR	FAIR	N/A		
19	7	PINE	FAIR	FAIR	N/A		
20	7	PINE	FAIR	FAIR	N/A		
21	18	PINE	FAIR	FAIR	N/A		
22	17	PINE	FAIR	FAIR	N/A		
23	16	PINE	FAIR	FAIR	N/A		
24	9	PINE	FAIR	FAIR	N/A		
25	18	PINE	FAIR	FAIR	N/A		
26	11	PINE	FAIR	FAIR	N/A		
27	17	PINE	FAIR	FAIR	N/A		
28	15	PINE	FAIR	FAIR	N/A		
29	17	PINE	FAIR	FAIR	N/A		
30	8	PINE	FAIR	FAIR	N/A		
31	5	PINE	FAIR	FAIR	N/A		
32	13	PINE	FAIR	FAIR	N/A		
33	4	PINE	FAIR	FAIR	N/A		
34	6	PINE	FAIR	FAIR	N/A		
35	9	PINE	FAIR	FAIR	N/A		
36	4	PINE	FAIR	FAIR	N/A		
37	12	PINE	FAIR	FAIR	N/A		
38	11	PINE	FAIR	FAIR	N/A		
39	12	PINE	FAIR	FAIR	N/A		
40	10	PINE	FAIR	FAIR	N/A		
41	5	CHERRY	GOOD	GOOD	N/A		
42	15	PINE	FAIR	FAIR	N/A		
43	4	CHERRY	GOOD	GOOD	N/A		
44	5	WATER OAK	GOOD	GOOD	N/A		SA
45	5	PINE	FAIR	FAIR	N/A		
46	10	PINE	FAIR	FAIR	N/A		
47	4	CHERRY	GOOD	GOOD	N/A		
48	10	PINE	FAIR	FAIR	N/A		
49	11	PINE	FAIR	FAIR	N/A		
50	19	PINE	FAIR	FAIR	N/A		
51	13	PINE	FAIR	FAIR	N/A		
52	6	PINE	FAIR	FAIR	N/A		
53	14	PINE	FAIR	FAIR	N/A		
54	12	PINE	FAIR	FAIR	N/A		
55	13	PINE	FAIR	FAIR	N/A		
56	8	PINE	FAIR	FAIR	N/A		
57	13	PINE	FAIR	FAIR	N/A		
58	4	CHERRY	FAIR	FAIR	N/A		
59	7	CHERRY	FAIR	FAIR	N/A		
60	6	CHERRY	FAIR	FAIR	N/A		
61	15	PINE	FAIR	FAIR	N/A		
62	12	PINE	FAIR	FAIR	N/A		
63	13	PINE	FAIR	FAIR	N/A		
64	5	PINE	FAIR	FAIR	N/A		
65	13	PINE	FAIR	FAIR	N/A		
66	15	PINE	FAIR	FAIR	N/A		
67	8	PINE	FAIR	FAIR	N/A		
68	13	PINE	FAIR	FAIR	N/A		
69	10	PINE	FAIR	FAIR	N/A		
70	6	PINE	FAIR	FAIR	N/A		
71	6	PINE	FAIR	FAIR	N/A		
72	9	PINE	FAIR	FAIR	N/A		
73	14	PINE	FAIR	FAIR	N/A		
74	10	PINE	FAIR	FAIR	N/A		
75	5	PINE	FAIR	FAIR	N/A		
76	7	PINE	FAIR	FAIR	N/A		
77	20	PINE	FAIR	FAIR	N/A		
78	4	PINE	FAIR	FAIR	N/A		
79	6	PINE	FAIR	FAIR	N/A		
80	5	PINE	FAIR	FAIR	N/A		
81	4	PINE	FAIR	FAIR	N/A		
82	7	PINE	FAIR	FAIR	N/A		
83	7	PINE	FAIR	FAIR	N/A		
84	7	PINE	FAIR	FAIR	N/A		
85	5	BEECH	GOOD	GOOD	N/A		
86	14	PINE	FAIR	FAIR	N/A		
87	12	PINE	FAIR	FAIR	N/A		
88	6	CHERRY	GOOD	GOOD	N/A		
89	8	SWEETGUM	GOOD	GOOD	N/A		SA
90	4	CHERRY	FAIR	GOOD	N/A		
91	4	CHERRY	FAIR	GOOD	N/A		
92	4	SWEET GUM	GOOD	GOOD	N/A		SA
93	5	SWEET GUM	GOOD	GOOD	N/A		
94	5	SWEET GUM	GOOD	GOOD	N/A		
95	10	T POPLAR	GOOD	GOOD	N/A		SA
96	8	SWEET GUM	GOOD	GOOD	N/A		SA
97	4	WATER OAK	GOOD	GOOD	N/A		SA
98	4	SWEET GUM	GOOD	GOOD	N/A		SA
99	5	CHERRY	POOR	FAIR	N/A		
100	7	SWEET GUM	GOOD	GOOD	N/A		SA
101	5	SWEET GUM	GOOD	GOOD	N/A		
102	8	SWEET GUM	GOOD	GOOD	N/A		SA
103	8	PINE	FAIR	FAIR	N/A		
104	13	PINE	FAIR	FAIR	N/A		
105	19	PINE	FAIR	FAIR	N/A		
106	5	PINE	FAIR	FAIR	N/A		
107	8	OAK	GOOD	GOOD	N/A		
108	4	PINE	FAIR	FAIR	N/A		
109	6	PINE	FAIR	FAIR	N/A		
110	16	PINE	FAIR	FAIR	N/A		
111	19	PINE	FAIR	FAIR	N/A		
112	9	PINE	FAIR	FAIR	N/A		
113	8	PINE	FAIR	FAIR	N/A		
114	15	OAK	GOOD	FAIR	N/A		
115	7	T POPLAR	GOOD	GOOD	N/A		SA
116	4	OAK	GOOD	GOOD	N/A		
117	4	OAK	GOOD	GOOD	N/A		
118	10	PINE	FAIR	FAIR	N/A		
119	14	PINE	FAIR	FAIR	N/A		
120	16	PINE	FAIR	FAIR	N/A		
121	12	PINE	FAIR	FAIR	N/A		
122	12	PINE	FAIR	FAIR	N/A		
123	15	PINE	FAIR	FAIR	N/A		
124	7	PINE	FAIR	FAIR	N/A		
125	5	OAK	GOOD	GOOD	N/A		
126	7	PINE	FAIR	FAIR	N/A		
127	5	SWEET GUM	GOOD	GOOD	N/A		
128	5	SWEET GUM	GOOD	GOOD	N/A		
129	5	SWEET GUM	GOOD	GOOD	N/A		
130	4	SWEET GUM	GOOD	GOOD	N/A		SA
131	6	SWEET GUM	GOOD	GOOD	N/A		
132	13	PINE	FAIR	FAIR	N/A		
133	19	PINE	FAIR	FAIR	N/A		
134	8	PINE	FAIR	FAIR	N/A		
135	5	SWEET GUM	GOOD	GOOD	N/A		
136	4	SWEET GUM	GOOD	GOOD	N/A		SA
137	7	PINE	FAIR	FAIR	N/A		
138	7	PINE	FAIR	FAIR	N/A		
139	7	PINE	FAIR	FAIR	N/A		
140	15	PINE	FAIR	FAIR	N/A		
141	14	PINE	FAIR	FAIR	N/A		
142	11	PINE	FAIR	FAIR	N/A		
143	5	SWEET GUM	GOOD	GOOD	N/A		
144	5	SWEET GUM	GOOD	GOOD	N/A		
145	5	SWEET GUM	GOOD	GOOD	N/A		
146	6	SWEET GUM	GOOD	GOOD	N/A		
147	4	SWEET GUM	GOOD	GOOD	N/A		SA
148	8	PINE	FAIR	FAIR	N/A		
149	7	PINE	FAIR	FAIR	N/A		
150	6	SWEET GUM	GOOD	GOOD	N/A		
151	14	PINE	FAIR	FAIR	N/A		
152	11	PINE	FAIR	FAIR	N/A		
153	10	PINE	FAIR	FAIR	N/A		
154	6	PINE	FAIR	FAIR	N/A		
155	14	PINE	FAIR	FAIR	N/A		
156	18	CHERRY	POOR	POOR	S	ASK TO BE NON- SPECIMEN	
157	15	T POPLAR	FAIR	FAIR	N/A		X
158	17	PINE	FAIR	FAIR	N/A		
159	7	PINE	FAIR	FAIR	N/A		
160	6	PINE	FAIR	FAIR	N/A		
161	5	SWEET GUM	GOOD	GOOD	N/A		
162	5	SWEET GUM	GOOD	GOOD	N/A		
163	11	PINE	FAIR	FAIR	N/A		
164	7	PINE	FAIR	FAIR	N/A		
165	6	SWEET GUM	GOOD	GOOD	N/A		
166	5	OAK	GOOD	GOOD	N/A		
167	10	SWEET GUM	GOOD	GOOD	N/A		SA
168	8	PINE	FAIR	FAIR	N/A		
169	4	SWEET GUM	GOOD	GOOD	N/A		X
170	8	PINE	FAIR	FAIR	N/A		
171	4	SWEET GUM	GOOD	GOOD	N/A		X
172	12	PINE	FAIR	FAIR	N/A		
173	7	PINE	FAIR	FAIR	N/A		
174	15	PINE	FAIR	FAIR	N/A		
175	5	PINE	FAIR	FAIR	N/A		
176	9	PINE	FAIR	FAIR	N/A		
177	4	SWEET GUM	GOOD	GOOD	N/A		SA
178	5	PINE	FAIR	FAIR	N/A		
179	5	SWEET GUM	GOOD	GOOD	N/A		
180	12	PINE	FAIR	FAIR	N/A		
181	5	SWEET GUM	GOOD	GOOD	N/A		
182	9	WATER OAK	GOOD	GOOD	N/A		X
183	5	SWEET GUM	GOOD	GOOD	N/A		
184	7	SWEET GUM	GOOD	GOOD	N/A		SA
185	15	SWEET GUM	GOOD	GOOD	N/A		SA
186	5	SWEET GUM	GOOD	GOOD	N/A		
187	4	SWEET GUM	GOOD	GOOD	N/A		X
188	5	SWEET GUM	GOOD	GOOD	N/A		
189	8	SWEET GUM	GOOD	GOOD	N/A		SA
190	4	CHERRY	GOOD	GOOD	N/A		
191	5	SWEET GUM	GOOD	GOOD	N/A		
192	5	SWEET GUM	GOOD	GOOD	N/A		
193	5	SWEET GUM	GOOD	GOOD	N/A		
194	4	SWEET GUM	GOOD	GOOD	N/A		SA
195	7	PINE	FAIR	FAIR	N/A		
196	15	PINE	FAIR	FAIR	N/A		
197	5	PINE	FAIR	FAIR	N/A		
198	12	PINE	FAIR	FAIR	N/A		
199	9	PINE	FAIR	FAIR	N/A		
200	5	PINE	FAIR	FAIR	N/A		
201	12	PINE	FAIR	FAIR	N/A		
202	12	PINE	FAIR	FAIR	N/A		
203	7	T POPLAR	GOOD	GOOD	N/A		SA
204	17	PINE	FAIR	FAIR	N/A		
205	9	PINE	FAIR	FAIR	N/A		
206	7	SWEET GUM	FAIR	FAIR	N/A		SA
207	4	SWEET GUM	GOOD	GOOD	N/A		SA
208	14	PINE	FAIR	FAIR	N/A		
209	7	SWEET GUM	GOOD	GOOD	N/A		SA
210	7	PINE	FAIR	FAIR	N/A		
211	7	PINE	FAIR	FAIR	N/A		
212	7	PINE	FAIR	FAIR	N/A		
213	27	SWEET GUM	GOOD	GOOD	N/A		X
214	9	SWEET GUM	GOOD	GOOD	N/A		X
215	23	S. RED OAK	GOOD	FAIR	N/A		X
216	14	PINE	FAIR	FAIR	N/A		
217	8	PINE	FAIR	FAIR	N/A		
218	11	PINE	FAIR	FAIR	N/A		
219	13	PINE	FAIR	FAIR	N/A		
220	4	SWEET GUM	GOOD	GOOD	N/A		SA
221	22	PINE	FAIR	FAIR	N/A		
222	7	SWEET GUM	GOOD	GOOD	N/A		SA
223	9	PINE	FAIR	FAIR	N/A		
224	7	SWEET GUM	GOOD	GOOD	N/A		SA
225	5	SWEET GUM	GOOD	GOOD	N/A		
226	19	PINE	GOOD	GOOD	N/A		
227	11	SWEET GUM	GOOD	GOOD	N/A		SA
228	8	PHOTINA	GOOD	GOOD	N/A		
229	7	T POPLAR	GOOD	GOOD	N/A		SA
230	12	T POPLAR	GOOD	GOOD	N/A		SA
231	20	T POPLAR	GOOD	GOOD	N/A		SA
232	22	T POPLAR	GOOD	GOOD	N/A		SA
233	7	T POPLAR	GOOD	GOOD	N/A		SA
234	7	T POPLAR	GOOD	GOOD	N/A		SA
235	10	MAPLE	GOOD	GOOD	N/A		
236	30	WHITE OAK	GOOD	GOOD	S	SPECIMEN	X
237	7	SWEET GUM	GOOD	GOOD	N/A		X
238	7	OAK	GOOD	GOOD	N/A		
239	7	OAK	GOOD	GOOD	N/A		
240	4	SWEET GUM	GOOD	GOOD	N/A		X
241	10	OAK	GOOD	GOOD	N/A		
242	12	OAK	GOOD	GOOD	N/A		
243	5	SOURWOOD	GOOD	GOOD	N/A		X
244	5	SOURWOOD	GOOD	GOOD	N/A		X
245	5	SOURWOOD	GOOD	FAIR	N/A		X
246	10	OAK	GOOD	GOOD	N/A		
247	6	SOURWOOD	GOOD	GOOD	N/A		X
248	6	SWEET GUM	GOOD	GOOD	N/A		
249	8	SWEET GUM	GOOD	GOOD	N/A		X
250	20	SWEET GUM	FAIR	GOOD	N/A		X
251	5	SWEET GUM	GOOD	GOOD	N/A		
252	10	SOURWOOD	POOR	FAIR	S	DECLINE IN CANOPY	X
253	13	PINE	FAIR	FAIR	N/A		
254	13	PINE	FAIR	FAIR	N/A		
255	11	OAK	GOOD	GOOD	N/A		
256	20	T POPLAR	GOOD	GOOD	N/A		X
257	6	SWEET GUM	GOOD	GOOD	N/A		
258	15	OAK	GOOD	GOOD	N/A		
259	4	SOURWOOD	GOOD	GOOD	N/A		X
260	9	OAK	GOOD	GOOD	N/A		
261	7	OAK	GOOD	GOOD	N/A		
262	13	OAK	GOOD	GOOD	N/A		
263	6	SWEET GUM	GOOD	GOOD	N/A		
264	6	SWEET GUM	GOOD	GOOD	N/A		
265	14	HICKORY	GOOD	GOOD	N/A		
266	9	T POPLAR	GOOD	GOOD	N/A		X
267	15	SWEET GUM	GOOD	GOOD	N/A		X
268	11	OAK	GOOD	GOOD	N/A		
269	10	SOURWOOD	GOOD	GOOD	S		X
270	9	T POPLAR	GOOD	GOOD	N/A		X
271	10	PINE	FAIR	FAIR	N/A		
272	9	SWEET GUM	GOOD	GOOD	N/A		X
273	4	SOURWOOD	GOOD	GOOD	N/A		X
274	4	SOURWOOD	GOOD	GOOD	N/A		X
275	25	PINE	FAIR	FAIR	N/A		
276	13	OAK	GOOD	GOOD	N/A		
277	6	SWEET GUM	GOOD	GOOD	N/A		
278	5	SWEET GUM	GOOD	GOOD	N/A		
279	5	SOURWOOD	GOOD	GOOD	N/A		X
280	5	SOURWOOD	GOOD	GOOD	N/A		X
281	26	WHITE OAK	GOOD	GOOD	S		X
282	17	OAK	GOOD	GOOD	N/A		
283	4	SOURWOOD	GOOD	GOOD	N/A		X
284	10	T POPLAR	GOOD	GOOD	N/A		X
285	9	T POPLAR	GOOD	GOOD	N/A		X
286	27	S. RED OAK	GOOD	GOOD	S		X
287	5	SOURWOOD	GOOD	GOOD	N/A		X
288	9	SWEET GUM	GOOD	GOOD	N/A		X
289	7	SWEET GUM	GOOD	GOOD	N/A		X
290	21	PINE	FAIR	FAIR	N/A		
291	4	SWEET GUM	GOOD	GOOD	N/A		X
292	6	SOURWOOD	GOOD	GOOD	N/A		SA
293	16	OAK	GOOD	GOOD	N/A		
294	7	SOURWOOD	GOOD	GOOD	N/A		SA
295	4	SWEET GUM	GOOD	GOOD	N/A		SA
296	11	T POPLAR	GOOD	GOOD	N/A		X
297	22	PINE	FAIR	FAIR	N/A		
298	14	T POPLAR	GOOD	GOOD	N/A		X
299	10	MAPLE	GOOD	GOOD	N/A		
300	6	HICKORY	GOOD	GOOD	N/A		
301	13	OAK	GOOD	GOOD	N/A		
302	31	S. RED OAK	GOOD	GOOD	S		X
303	14	OAK	GOOD	GOOD	N/A		
304	26	PINE	FAIR	FAIR	N/A		
305	11	HICKORY	GOOD	GOOD	N/A		
306	17	OAK	GOOD	GOOD	N/A		
307	7	HICKORY	GOOD	GOOD	N/A		
308	14	OAK	GOOD	GOOD	N/A		
309	20	T POPLAR	GOOD	GOOD	N/A		X
310	32	T POPLAR	FAIR	FAIR	S	SPECIMEN	SA
311	9	OAK	GOOD	GOOD	N/A		
312	9	SWEET GUM	GOOD	GOOD	N/A		SA
313	21	PINE	FAIR	FAIR	N/A		
314	26	PINE	FAIR	FAIR	N/A		
315	16	OAK	FAIR	FAIR	N/A		
316	25	PINE	FAIR	FAIR	N/A		
317	16	OAK	GOOD	GOOD	N/A		
318	12	SWEET GUM	GOOD	GOOD	N/A		SA
319	20	T POPLAR	GOOD	GOOD	N/A		SA
320	24	PINE	FAIR	FAIR	N/A		
321	5	SWEET GUM	GOOD	GOOD	N/A		
322	5	T POPLAR	GOOD	GOOD	N/A		SA
323	6	T POPLAR	GOOD	GOOD	N/A		SA
324	16	PINE	FAIR	FAIR	N/A		
325	12	PINE	FAIR	FAIR	N/A		
326	9	PINE	FAIR	FAIR	N/A		
327	11	T POPLAR	GOOD	GOOD	N/A		SA
328	23	PINE	FAIR	FAIR	N/A		
329	14	SWEET GUM	GOOD	GOOD	N/A		SA
330	17	OAK	GOOD	GOOD	N/A		
331	12	T POPLAR	GOOD	GOOD	N/A		SA
332	6	MAPLE	GOOD	GOOD	N/A		
333	13	T POPLAR	GOOD	GOOD	N/A		SA
334	7	T POPLAR	GOOD	GOOD	N/A		SA
335	5	T POPLAR	GOOD	GOOD	N/A		SA
336	11	PINE	FAIR	FAIR	N/A		
337	6	SWEET GUM	GOOD	GOOD	N/A		
338	27	PINE	FAIR	FAIR	N/A		
339	16	WHITE OAK	GOOD	GOOD	N/A		SA
340	5	SWEET GUM	GOOD	GOOD	N/A		
341	13	PINE	FAIR	FAIR	N/A		
342	14	PINE	FAIR	FAIR	N/A		
343	10	PINE	FAIR	FAIR	N/A		
344	8	T POPLAR	FAIR	FAIR	N/A		SA
345	7	SWEET GUM	FAIR	FAIR	N/A		SA
346	11	PINE	FAIR	FAIR	N/A		
347	14	PINE	FAIR	FAIR	N/A		
348	10	PINE	FAIR	FAIR	N/A		
349	22	WHITE OAK	GOOD	FAIR	N/A		SA
350	30	T POPLAR	GOOD	GOOD	S	SPECIMEN	SA
351	4	CHERRY	GOOD	GOOD	N/A		
352	4	ELM	GOOD	GOOD	N/A		
353	16	PINE	FAIR	FAIR	N/A		
354	16	PINE	FAIR	FAIR	N/A		
355	6	T POPLAR	GOOD	GOOD	N/A		SA
356	7	PINE	FAIR	FAIR	N/A		
357	9	PINE	FAIR	FAIR	N/A		
358	4	SWEET GUM	GOOD	GOOD	N/A		SA
359	14	WHITE OAK	GOOD	GOOD	N/A		SA
360	27	WHITE OAK	FAIR	FAIR	S	SPECIMEN	SA
361	18	WHITE OAK	GOOD	GOOD	N/A		SA
362	15	PINE	FAIR	FAIR	N/A		
363	15	PINE	FAIR	FAIR	N/A		
364	4	RIVER BIRCH	GOOD	GOOD	N/A		SA
365	18	T POPLAR	FAIR	GOOD	N/A		SA
366	12	PINE	FAIR	FAIR	N/A		
367	17	WHITE OAK	POOR	FAIR	N/A		SA
368	35	T POPLAR	GOOD	GOOD	S		SA
369	12	PINE	FAIR	FAIR	N/A		
370	21	WHITE OAK	POOR	FAIR	N/A		SA
371	15	RED MAPLE	FAIR	FAIR	N/A		SA
372	34	T POPLAR	GOOD	GOOD	S	SPECIMEN	SA
373	30	N. RED OAK	FAIR	FAIR	S	SPECIMEN	
374	10	PINE	FAIR	FAIR	N/A		
375	15	PINE	FAIR	FAIR	N/A		
376	8	PINE	FAIR	FAIR	N/A		
377	4	SWEET GUM	FAIR	FAIR	N/A		SA
378	10	SWEET GUM	POOR	FAIR	N/A		SA
379	15	SWEET GUM	POOR	FAIR	N/A		SA
380	4	SWEET GUM	FAIR	GOOD	N/A		SA
381	7	RED MAPLE	FAIR	GOOD	N/A		SA
382	15	LEYLAND CYPRESS	POOR	POOR	N/A		
383	9	LEYLAND CYPRESS	POOR	POOR	N/A		
384	9	PINE	FAIR	FAIR	N/A		
385	6	PINE	FAIR	FAIR	N/A		
386	6	PINE	FAIR	FAIR	N/A		
387	4	PINE	FAIR	FAIR	N/A		
388	6	PINE	FAIR	FAIR	N/A		
389	10	PINE	FAIR	FAIR	N/A		
390	10	PINE	FAIR	FAIR	N/A		
391	4	PINE	FAIR	FAIR	N/A		
392	14	PINE	FAIR	FAIR	N/A		
393	7	RED MAPLE	GOOD	GOOD	N/A		SA
394	4	SWEET GUM	GOOD	GOOD	N/A		X
395	9	CHERRY	FAIR	GOOD	S		
396	10	CHERRY	FAIR	GOOD	S		
397	16	PINE	GOOD	GOOD	N/A		
398	4	SWEET GUM	GOOD	GOOD	N/A		SA
399	7	PINE	FAIR	FAIR	N/A		
400	15	PINE	FAIR	FAIR	N/A		
401	4	T POPLAR	GOOD	GOOD	N/A		SA
402	19	PINE	FAIR	FAIR	N/A		
403	5	PINE	FAIR	FAIR	N/A		
404	5	PINE	FAIR	FAIR	N/A		
405	15	PINE	FAIR	FAIR	N/A		
406	8	PINE	FAIR	FAIR	N/A		
407	4	T POPLAR	GOOD	GOOD	N/A		SA
408	17	PINE	FAIR	FAIR	N/A		
409	8	SWEET GUM	GOOD	GOOD	N/A		SA
410	4	RED MAPLE	GOOD	GOOD	N/A		SA
411	5	CHERRY	FAIR	GOOD	N/A		
412	9	RED MAPLE	FAIR	FAIR	N/A		SA
413	6	SWEET GUM	GOOD	GOOD	N/A		
414	15	PINE	FAIR	FAIR	N/A		
415	17	PINE	POOR	FAIR	N/A		
416	15	PINE	POOR	FAIR	N/A		
417	8	PINE	POOR	FAIR	N/A		
418	10	PINE	FAIR	FAIR	N/A		
419	7	PINE	POOR	FAIR	N/A		
420	8	PINE	POOR	FAIR	N/A		
421	10	PINE	FAIR	FAIR	N/A		
422	10	PINE	FAIR	FAIR	N/A		
423	9	PINE	POOR	POOR	N/A		
424	8	PINE	FAIR	FAIR	N/A		
425	4	RED MAPLE	GOOD	GOOD	N/A		SA
426	4	CHERRY	GOOD	GOOD	N/A		
427	6	PINE	POOR	POOR	N/A		
428	10	PINE	FAIR	FAIR	N/A		
429	10	PINE	FAIR	FAIR	N/A		
430	11	PINE	FAIR	FAIR	N/A		
431	10	PINE	FAIR	FAIR	N/A		
432	11	PINE	FAIR	FAIR	N/A		
433	8	PINE	FAIR	FAIR	N/A		
434	8	PINE	FAIR	FAIR	N/A		
435	7	RED MAPLE	GOOD	GOOD	N/A		SA
436	4	RED MAPLE	GOOD	GOOD	N/A		SA
437	9	PINE	FAIR	FAIR	N/A		
438	10	PINE	FAIR	FAIR	N/A		
439	14	PINE	FAIR	FAIR	N/A		
440	12	PINE	FAIR	FAIR	N/A		
441	12	PINE	FAIR	FAIR	N/A		
442	5	PINE	POOR	POOR	N/A		
443	6	ELM	GOOD	GOOD	N/A		
444	9	PINE	FAIR	FAIR	N/A		
445	4	RED MAPLE	GOOD	GOOD	N/A		X
446	9	PINE	FAIR	FAIR	N/A		
447	15	PINE	FAIR	FAIR	N/A		
448	6	CHERRY	FAIR	GOOD	N/A		
449	6	CHERRY	FAIR	GOOD	N/A		
450	4	RED MAPLE	GOOD	GOOD	N/A		X
451	18	PINE	FAIR	POOR	N/A		
452	5	ELM	GOOD	GOOD	N/A		
453	7	PINE	FAIR	FAIR	N/A		
454	11	PINE	FAIR	FAIR	N/A		
455	15	PINE	FAIR	FAIR	N/A		
456	4	SWEET GUM	FAIR	POOR	N/A		X
457	13	MAPLE	GOOD	GOOD	N/A		
458	5	RIVER BIRCH	GOOD	GOOD	N/A		SA
459	4	RIVER BIRCH	GOOD	GOOD	N/A		SA
460	5	RIVER BIRCH	GOOD	GOOD	N/A		SA
461	6	RIVER BIRCH	GOOD	GOOD	N/A		SA
462	7	RIVER BIRCH	GOOD	GOOD	N/A		SA
463	7	RIVER BIRCH	GOOD	GOOD	N/A		SA
464	7	RIVER BIRCH	GOOD	GOOD	N/A		SA
465	4	ARBORVITAE	GOOD	GOOD	N/A		
466	4	ARBORVITAE	GOOD	GOOD	N/A		
467	5	ARBORVITAE	GOOD	GOOD	N/A		
468	6	ARBORVITAE	GOOD	GOOD	N/A		
469	6	ARBORVITAE	GOOD	GOOD	N/A		
470	6	RIVER BIRCH	GOOD	GOOD	N/A		SA
471	18	RIVER BIRCH	GOOD	GOOD	N/A		SA
472	14	RED MAPLE	GOOD	GOOD	N/A		SA
473	13	RED MAPLE	GOOD	GOOD	N/A		SA
474	9	RED MAPLE	GOOD	GOOD	N/A		SA
475	30	COTTONWOOD	GOOD	GOOD	S	INVASIVE TREE	
476	23	PINE	GOOD	GOOD	N/A		
477	24	PINE	GOOD	GOOD	N/A		
478	17	RED MAPLE	GOOD	GOOD	N/A		SA
479	24	WATER OAK	GOOD	GOOD	S	SPECIMEN	SA
480	23	WATER OAK	GOOD	GOOD	N/A		SA
481	17	AMERICAN HOLLY	GOOD	GOOD	N/A		
482	24	PINE	GOOD	GOOD	N/A		
483	5/5/6	DOGWOOD	FAIR	FAIR	S	SPECIMEN	
484	16/16/16	AMERICAN HOLLY	GOOD	GOOD	S	SPECIMEN	
485	20	RED MAPLE	GOOD	GOOD	S	SPECIMEN	SA
486	12	MAPLE	FAIR	GOOD	N/A		
487	5	ELM	GOOD	GOOD	N

501	15	PINE	FAIR	FAIR	N/A			
502	11	PINE	FAIR	FAIR	N/A			
503	5	ELM	FAIR	FAIR	N/A			
504	10	PINE	FAIR	FAIR	N/A			
505	15	PINE	FAIR	FAIR	N/A			
506	20	PINE	FAIR	FAIR	N/A			
507	23	PINE	FAIR	POOR	N/A			
508	7	PINE	FAIR	FAIR	N/A			
509	7	ELM	GOOD	GOOD	N/A			
510	16	PINE	FAIR	FAIR	N/A			
511	11	PINE	FAIR	FAIR	N/A			
512	11	PINE	FAIR	FAIR	N/A			
513	16	PINE	FAIR	FAIR	N/A			
514	15	PINE	FAIR	FAIR	N/A			
515	9	PINE	FAIR	FAIR	N/A			
516	4	RED MAPLE	GOOD	GOOD	N/A			SA
517	16	PINE	FAIR	FAIR	N/A			
518	9	ELM	GOOD	GOOD	N/A			
519	10	PINE	FAIR	FAIR	N/A			
520	6	SWEET GUM	GOOD	GOOD	N/A			
521	19	PINE	FAIR	FAIR	N/A			
522	11	PINE	FAIR	FAIR	N/A			
523	11	PINE	FAIR	FAIR	N/A			
524	16	PINE	FAIR	FAIR	N/A			
525	4	SWEET GUM	GOOD	GOOD	N/A			SA
526	15	PINE	FAIR	FAIR	N/A			
527	16	PINE	FAIR	FAIR	N/A			
528	7	SWEET GUM	GOOD	GOOD	N/A			SA
529	11	SWEET GUM	GOOD	GOOD	N/A			SA
530	16	PINE	FAIR	FAIR	N/A			
531	14	PINE	FAIR	FAIR	N/A			
532	25	PINE	FAIR	POOR	N/A			
533	6	ELM	FAIR	FAIR	N/A			
534	6	ELM	GOOD	GOOD	N/A			
535	6	BOX ELDER	FAIR	FAIR	N/A			
536	18	PINE	FAIR	FAIR	N/A			
537	7	CHERRY	FAIR	GOOD	N/A			
538	6	ELM	GOOD	GOOD	N/A			
539	7	PINE	FAIR	FAIR	N/A			
540	15	PINE	FAIR	FAIR	N/A			
541	8	RED MAPLE	GOOD	GOOD	N/A			X
542	9	ELM	FAIR	FAIR	N/A			
543	8	ELM	GOOD	GOOD	N/A			
544	6	BOX ELDER	FAIR	FAIR	N/A			
545	8	ELM	GOOD	GOOD	N/A			
546	16	PINE	FAIR	FAIR	N/A			
547	8	SWEET GUM	GOOD	GOOD	N/A			X
548	9	PINE	FAIR	FAIR	N/A			
549	24	PINE	FAIR	FAIR	N/A			
550	10	PINE	FAIR	FAIR	N/A			
551	12	PINE	FAIR	FAIR	N/A			
552	22	PINE	FAIR	FAIR	N/A			
553	12	PINE	FAIR	FAIR	N/A			
554	22	T POPLAR	FAIR	POOR	N/A			SA
555	11	PINE	FAIR	FAIR	N/A			
556	8	RED MAPLE	GOOD	GOOD	N/A			SA
557	14	PINE	POOR	POOR	N/A			
558	19	T POPLAR	GOOD	GOOD	N/A			SA
559	9	PINE	FAIR	FAIR	N/A			
560	17	PINE	FAIR	FAIR	N/A			
561	9	PINE	FAIR	FAIR	N/A			
562	18	PINE	FAIR	FAIR	N/A			
563	6	SWEET GUM	GOOD	GOOD	N/A			
564	17	PINE	FAIR	FAIR	N/A			
565	14	PINE	POOR	POOR	N/A			
566	7	SWEET GUM	GOOD	GOOD	N/A			SA
567	4	RED MAPLE	GOOD	GOOD	N/A			SA
568	22	T POPLAR	FAIR	POOR	N/A			SA
569	7	SWEET GUM	FAIR	GOOD	N/A			SA
570	10	SWEET GUM	FAIR	GOOD	N/A			X
571	10	SWEET GUM	FAIR	GOOD	N/A			X
572	13	PINE	FAIR	FAIR	N/A			
573	9	PINE	FAIR	FAIR	N/A			
574	13	PINE	FAIR	FAIR	N/A			
575	13	PINE	FAIR	FAIR	N/A			
576	9	PINE	FAIR	FAIR	N/A			
577	9	PINE	FAIR	FAIR	N/A			
578	6	SWEET GUM	FAIR	FAIR	N/A			
579	12	PINE	FAIR	FAIR	N/A			
580	13	PINE	FAIR	FAIR	N/A			
581	6	SWEET GUM	POOR	POOR	N/A			
582	12	PINE	FAIR	FAIR	N/A			
583	12	PINE	FAIR	FAIR	N/A			
584	10	PINE	FAIR	FAIR	N/A			
585	12	PINE	FAIR	FAIR	N/A			
586	10	PINE	POOR	FAIR	N/A			
587	9	PINE	FAIR	FAIR	N/A			
588	12	PINE	FAIR	FAIR	N/A			
589	5	SWEET GUM	POOR	POOR	N/A			
590	9	PINE	POOR	POOR	N/A			
591	9	PINE	POOR	FAIR	N/A			
592	12	PINE	FAIR	FAIR	N/A			
593	11	PINE	FAIR	FAIR	N/A			
594	14	PINE	FAIR	FAIR	N/A			
595	11	PINE	FAIR	FAIR	N/A			
596	12	PINE	FAIR	FAIR	N/A			
597	12	PINE	POOR	FAIR	N/A			
598	9	PINE	FAIR	FAIR	N/A			
599	11	PINE	POOR	POOR	N/A			
600	16	PINE	FAIR	FAIR	N/A			
601	13	PINE	FAIR	FAIR	N/A			
602	12	PINE	FAIR	FAIR	N/A			
603	10	PINE	FAIR	FAIR	N/A			
604	5	CHERRY	FAIR	GOOD	N/A			
605	5	SWEET GUM	GOOD	GOOD	N/A			
606	13	PINE	FAIR	FAIR	N/A			
607	12	PINE	FAIR	FAIR	N/A			
608	5	BOX ELDER	POOR	POOR	N/A			
609	7	PINE	FAIR	FAIR	N/A			
610	7	SWEET GUM	GOOD	GOOD	N/A			SA
611	9	ELM	GOOD	GOOD	N/A			
612	13	PINE	FAIR	FAIR	N/A			
613	6	CHERRY	FAIR	GOOD	N/A			
614	10	PINE	FAIR	FAIR	N/A			
615	14	T POPLAR	GOOD	GOOD	N/A			SA
616	7	BOX ELDER	FAIR	GOOD	N/A			
617	8	SWEET GUM	GOOD	GOOD	N/A			SA
618	10	T POPLAR	GOOD	GOOD	N/A			SA
619	10	T POPLAR	GOOD	GOOD	N/A			SA
620	10	PINE	POOR	POOR	N/A			
621	10	PINE	POOR	POOR	N/A			
622	17	PINE	FAIR	FAIR	N/A			
623	6	T POPLAR	GOOD	GOOD	N/A			X
624	9	T POPLAR	GOOD	GOOD	N/A			SA
625	14	T POPLAR	GOOD	GOOD	N/A			SA
626	20	T POPLAR	GOOD	GOOD	N/A			SA
627	10	SWEET GUM	GOOD	GOOD	N/A			X
628	11	T POPLAR	GOOD	GOOD	N/A			SA
629	12	T POPLAR	GOOD	GOOD	N/A			SA
630	13	PINE	FAIR	FAIR	N/A			
631	15	SWEET GUM	GOOD	GOOD	N/A			SA
632	7	SWEET GUM	FAIR	GOOD	N/A			SA
633	6	SWEET GUM	GOOD	GOOD	N/A			
634	6	SWEET GUM	GOOD	GOOD	N/A			
635	15	PINE	FAIR	FAIR	N/A			
636	9	T POPLAR	GOOD	GOOD	N/A			X
637	18	PINE	FAIR	FAIR	N/A			
638	4	SWEET GUM	GOOD	GOOD	N/A			SA
639	6	SWEET GUM	GOOD	GOOD	N/A			
640	11	PINE	FAIR	FAIR	N/A			
641	13	PINE	FAIR	FAIR	N/A			
642	9	PINE	FAIR	FAIR	N/A			
643	6	PINE	FAIR	FAIR	N/A			
644	8	SWEET GUM	GOOD	GOOD	N/A			SA
645	5	T POPLAR	GOOD	GOOD	N/A			SA
646	11	PINE	FAIR	FAIR	N/A			
647	9	PINE	FAIR	FAIR	N/A			
648	7	PINE	FAIR	FAIR	N/A			
649	4	SWEET GUM	GOOD	GOOD	N/A			SA
650	4	SWEET GUM	GOOD	GOOD	N/A			X
651	5	SWEET GUM	GOOD	GOOD	N/A			
652	24	PINE	FAIR	FAIR	N/A			
653	7	SYCAMORE	GOOD	GOOD	N/A			SA
654	7	T POPLAR	GOOD	GOOD	N/A			SA
655	11	SYCAMORE	GOOD	GOOD	N/A			SA
656	13	PINE	FAIR	FAIR	N/A			
657	18	PINE	FAIR	FAIR	N/A			
658	19	PINE	FAIR	FAIR	N/A			
659	13	PINE	FAIR	FAIR	N/A			
660	12	T POPLAR	GOOD	GOOD	N/A			SA
661	12	SYCAMORE	FAIR	GOOD	N/A			SA
662	5	SYCAMORE	FAIR	GOOD	N/A			SA
663	20	PINE	FAIR	FAIR	N/A			
664	19	PINE	FAIR	FAIR	N/A			
665	13	PINE	FAIR	FAIR	N/A			
666	14	PINE	FAIR	FAIR	N/A			
667	17	PINE	FAIR	FAIR	N/A			
668	20	PINE	FAIR	FAIR	N/A			
669	9	SYCAMORE	FAIR	GOOD	N/A			SA
670	11	T POPLAR	GOOD	GOOD	N/A			SA
671	7	T POPLAR	GOOD	GOOD	N/A			SA
672	11	T POPLAR	GOOD	GOOD	N/A			SA
673	8	SYCAMORE	FAIR	GOOD	N/A			SA
674	6	T POPLAR	GOOD	GOOD	N/A			SA
675	5	T POPLAR	GOOD	GOOD	N/A			SA
676	17	PINE	FAIR	FAIR	N/A			
677	17	PINE	FAIR	FAIR	N/A			
678	6	SWEET GUM	GOOD	GOOD	N/A			
679	22	PINE	FAIR	FAIR	N/A			
680	15	T POPLAR	GOOD	GOOD	N/A			SA
681	9	PINE	FAIR	FAIR	N/A			
682	9	PINE	FAIR	FAIR	N/A			
683	16	PINE	FAIR	FAIR	N/A			
684	10	PINE	FAIR	FAIR	N/A			
685	10	PINE	FAIR	FAIR	N/A			
686	8	PINE	FAIR	FAIR	N/A			
687	7	CHERRY	FAIR	POOR	N/A			
688	15	PINE	FAIR	FAIR	N/A			
689	9	PINE	FAIR	POOR	N/A			
690	10	PINE	FAIR	FAIR	N/A			
691	14	PINE	FAIR	FAIR	N/A			
692	10	PINE	FAIR	FAIR	N/A			
693	13	PINE	FAIR	FAIR	N/A			
694	12	PINE	FAIR	FAIR	N/A			
695	10	PINE	FAIR	FAIR	N/A			
696	10	PINE	FAIR	FAIR	N/A			
697	9	PINE	FAIR	FAIR	N/A			
698	12	PINE	FAIR	FAIR	N/A			
699	14	PINE	FAIR	FAIR	N/A			
700	8	PINE	FAIR	FAIR	N/A			
701	8	SWEET GUM	GOOD	GOOD	N/A			X
702	9	SWEET GUM	GOOD	GOOD	N/A			X
703	5	SWEET GUM	GOOD	GOOD	N/A			
704	7	SWEET GUM	GOOD	GOOD	N/A			X
705	14	PINE	FAIR	FAIR	N/A			
706	6	SWEET GUM	GOOD	GOOD	N/A			
707	11	SWEET GUM	GOOD	GOOD	N/A			X
708	4	SWEET GUM	GOOD	GOOD	N/A			X
709	5	CHERRY	FAIR	GOOD	N/A			
710	6	SWEET GUM	GOOD	GOOD	N/A			
711	4	PINE	GOOD	GOOD	N/A			
712	18	PINE	FAIR	FAIR	N/A			
713	5	SWEET GUM	GOOD	GOOD	N/A			
714	38	T POPLAR	POOR	POOR	$	ASK TO BE NON-SPECIMEN		SA
715	25	SHAGBARK	GOOD	FAIR	$	SPECIMEN		SA
716	28	RED MAPLE	POOR	POOR	$	ASK TO BE NON-SPECIMEN		SA
717	5	SWEET GUM	GOOD	GOOD	N/A			
718	5	SWEET GUM	GOOD	GOOD	N/A			
719	15	SWEET GUM	GOOD	GOOD	N/A			SA
720	12	SWEET GUM	FAIR	FAIR	N/A			SA
721	10	SWEET GUM	GOOD	GOOD	N/A			SA
722	7	SWEET GUM	POOR	FAIR	N/A			SA
723	12	SHAGBARK	GOOD	GOOD	N/A			SA
724	6	WATER OAK	GOOD	GOOD	N/A			SA
725	15	PINE	FAIR	FAIR	N/A			
726	7	WATER OAK	POOR	POOR	N/A			SA
727	5	SWEET GUM	GOOD	GOOD	N/A			
728	13	PINE	FAIR	FAIR	N/A			
729	6	WATER OAK	GOOD	GOOD	N/A			X
730	10	PINE	FAIR	FAIR	N/A			
731	17	PINE	FAIR	FAIR	N/A			
732	12	PINE	FAIR	FAIR	N/A			
733	15	PINE	FAIR	FAIR	N/A			
734	10	PINE	FAIR	FAIR	N/A			
735	18	PINE	FAIR	FAIR	N/A			
736	6	SWEET GUM	GOOD	GOOD	N/A			
737	17	PINE	FAIR	FAIR	N/A			
738	12	PINE	FAIR	FAIR	N/A			
739	4	T POPLAR	GOOD	GOOD	N/A			X
740	6	ELM	GOOD	GOOD	N/A			
741	11	PINE	FAIR	FAIR	N/A			
742	6	ELM	GOOD	GOOD	N/A			
743	5	ELM	GOOD	GOOD	N/A			
744	15	SWEET GUM	FAIR	FAIR	N/A			SA
745	31	N. RED OAK	GOOD	FAIR	$	SPECIMEN		
746	15	T POPLAR	GOOD	GOOD	N/A			SA
747	20	SWEET GUM	GOOD	GOOD	N/A			SA
748	10	ELM	GOOD	GOOD	N/A			
749	8	PINE	FAIR	FAIR	N/A			
750	5	WATER OAK	GOOD	GOOD	N/A			SA
751	7	PINE	FAIR	FAIR	N/A			
752	13	PINE	FAIR	FAIR	N/A			
753	15	PINE	FAIR	FAIR	N/A			
754	18	PINE	FAIR	FAIR	N/A			
755	10	PINE	FAIR	FAIR	N/A			
756	10	PINE	FAIR	FAIR	N/A			
757	4	SWEET GUM	FAIR	FAIR	N/A			X
758	7	PINE	FAIR	FAIR	N/A			
759	10	PINE	FAIR	FAIR	N/A			
760	11	PINE	FAIR	FAIR	N/A			
761	13	PINE	FAIR	FAIR	N/A			
762	10	PINE	FAIR	FAIR	N/A			
763	9	SWEET GUM	GOOD	GOOD	N/A			X
764	13	PINE	FAIR	FAIR	N/A			
765	10	PINE	FAIR	FAIR	N/A			
766	4	SWEET GUM	GOOD	GOOD	N/A			X
767	7	PINE	FAIR	FAIR	N/A			
768	11	PINE	FAIR	FAIR	N/A			
769	14	PINE	FAIR	FAIR	N/A			
770	9	PINE	FAIR	FAIR	N/A			
771	12	PINE	FAIR	FAIR	N/A			
772	14	PINE	FAIR	FAIR	N/A			
773	4	T POPLAR	GOOD	GOOD	N/A			SA
774	9	PINE	FAIR	FAIR	N/A			
775	16	PINE	FAIR	FAIR	N/A			
776	24	PINE	FAIR	FAIR	N/A			
777	8	PINE	FAIR	FAIR	N/A			
778	8	PINE	FAIR	FAIR	N/A			
779	7	PINE	FAIR	FAIR	N/A			
780	18	PINE	FAIR	FAIR	N/A			
781	4	PINE	FAIR	FAIR	N/A			
782	7	PINE	FAIR	FAIR	N/A			
783	12	PINE	FAIR	FAIR	N/A			
784	5	PINE	FAIR	FAIR	N/A			
785	16	T POPLAR	GOOD	GOOD	N/A			SA
786	9	WHITE OAK	GOOD	GOOD	N/A			SA
787	10	WHITE OAK	GOOD	GOOD	N/A			SA
788	12	ASH	GOOD	GOOD	N/A			
789	8	N. RED OAK	GOOD	GOOD	N/A			
790	14	PIGNUT HICKORY	GOOD	GOOD	N/A			
791	14	PINE	FAIR	FAIR	N/A			
792	10	PINE	FAIR	FAIR	N/A			
793	12	PINE	FAIR	FAIR	N/A			
794	6	SWEET GUM	GOOD	GOOD	N/A			
795	11	PINE	FAIR	FAIR	N/A			
796	4	SWEET GUM	GOOD	GOOD	N/A			
797	16	PINE	FAIR	FAIR	N/A			
798	4	SWEET GUM	FAIR	FAIR	N/A			
799	9	PINE	FAIR	FAIR	N/A			
800	8	SWEET GUM	GOOD	GOOD	N/A			X
801	7	PINE	POOR	POOR	N/A			
802	8	PINE	FAIR	FAIR	N/A			
803	7	PINE	FAIR	FAIR	N/A			
804	7	PINE	FAIR	FAIR	N/A			
805	12	PINE	FAIR	FAIR	N/A			
806	7	PINE	FAIR	FAIR	N/A			
807	7	PINE	FAIR	FAIR	N/A			
808	7	PINE	FAIR	FAIR	N/A			
809	6	PINE	FAIR	FAIR	N/A			
810	14	PINE	FAIR	FAIR	N/A			
811	15	PINE	FAIR	FAIR	N/A			
812	12	PINE	FAIR	FAIR	N/A			
813	15	PINE	FAIR	FAIR	N/A			
814	4	SWEET GUM	GOOD	GOOD	N/A			
815	4	SWEET GUM	GOOD	GOOD	N/A			
816	31	N. RED OAK	FAIR	FAIR	$	SPECIMEN		
817	7	SOURWOOD	FAIR	GOOD	N/A			SA
818	5	SWEET GUM	GOOD	GOOD	N/A			
819	21	BEECH	GOOD	GOOD	$	SPECIMEN		
820	4	ELM	GOOD	GOOD	N/A			
821	22	N. RED OAK	GOOD	GOOD	N/A			
822	6	SOURWOOD	GOOD	GOOD	N/A			SA
823	6	WHITE OAK	GOOD	GOOD	N/A			SA
824	7	SWEET GUM	GOOD	GOOD	N/A			SA
825	9	PINE	FAIR	FAIR	N/A			
826	17	PINE	FAIR	FAIR	N/A			
827	12	PINE	FAIR	FAIR	N/A			
828	14	PINE	FAIR	FAIR	N/A			
829	8	PINE	FAIR	FAIR	N/A			
830	9	PINE	FAIR	FAIR	N/A			
831	5	SWEET GUM	FAIR	FAIR	N/A			
832	8	PINE	FAIR	FAIR	N/A			
833	15	PINE	FAIR	FAIR	N/A			
834	9	PINE	FAIR	FAIR	N/A			
835	10	PINE	FAIR	FAIR	N/A			
836	13	PINE	FAIR	FAIR	N/A			
837	10	PINE	FAIR	FAIR	N/A			
838	11	PINE	FAIR	FAIR	N/A			
839	7	PINE	FAIR	FAIR	N/A			
840	6	PINE	FAIR	FAIR	N/A			
841	5	PINE	FAIR	FAIR	N/A			
842	7	PINE	FAIR	FAIR	N/A			
843	8	SWEET GUM	GOOD	GOOD	N/A			X
844	11	PIGNUT HICKORY	GOOD	GOOD	N/A			
845	4	S. RED OAK	GOOD	GOOD	N/A			X
846	24	PINE	GOOD	GOOD	N/A			
847	8	PIGNUT HICKORY	GOOD	GOOD	N/A			
848	4	PIGNUT HICKORY	GOOD	GOOD	N/A			
849	7	SOURWOOD	GOOD	GOOD	N/A			X
850	6	SOURWOOD	GOOD	GOOD	N/A			SA
851	7	PIGNUT HICKORY	GOOD	GOOD	N/A			
852	7	SOURWOOD	GOOD	GOOD	N/A			SA
853	4	SOURWOOD	GOOD	GOOD	N/A			SA
854	25	N. RED OAK	GOOD	GOOD	$	SPECIMEN		
855	6	SOURWOOD	GOOD	GOOD	N/A			SA
856	13	WHITE OAK	POOR	POOR	N/A			SA
857	10	SWEET GUM	GOOD	GOOD	N/A			SA
858	38	N. RED OAK	POOR	POOR	$	ASK TO BE NON-SPECIMEN		
859	13	PIGNUT HICKORY	GOOD	GOOD	N/A			
860	13	ASH	FAIR	FAIR	N/A			
861	9	PIGNUT HICKORY	GOOD	GOOD	N/A			
862	26	N. RED OAK	FAIR	GOOD	$	SPECIMEN		
863	5	SWEET GUM	GOOD	GOOD	N/A			
864	7	SOURWOOD	GOOD	GOOD	N/A			X
865	5	SWEET GUM	GOOD	GOOD	N/A			
866	4	SWEET GUM	GOOD	GOOD	N/A			
867	6	PINE	FAIR	FAIR	N/A			
868	8	PINE	FAIR	FAIR	N/A			
869	5	SWEET GUM	GOOD	GOOD	N/A			
870	8	PINE	FAIR	FAIR	N/A			
871	4	PINE	FAIR	FAIR	N/A			
872	4	PINE	FAIR	FAIR	N/A			
873	7	PINE	POOR	FAIR	N/A			
874	12	PINE	FAIR	FAIR	N/A			
875	6	PINE	POOR	POOR	N/A			
876	24	PINE	FAIR	GOOD	N/A			
877	6	SWEET GUM	GOOD	GOOD	N/A			
878	23	WHITE OAK	GOOD	GOOD	N/A			X
879	25	N. RED OAK	FAIR	GOOD	$	SPECIMEN		
880	4	SWEET GUM	GOOD	GOOD	N/A			
881	5	SWEET GUM	GOOD	GOOD	N/A			
882	5	MAPLE	GOOD	GOOD	N/A			
883	11	PIGNUT HICKORY	GOOD	GOOD	N/A			
884	13	PIGNUT HICKORY	GOOD	GOOD	N/A			
885	6	SOURWOOD	GOOD	GOOD	N/A			SA
886	10	NORTH OAK	GOOD	GOOD	N/A			
887	4	SWEET GUM	GOOD	GOOD	N/A			
888	26	WHITE OAK	GOOD	GOOD	$	SPECIMEN		SA
889	4	SOURWOOD	FAIR	FAIR	N/A			X
890	6	RED OAK	GOOD	GOOD	N/A			SA
891	24	WHITE OAK	POOR	POOR	$	ASK TO BE NON-SPECIMEN		X
892	8	SWEET GUM	GOOD	GOOD	N/A			X
893	5	PINE	GOOD	GOOD	N/A			
894	8	PINE	GOOD	GOOD	N/A			
895	7	PINE	FAIR	FAIR	N/A			
896	5	PINE	GOOD	GOOD	N/A			
897	6	PINE	FAIR	FAIR	N/A			
898	14	PINE	FAIR	FAIR	N/A			
899	9	SWEET GUM	GOOD	GOOD	N/A			X
900	4	SWEET GUM	GOOD	GOOD	N/A			
901	16	WHITE OAK	GOOD	GOOD	N/A			X
902	13	PINE	FAIR	FAIR	N/A			
903	13	PINE	FAIR	FAIR	N/A			
904	13	PINE	FAIR	FAIR	N/A			
905	9	PINE	FAIR	POOR	N/A			
906	5	SWEET GUM	GOOD	GOOD	N/A			
907	5	SWEET GUM	GOOD	GOOD	N/A			
908	17	PINE	FAIR	FAIR	N/A			
909	12	PINE	FAIR	FAIR	N/A			
910	13	PINE	FAIR	FAIR	N/A			
911	17	PINE	FAIR	FAIR	N/A			
912	17	PINE	FAIR	FAIR	N/A			
913	14	PINE	FAIR	FAIR	N/A			
914	15	PINE	FAIR	FAIR	N/A			
915	8	SWEET GUM	GOOD	GOOD	N/A			X
916	4/4	SWEET GUM	GOOD	GOOD	N/A			X
917	13	WHITE OAK	GOOD	GOOD	N/A			X
918	14	PINE	FAIR	FAIR	N/A			
919	14	PINE	FAIR	FAIR	N/A			
920	10	PINE	FAIR	FAIR	N/A			
921	5	SWEET GUM	GOOD	GOOD	N/A			
922	9	CHERRY	POOR	FAIR	$	ASK TO BE NON-SPECIMEN		
923	5	WATER OAK	GOOD	GOOD	N/A			X
924	9	N. RED OAK	GOOD	GOOD	N/A			
925	4	SWEET GUM	GOOD	GOOD	N/A			
926	5	SWEET GUM	GOOD	GOOD	N/A			
927	5	ELM	GOOD	GOOD	N/A			
928	6	CHERRY	FAIR	GOOD	N/A			
929	6	CHERRY	FAIR	GOOD	N/A			
930	7	ELM	GOOD	GOOD	N/A			
931	20	PINE	GOOD	GOOD	N/A			
932	10	SWEET GUM	FAIR	FAIR	N/A			X
933	12	WHITE OAK	GOOD	GOOD	N/A			X
934	5	SWEET GUM	GOOD	GOOD	N/A			
935	5	SWEET GUM	GOOD	GOOD	N/A			
936	6	RED MAPLE	GOOD	GOOD	N/A			X
937	8	PINE	FAIR	FAIR	N/A			
938	10	PINE	FAIR	FAIR	N/A			
939	12	PINE	FAIR	FAIR	N/A			
940	14	PINE	FAIR	FAIR	N/A			
941	12	PINE	FAIR	FAIR	N/A			
942	9	PINE	FAIR	FAIR	N/A			
943	10	PINE	GOOD	FAIR	N/A			
944	4	PINE	FAIR	FAIR	N/A			
945	7	CHERRY	FAIR	GOOD	N/A			
946	7	T POPLAR	GOOD	GOOD	N/A			X
947	7	CHERRY	FAIR	GOOD	N/A			
948	6	ELM	GOOD	GOOD	N/A			
949	10	PIGNUT HICKORY	GOOD	GOOD	N/A			
950	8	RED OAK	GOOD	GOOD	N/A			X
951	9	RED OAK	GOOD	GOOD	N/A			X
952	10	RED OAK	GOOD	GOOD	N/A			X
953	5	SWEET GUM	GOOD	GOOD	N/A			
954	4	PIGNUT HICKORY	GOOD	GOOD	N/A			
955	4	PIGNUT HICKORY	GOOD	GOOD	N/A			
956	6	PIGNUT HICKORY	GOOD	GOOD	N/A			
957	25	PINE	FAIR	FAIR	N/A			
958	10	ASH	GOOD	GOOD	N/A			
959	5	ASH	GOOD	GOOD	N/A			
960	7	WATER OAK	GOOD	GOOD	N/A			X
961	14	WATER OAK	GOOD	GOOD	N/A			X
962	5	WATER OAK	GOOD	GOOD	N/A			X
963	7	PINE	FAIR	FAIR	N/A			
964	15	PINE	FAIR	FAIR	N/A			
965	13	PINE	FAIR	FAIR	N/A			
966	17	PINE	FAIR	FAIR	N/A			
967	8	PINE	FAIR	FAIR	N/A			
968	5	SWEET GUM	GOOD	GOOD	N/A			
969	10	PINE	FAIR	FAIR	N/A			
970	12	BEECH	GOOD	GOOD	N/A			
971	16	N. RED OAK	GOOD	GOOD	N/A			
972	17	BEECH	GOOD	GOOD	N/A			
973	16	N. RED OAK	GOOD	GOOD	N/A			
974	11	WHITE OAK	GOOD	GOOD	N/A			SA
975	12	PIGNUT HICKORY	GOOD	GOOD	N/A			
976	7	SWEET GUM	GOOD	GOOD	N/A			X
977	6	SWEET GUM	GOOD	GOOD	N/A			
978	5	SWEET GUM	GOOD	GOOD	N/A			
979	12	PINE	FAIR	FAIR	N/A			
980	5	SWEET GUM	GOOD	GOOD	N/A			
981

1001	5	BEECH	GOOD	GOOD	N/A		
1002	25	BEECH	POOR	POOR	$	ASK TO BE NON-SPECIMEN	
1003	9	SWEET GUM	GOOD	GOOD	N/A		SA
1004	13	PINE	FAIR	FAIR	N/A		
1005	11	PINE	FAIR	FAIR	N/A		
1006	8	WHITE OAK	GOOD	GOOD	N/A		SA
1007	9	N. RED OAK	GOOD	GOOD	N/A		
1008	16	N. RED OAK	GOOD	FAIR	N/A		
1009	20	PINE	FAIR	FAIR	N/A		
1010	15	PINE	FAIR	FAIR	N/A		
1011	11	SWEET GUM	GOOD	GOOD	N/A		SA
1012	14	SWEET GUM	GOOD	GOOD	N/A		SA
1013	20	WATER OAK	GOOD	GOOD	N/A		SA
1014	13	N. RED OAK	GOOD	GOOD	N/A		
1015	7	PINE	FAIR	FAIR	N/A		
1016	6	WATER OAK	GOOD	GOOD	N/A		SA
1017	8	ELM	GOOD	GOOD	N/A		
1018	8	ELM	GOOD	GOOD	N/A		
1019	5	PIGNUT HICKORY	GOOD	GOOD	N/A		
1020	10	WHITE OAK	GOOD	GOOD	N/A		SA
1021	11	SWEET GUM	GOOD	GOOD	N/A		X
1022	9	PIGNUT HICKORY	GOOD	GOOD	N/A		
1023	7	PIGNUT HICKORY	GOOD	GOOD	N/A		
1024	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1025	8	WHITE OAK	GOOD	GOOD	N/A		SA
1026	17	S. RED OAK	GOOD	GOOD	N/A		SA
1027	7	SWEET GUM	GOOD	FAIR	N/A		SA
1028	8	PIGNUT HICKORY	GOOD	FAIR	N/A		
1029	6	PIGNUT HICKORY	GOOD	FAIR	N/A		
1030	8	WHITE OAK	GOOD	GOOD	N/A		SA
1031	8	WHITE OAK	GOOD	GOOD	N/A		SA
1032	8	N. RED OAK	GOOD	GOOD	N/A		
1033	17	SWEET GUM	GOOD	GOOD	N/A		X
1034	7	SWEET GUM	GOOD	GOOD	N/A		X
1035	11	PINE	FAIR	FAIR	N/A		
1036	13	PINE	FAIR	FAIR	N/A		
1037	5	BEECH	GOOD	GOOD	N/A		
1038	7	SWEET GUM	GOOD	GOOD	N/A		X
1039	7	PIGNUT HICKORY	GOOD	GOOD	N/A		
1040	10	PIGNUT HICKORY	FAIR	GOOD	N/A		
1041	5	BEECH	GOOD	GOOD	N/A		
1042	7	PIGNUT HICKORY	GOOD	GOOD	N/A		
1043	9	PIGNUT HICKORY	GOOD	GOOD	N/A		
1044	20	PINE	FAIR	GOOD	N/A		
1045	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1046	6	PIGNUT HICKORY	GOOD	GOOD	N/A		
1047	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1048	8	BEECH	GOOD	GOOD	N/A		
1049	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1050	14	PIGNUT HICKORY	GOOD	GOOD	N/A		
1051	16	S. RED OAK	GOOD	GOOD	N/A		SA
1052	5	PIGNUT HICKORY	GOOD	GOOD	N/A		
1053	6	SOURWOOD	GOOD	GOOD	N/A		SA
1054	10	SOURWOOD	FAIR	FAIR	$	SPECIMEN	X
1055	11	N. RED OAK	GOOD	GOOD	N/A		
1056	7	SWEET GUM	GOOD	FAIR	N/A		X
1057	6	WHITE OAK	GOOD	GOOD	N/A		X
1058	5	WHITE OAK	GOOD	GOOD	N/A		X
1059	9	PIGNUT HICKORY	GOOD	FAIR	N/A		
1060	9	PIGNUT HICKORY	GOOD	FAIR	N/A		
1061	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1062	16	WHITE OAK	GOOD	GOOD	N/A		X
1063	8	T POPLAR	GOOD	GOOD	N/A		X
1064	13	T POPLAR	GOOD	GOOD	N/A		X
1065	7	T POPLAR	GOOD	GOOD	N/A		X
1066	18	T POPLAR	GOOD	GOOD	N/A		X
1067	14	T POPLAR	GOOD	GOOD	N/A		X
1068	11	SOURWOOD	FAIR	FAIR	$	SPECIMEN	X
1069	4	PIGNUT HICKORY	GOOD	GOOD	N/A		
1070	29	N. RED OAK	POOR	POOR	$	ASK TO BE NON-SPECIMEN	
1071	6	PIGNUT HICKORY	GOOD	GOOD	N/A		
1072	16	N. RED OAK	GOOD	GOOD	N/A		
1073	4	BEECH	GOOD	GOOD	N/A		
1074	4	PIGNUT HICKORY	GOOD	GOOD	N/A		
1075	6	SWEET GUM	GOOD	GOOD	N/A		X
1076	13	S. RED OAK	GOOD	GOOD	N/A		X
1077	4	PIGNUT HICKORY	GOOD	GOOD	N/A		
1078	5	PIGNUT HICKORY	GOOD	GOOD	N/A		
1079	7	CHERRY	FAIR	GOOD	N/A		
1080	10	WHITE OAK	GOOD	GOOD	N/A		X
1081	14	T POPLAR	GOOD	GOOD	N/A		X
1082	8	T POPLAR	FAIR	FAIR	N/A		X
1083	7	PINE	FAIR	FAIR	N/A		
1084	8	T POPLAR	GOOD	GOOD	N/A		X
1085	7	PINE	FAIR	FAIR	N/A		
1086	8	PINE	FAIR	FAIR	N/A		
1087	6	PINE	FAIR	FAIR	N/A		
1088	15	WHITE OAK	GOOD	GOOD	N/A		X
1089	6	PIGNUT HICKORY	GOOD	GOOD	N/A		
1090	25	WHITE OAK	GOOD	GOOD	$	SPECIMEN	X
1091	13	WHITE OAK	GOOD	GOOD	N/A		X
1092	4	PIGNUT HICKORY	GOOD	GOOD	N/A		
1093	9	PIGNUT HICKORY	GOOD	GOOD	N/A		
1094	4	SWEET GUM	GOOD	GOOD	N/A		
1095	9	SWEET GUM	FAIR	FAIR	N/A		X
1096	4	SWEET GUM	GOOD	GOOD	N/A		
1097	4	PIGNUT HICKORY	GOOD	GOOD	N/A		
1098	9	PINE	GOOD	GOOD	N/A		
1099	8	PIGNUT HICKORY	GOOD	GOOD	N/A		
1100	6	SOURWOOD	FAIR	GOOD	N/A		X
1101	17	WHITE OAK	GOOD	GOOD	N/A		X
1102	5	PINE	FAIR	FAIR	N/A		
1103	5	PINE	FAIR	FAIR	N/A		
1104	5	PINE	FAIR	FAIR	N/A		
1105	5	PINE	FAIR	FAIR	N/A		
1106	5	PINE	FAIR	FAIR	N/A		
1107	5	PINE	FAIR	FAIR	N/A		
1108	9	PINE	FAIR	FAIR	N/A		
1109	9	PINE	FAIR	FAIR	N/A		
1110	10	PINE	FAIR	FAIR	N/A		
1111	4	PINE	FAIR	FAIR	N/A		
1112	4	PINE	FAIR	FAIR	N/A		
1113	4	PINE	FAIR	FAIR	N/A		
1114	5	PINE	FAIR	FAIR	N/A		
1115	10	PINE	FAIR	FAIR	N/A		
1116	4	CHERRY	FAIR	GOOD	N/A		
1117	5	PIGNUT HICKORY	GOOD	GOOD	N/A		
1118	12	SWEET GUM	GOOD	GOOD	N/A		X
1119	6	PIGNUT HICKORY	GOOD	GOOD	N/A		
1120	7	SWEET GUM	GOOD	GOOD	N/A		X
1121	10	PINE	GOOD	GOOD	N/A		
1122	7	CHERRY	GOOD	GOOD	N/A		
1123	4	BEECH	GOOD	GOOD	N/A		
1124	5	WHITE OAK	GOOD	GOOD	N/A		X
1125	25	WHITE OAK	GOOD	GOOD	$	SPECIMEN	X

1126	9	WHITE OAK	GOOD	GOOD	N/A		X
1127	4	PINE	FAIR	FAIR	N/A		
1128	11	PINE	FAIR	FAIR	N/A		
1129	7	PINE	FAIR	FAIR	N/A		
1130	15	PINE	FAIR	FAIR	N/A		
1131	5	SWEET GUM	GOOD	GOOD	N/A		
1132	7	ELM	GOOD	GOOD	N/A		
1133	15	WATER OAK	GOOD	GOOD	N/A		SA
1134	14	WHITE OAK	GOOD	GOOD	N/A		SA
1135	8	T POPLAR	GOOD	GOOD	N/A		SA
1136	7	T POPLAR	GOOD	GOOD	N/A		SA
1137	13	T POPLAR	GOOD	GOOD	N/A		SA
1138	6	SWEET GUM	GOOD	GOOD	N/A		SA
1139	7	PINE	GOOD	GOOD	N/A		
1140	6	SWEET GUM	FAIR	FAIR	N/A		X
1141	6	SWEET GUM	FAIR	FAIR	N/A		X
1142	8	PINE	FAIR	FAIR	N/A		
1143	10	PINE	FAIR	FAIR	N/A		
1144	6	PINE	FAIR	FAIR	N/A		
1145	7	PINE	FAIR	FAIR	N/A		
1146	6	PINE	FAIR	FAIR	N/A		
1147	11	PINE	FAIR	FAIR	N/A		
1148	6	PINE	FAIR	FAIR	N/A		
1149	6	PINE	FAIR	FAIR	N/A		
1150	5	SWEET GUM	GOOD	GOOD	N/A		
1151	11	PINE	FAIR	FAIR	N/A		
1152	9	PINE	FAIR	FAIR	N/A		
1153	7	PINE	FAIR	FAIR	N/A		
1154	5	PINE	FAIR	FAIR	N/A		
1155	7	PIGNUT HICKORY	GOOD	GOOD	N/A		
1156	10	PINE	FAIR	FAIR	N/A		
1157	7	PINE	FAIR	FAIR	N/A		
1158	4	CHERRY	GOOD	GOOD	N/A		
1159	5	SWEET GUM	GOOD	GOOD	N/A		
1160	7	PINE	FAIR	FAIR	N/A		
1161	7	PINE	FAIR	FAIR	N/A		
1162	12	PINE	FAIR	FAIR	N/A		
1163	9	PINE	FAIR	FAIR	N/A		
1164	5	SWEET GUM	GOOD	GOOD	N/A		
1165	7	ELM	GOOD	GOOD	N/A		
1166	6	PINE	FAIR	FAIR	N/A		
1167	8	PINE	FAIR	FAIR	N/A		
1168	10	PINE	FAIR	FAIR	N/A		
1169	6	PINE	FAIR	FAIR	N/A		
1170	8	PINE	FAIR	FAIR	N/A		
1171	13	PINE	FAIR	FAIR	N/A		
1172	11	PINE	FAIR	FF	N/A		
1173	9	PINE	FAIR	GOOD	N/A		
1174	13	SYCAMORE	GOOD	GOOD	N/A		X
1175	4	SWEET GUM	GOOD	GOOD	N/A		
1176	7	PINE	FAIR	FAIR	N/A		
1177	5	PINE	FAIR	FAIR	N/A		
1178	7	PINE	FAIR	FAIR	N/A		
1179	5	PINE	FAIR	FAIR	N/A		
1180	15	PINE	FAIR	FAIR	N/A		
1181	12	RED MAPLE	GOOD	GOOD	N/A		X
1182	14	PINE	FAIR	FAIR	N/A		
1183	8	PINE	FAIR	FAIR	N/A		
1184	6	PINE	FAIR	FAIR	N/A		
1185	10	PINE	FAIR	FAIR	N/A		
1186	12	PINE	FAIR	FAIR	N/A		
1187	8	RED MAPLE	GOOD	GOOD	N/A		SA
1188	6	PINE	FAIR	FAIR	N/A		
1189	7	PINE	FAIR	FAIR	N/A		
1190	6	PINE	FAIR	FAIR	N/A		
1191	10	PINE	FAIR	FAIR	N/A		
1192	9	SWEET GUM	GOOD	GOOD	N/A		SA
1193	4	SWEET GUM	GOOD	GOOD	N/A		
1194	4	ELM	GOOD	GOOD	N/A		
1195	9	PINE	GOOD	GOOD	N/A		
1196	6	ELM	GOOD	GOOD	N/A		
1197	9	PINE	FAIR	FAIR	N/A		
1198	4	ELM	GOOD	GOOD	N/A		
1199	9	PINE	FAIR	FAIR	N/A		
1200	11	PINE	FAIR	FAIR	N/A		
1201	14	PINE	FAIR	FAIR	N/A		
1202	12	PINE	FAIR	FAIR	N/A		
1203	9	PINE	FAIR	FAIR	N/A		
1204	11	PINE	FAIR	FAIR	N/A		
1205	9	PINE	FAIR	FAIR	N/A		
1206	7	PINE	FAIR	FAIR	N/A		
1207	9	PINE	FAIR	FAIR	N/A		
1208	8	PINE	FAIR	FAIR	N/A		
1209	7	PINE	FAIR	FAIR	N/A		
1210	12	PINE	FAIR	FAIR	N/A		
1211	12	PINE	FAIR	FAIR	N/A		
1212	6	PINE	FAIR	FAIR	N/A		
1213	11	PINE	FAIR	FAIR	N/A		
1214	8	PINE	FAIR	FAIR	N/A		
1215	10	PINE	FAIR	FAIR	N/A		
1216	8	PINE	FAIR	FAIR	N/A		
1217	9	PINE	FAIR	FAIR	N/A		
1218	5	BEECH	GOOD	GOOD	N/A		
1219	7	PINE	FAIR	FAIR	N/A		
1220	12	PINE	FAIR	FAIR	N/A		
1221	7	PINE	FAIR	FAIR	N/A		
1222	7	PINE	FAIR	FAIR	N/A		
1223	7	PINE	FAIR	FAIR	N/A		
1224	7	PINE	FAIR	FAIR	N/A		
1225	7	PINE	FAIR	FAIR	N/A		
1226	8	PINE	FAIR	FAIR	N/A		
1227	12	PINE	FAIR	FAIR	N/A		
1228	10	PINE	GOOD	GOOD	N/A		
1229	6	RIVER BIRCH	GOOD	GOOD	N/A		X
1230	11	PINE	FAIR	FAIR	N/A		
1231	32	WHITE OAK	FAIR	GOOD	$	SPECIMEN	X
1232	9	PINE	FAIR	FAIR	N/A		
1233	7	PINE	FAIR	FAIR	N/A		
1234	6	PINE	FAIR	FAIR	N/A		
1235	9	PINE	FAIR	FAIR	N/A		
1236	8	PINE	FAIR	FAIR	N/A		
1237	5	SWEET GUM	GOOD	GOOD	N/A		SA
1238	5	SWEET GUM	GOOD	GOOD	N/A		SA
1239	11	PINE	FAIR	FAIR	N/A		
1240	5	SWEET GUM	GOOD	GOOD	N/A		SA
1241	10	PINE	FAIR	FAIR	N/A		
1242	15	PINE	FAIR	FAIR	N/A		
1243	6	PINE	FAIR	FAIR	N/A		
1244	5	SWEET GUM	GOOD	GOOD	N/A		SA
1245	6	SWEET GUM	GOOD	GOOD	N/A		SA
1246	9	PINE	FAIR	FAIR	N/A		
1247	6	SWEET GUM	GOOD	GOOD	N/A		SA
1248	6	PINE	FAIR	FAIR	N/A		
1249	12	PINE	FAIR	FAIR	N/A		
1250	10	PINE	FAIR	FAIR	N/A		

1251	12	PINE	FAIR	FAIR	N/A		
1252	7	PINE	FAIR	FAIR	N/A		
1253	10	PINE	FAIR	FAIR	N/A		
1254	12	PINE	FAIR	GOOD	N/A		
1255	17	PINE	FAIR	GOOD	N/A		
1256	9	PINE	FAIR	FAIR	N/A		
1257	12	PINE	FAIR	FAIR	N/A		
1258	4	SWEET GUM	GOOD	GOOD	N/A		SA
1259	13	PINE	FAIR	FAIR	N/A		
1260	6	BOX ELDER	FAIR	FAIR	N/A		
1261	14	PINE	FAIR	FAIR	N/A		
1262	6	RIVER BIRCH	GOOD	GOOD	N/A		SA
1263	5	SWEET GUM	FAIR	GOOD	N/A		SA
1264	5	BEECH	GOOD	GOOD	N/A		
1265	16	T POPLAR	GOOD	GOOD	N/A		SA
1266	14	T POPLAR	GOOD	GOOD	N/A		SA
1267	15	PINE	FAIR	FAIR	N/A		
1268	12	PINE	FAIR	FAIR	N/A		
1269	10	PINE	FAIR	FAIR	N/A		
1270	5	SWEET GUM	GOOD	GOOD	N/A		SA
1271	5	SWEET GUM	GOOD	GOOD	N/A		SA
1272	6	PINE	POOR	FAIR	N/A		
1273	12	PINE	FAIR	FAIR	N/A		
1274	6	PINE	POOR	FAIR	N/A		
1275	8	PINE	POOR	FAIR	N/A		
1276	12	PINE	FAIR	FAIR	N/A		
1277	8	PINE	FAIR	FAIR	N/A		
1278	17	PINE	FAIR	FAIR	N/A		
1279	10	PINE	FAIR	FAIR	N/A		
1280	14	PINE	FAIR	FAIR	N/A		
1281	7	PINE	FAIR	FAIR	N/A		
1282	9	PINE	FAIR	FAIR	N/A		
1283	6	PINE	FAIR	FAIR	N/A		
1284	8	PINE	POOR	POOR	N/A		
1285	19	T POPLAR	GOOD	GOOD	N/A		SA
1286	9	PINE	FAIR	FAIR	N/A		
1287	5	SWEET GUM	GOOD	GOOD	N/A		SA
1288	5	WHITE OAK	GOOD	GOOD	N/A		SA
1289	15	T POPLAR	GOOD	GOOD	N/A		SA
1290	10	PINE	FAIR	FAIR	N/A		
1291	6	RED MAPLE	FAIR	FAIR	N/A		SA
1292	6	RED MAPLE	FAIR	POOR	N/A		X
1293	15	PINE	FAIR	FAIR	N/A		
1294	11	PINE	FAIR	FAIR	N/A		
1295	6	PINE	FAIR	FAIR	N/A		
1296	14	PINE	FAIR	FAIR	N/A		
1297	9	PINE	FAIR	FAIR	N/A		
1298	15	PINE	FAIR	FAIR	N/A		
1299	11	PINE	FAIR	FAIR	N/A		
1300	12	PINE	FAIR	FAIR	N/A		
1301	10	PINE	FAIR	FAIR	N/A		
1302	10	PINE	FAIR	FAIR	N/A		
1303	8	ELM	GOOD	GOOD	N/A		
1304	13	PINE	FAIR	FAIR	N/A		
1305	8	PINE	FAIR	FAIR	N/A		
1306	7	PINE	FAIR	FAIR	N/A		
1307	7	PINE	FAIR	FAIR	N/A		
1308	8	BOX ELDER	FAIR	FAIR	N/A		
1309	8	PINE	FAIR	FAIR	N/A		
1310	8	PINE	FAIR	FAIR	N/A		
1311	7	PINE	GOOD	GOOD	N/A		
1312	7	PINE	POOR	POOR	N/A		
1313	18	BEECH	GOOD	FAIR	N/A		
1314	10	PINE	FAIR	FAIR	N/A		
1315	16	PINE	FAIR	FAIR	N/A		
1316	8	PINE	FAIR	FAIR	N/A		
1317	6	PINE	FAIR	FAIR	N/A		
1318	8	PINE	FAIR	FAIR	N/A		
1319	10	PINE	FAIR	FAIR	N/A		
1320	12	PINE	FAIR	FAIR	N/A		
1321	11	PINE	FAIR	FAIR	N/A		
1322	8	PINE	FAIR	FAIR	N/A		
1323	6	PINE	FAIR	FAIR	N/A		
1324	10	PINE	FAIR	FAIR	N/A		
1325	8	PINE	FAIR	FAIR	N/A		
1326	11	PINE	FAIR	FAIR	N/A		
1327	8	PINE	FAIR	FAIR	N/A		
1328	12	PINE	FAIR	FAIR	N/A		
1329	6	ELM	GOOD	GOOD	N/A		
1330	12	PINE	FAIR	FAIR	N/A		
1331	15	PINE	GOOD	GOOD	N/A		
1332	9	PINE	FAIR	FAIR	N/A		
1333	9	PINE	FAIR	FAIR	N/A		
1334	9	PINE	FAIR	FAIR	N/A		
1335	13	PINE	FAIR	FAIR	N/A		
1336	11	PINE	FAIR	FAIR	N/A		
1337	6	PINE	FAIR	FAIR	N/A		
1338	7	PINE	FAIR	FAIR	N/A		
1339	5	PINE	FAIR	FAIR	N/A		
1340	12	PINE	FAIR	FAIR	N/A		
1341	8	PINE	FAIR	FAIR	N/A		
1342	8	PINE	FAIR	FAIR	N/A		
1343	10	PINE	FAIR	FAIR	N/A		
1344	9	PINE	FAIR	FAIR	N/A		
1345	7	PINE	FAIR	FAIR	N/A		
1346	6	PINE	FAIR	FAIR	N/A		
1347	8	PINE	FAIR	FAIR	N/A		
1348	10	PINE	FAIR	FAIR	N/A		
1349	11	PINE	FAIR	FAIR	N/A		
1350	6	SWEET GUM	GOOD	GOOD	N/A	X	
1351	6	PINE	FAIR	FAIR	N/A		
1352	8	PINE	FAIR	FAIR	N/A		
1353	5	PINE	FAIR	FAIR	N/A		
1354	7	PINE	FAIR	FAIR	N/A		
1355	5	PINE	FAIR	FAIR	N/A		
1356	10	PINE	FAIR	FAIR	N/A		
1357	7	PINE	FAIR	FAIR	N/A		
1358	12	PINE	FAIR	FAIR	N/A		
1359	6	PINE	FAIR	FAIR	N/A		
1360	8	PINE	FAIR	FAIR	N/A		
1361	12	PINE	FAIR	FAIR	N/A		
1362	11	PINE	FAIR	FAIR	N/A		
1363	9	PINE	FAIR	FAIR	N/A		
1364	11	PINE	FAIR	FAIR	N/A		
1365	9	PINE	FAIR	FAIR	N/A		
1366	8	PINE	FAIR	POOR	N/A		
1367	7	PINE	FAIR	FAIR	N/A		
1368	6	PINE	FAIR	FAIR	N/A		
1369	6	PINE	FAIR	FAIR	N/A		
1370	11	PINE	FAIR	FAIR	N/A		
1371	6	PINE	FAIR	FAIR	N/A		
1372	7	PINE	FAIR	FAIR	N/A		
1373	9	PINE	FAIR	FAIR	N/A		
1374	8	PINE	FAIR	FAIR	N/A		
1375	5	PINE	FAIR	FAIR	N/A		

1376	10	PINE	FAIR	FAIR	N/A		
1377	9	PINE	FAIR	FAIR	N/A		
1378	8	PINE	FAIR	FAIR	N/A		
1379	9	PINE	FAIR	FAIR	N/A		
1380	6	PINE	FAIR	FAIR	N/A		
1381	11	PINE	FAIR	FAIR	N/A		
1382	10	PINE	FAIR	FAIR	N/A		
1383	9	PINE	FAIR	FAIR	N/A		
1384	6	PINE	FAIR	FAIR	N/A		
1385	14	PINE	FAIR	FAIR	N/A		
1386	7	PINE	FAIR	FAIR	N/A		
1387	6	BEECH	GOOD	GOOD	N/A		
1388	16	PINE	FAIR	FAIR	N/A		
1389	6	SWEET GUM	GOOD	GOOD	N/A		X
1390	13	PINE	FAIR	FAIR	N/A		
1391	6	PINE	FAIR	FAIR	N/A		
1392	5	PINE	FAIR	FAIR	N/A		
1393	6	PINE	FAIR	FAIR	N/A		
1394	16	PINE	FAIR	FAIR	N/A		
1395	7	PINE	FAIR	FAIR	N/A		
1396	5	PINE	FAIR	FAIR	N/A		
1397	6	PINE	FAIR	FAIR	N/A		
1398	6	PINE	FAIR	FAIR	N/A		
1399	5	PINE	FAIR	FAIR	N/A		
1400	8	PINE	FAIR	FAIR	N/A		
1401	5	PINE	FAIR	FAIR	N/A		
1402	16	PINE	FAIR	FAIR	N/A		
1403	21	PINE	FAIR	FAIR	N/A		
1404	6	PINE	FAIR	FAIR	N/A		
1405	7	PINE	FAIR	FAIR	N/A		
1406	7	PINE	FAIR	FAIR	N/A		
1407	6	PINE	FAIR	FAIR	N/A		
1408	5	PINE	FAIR	FAIR	N/A		
1409	6	PINE	FAIR	FAIR	N/A		
1410	4	WATER OAK	GOOD	GOOD	N/A		X
1411	6	SWEET GUM	GOOD	GOOD	N/A		X
1412	9	PINE	FAIR	FAIR	N/A		
1413	11	PINE	FAIR	FAIR	N/A		
1414	12	PINE	FAIR	FAIR	N/A		
1415	17	PINE	FAIR	FAIR	N/A		
1416	6	SWEET GUM	GOOD	GOOD	N/A		X
1417	9	PINE	FAIR	FAIR	N/A		
1418	7	PINE	FAIR	FAIR	N/A		
1419	4	PINE	FAIR	FAIR	N/A		
1420	6	PINE	FAIR	FAIR	N/A		
1421	10	PINE	FAIR	FAIR	N/A		
1422	10	PINE	FAIR	FAIR	N/A		
1423	9	PINE	FAIR	FAIR	N/A		
1424	4	CHERRY	GOOD	GOOD	N/A		
1425	20	PINE	FAIR	FAIR	N/A		
1426	16	PINE	FAIR	FAIR	N/A		
1427	9	PINE	FAIR	FAIR	N/A		
1428	7	PINE	FAIR	FAIR	N/A		
1429	7	PINE	FAIR	FAIR	N/A		
1430	6	PINE	FAIR	FAIR	N/A		
1431	5	PINE	FAIR	FAIR	N/A		
1432	8	SWEET GUM	GOOD	GOOD	N/A		X
1433	6	CHERRY	FAIR	GOOD	N/A		
1434	13	PINE	FAIR	FAIR	N/A		
1435	15	PINE	FAIR	FAIR	N/A		
1436	6	PINE	FAIR	FAIR	N/A		
1437	7	PINE	FAIR	FAIR	N/A		
1438	7	PINE	FAIR	FAIR	N/A		
1439	7	PINE	FAIR	FAIR	N/A		
1440	7	SWEET GUM	FAIR	FAIR	N/A		X
1441	7	SWEET GUM	GOOD	GOOD	N/A		X
1442	12	PINE	FAIR	FAIR	N/A		
1443	13	PINE	FAIR	FAIR	N/A		
1444	6	SWEET GUM	GOOD	GOOD	N/A		X
1445	6	PINE	FAIR	FAIR	N/A		
1446	6	PINE	FAIR	FAIR	N/A		
1447	5	SWEET GUM	GOOD	GOOD	N/A		X
1448	10	PINE	FAIR	FAIR	N/A		
1449	6	PINE	FAIR	FAIR	N/A		
1450	5	PINE	FAIR	FAIR	N/A		
1451	7	PINE	FAIR	FAIR	N/A		
1452	6	PINE	FAIR	FAIR	N/A		
1453	6	PINE	FAIR	FAIR	N/A		
1454	6	PINE	FAIR	FAIR	N/A		
1455	7	PINE	FAIR	FAIR	N/A		
1456	6	PINE	FAIR	FAIR	N/A		
1457	4	PINE	FAIR	FAIR	N/A		
1458	4	SWEET GUM	GOOD	GOOD	N/A		X
1459	5	PINE	FAIR	FAIR	N/A		
1460	5	PINE	FAIR	FAIR	N/A		
1461	9	PINE	FAIR	FAIR	N/A		
1462	6	PINE	FAIR	FAIR	N/A		
1463	12	PINE	FAIR	FAIR	N/A		
1464	16	PINE	FAIR	FAIR	N/A		
1465	6	CHERRY	FAIR	GOOD	N/A		
1466	5	PINE	FAIR	FAIR	N/A		
1467	8	PINE	FAIR	FAIR	N/A		
1468	5	PINE	FAIR	FAIR	N/A		
1469	4	PINE	FAIR	FAIR	N/A		
1470	7	PINE	FAIR	FAIR	N/A		
1471	41	WATER OAK	POOR	POOR	$	ASK TO BE NON-SPECIMEN	X
1472	5	PINE	FAIR	FAIR	N/A		
1473	5	PINE	FAIR	FAIR	N/A		
1474	7	PINE	FAIR	FAIR	N/A		
1475	7	PINE	FAIR	FAIR	N/A		
1476	7	PINE	FAIR	FAIR	N/A		
1477	16	PINE	FAIR	FAIR	N/A		
1478	6	PINE	FAIR	FAIR	N/A		
1479	4	PINE	FAIR	FAIR	N/A		
1480	8	PINE	FAIR	FAIR	N/A		
1481	12	SWEET GUM	GOOD	GOOD	N/A		X
1482	7	PINE	FAIR	FAIR	N/A		
1483	8	PINE	FAIR	FAIR	N/A		
1484	10	PINE	FAIR	FA

1501	7	PINE	FAIR	FAIR	N/A			
1502	7	PINE	FAIR	FAIR	N/A			
1503	11	PINE	FAIR	FAIR	N/A			
1504	5	PINE	FAIR	FAIR	N/A			
1505	5	PINE	FAIR	FAIR	N/A			
1506	6	PINE	FAIR	FAIR	N/A			
1507	4	SWEET GUM	GOOD	GOOD	N/A			X
1508	6	SWEET GUM	GOOD	GOOD	N/A			X
1509	9	PINE	FAIR	FAIR	N/A			
1510	8	PINE	FAIR	FAIR	N/A			
1511	11	PINE	FAIR	FAIR	N/A			
1512	9	PINE	FAIR	FAIR	N/A			
1513	15	PINE	FAIR	FAIR	N/A			
1514	19	PINE	FAIR	FAIR	N/A			
1515	11	HOLLY	GOOD	GOOD	N/A			
1516	7	PINE	FAIR	FAIR	N/A			
1517	10	PINE	FAIR	FAIR	N/A			
1518	10	PINE	FAIR	FAIR	N/A			
1519	6	PINE	FAIR	FAIR	N/A			
1520	5	PINE	FAIR	FAIR	N/A			
1521	8	PINE	FAIR	FAIR	N/A			
1522	4	WATER OAK	GOOD	GOOD	N/A			X
1523	7	PINE	FAIR	FAIR	N/A			
1524	6	PINE	FAIR	FAIR	N/A			
1525	6	SWEET GUM	GOOD	GOOD	N/A			X
1526	8	SWEET GUM	GOOD	GOOD	N/A			X
1527	12	PINE	FAIR	FAIR	N/A			
1528	6	SWEET GUM	GOOD	GOOD	N/A			X
1529	7	WATER OAK	GOOD	GOOD	N/A			X
1530	5	CHERRY	FAIR	FAIR	N/A			
1531	6	SWEET GUM	GOOD	GOOD	N/A			X
1532	7	SWEET GUM	GOOD	GOOD	N/A			X
1533	5	SWEET GUM	GOOD	GOOD	N/A			X
1534	7	PINE	FAIR	FAIR	N/A			
1535	5	PINE	FAIR	FAIR	N/A			
1536	7	PINE	FAIR	FAIR	N/A			
1537	9	PINE	FAIR	FAIR	N/A			
1538	9	PINE	FAIR	FAIR	N/A			
1539	9	PINE	FAIR	FAIR	N/A			
1540	7	PINE	FAIR	FAIR	N/A			
1541	7	PINE	FAIR	FAIR	N/A			
1542	5	WATER OAK	GOOD	GOOD	N/A			X
1543	6	WATER OAK	GOOD	GOOD	N/A			X
1544	6	WATER OAK	GOOD	GOOD	N/A			X
1545	6	WATER OAK	GOOD	GOOD	N/A			X
1546	20	HEMLOCK	GOOD	GOOD	S			
1547	11	PINE	FAIR	FAIR	N/A			
1548	5	SWEET GUM	GOOD	GOOD	N/A			X
1549	11	PINE	FAIR	FAIR	N/A			
1550	5	SWEET GUM	GOOD	GOOD	N/A			X
1551	11	PINE	FAIR	FAIR	N/A			
1552	4	PINE	FAIR	FAIR	N/A			
1553	9	PINE	FAIR	FAIR	N/A			
1554	5	PINE	FAIR	FAIR	N/A			
1555	5	PINE	FAIR	FAIR	N/A			
1556	9	PINE	FAIR	FAIR	N/A			
1557	6	SWEET GUM	GOOD	GOOD	N/A			X
1558	4	WATER OAK	GOOD	GOOD	N/A			X
1559	12	PINE	FAIR	FAIR	N/A			
1560	4	SWEET GUM	GOOD	GOOD	N/A			X
1561	6	CHERRY	GOOD	GOOD	N/A			
1562	6	PINE	FAIR	FAIR	N/A			
1563	7	PINE	FAIR	FAIR	N/A			
1564	8	PINE	FAIR	FAIR	N/A			
1565	7	PINE	FAIR	FAIR	N/A			
1566	7	PINE	FAIR	FAIR	N/A			
1567	4	PINE	FAIR	FAIR	N/A			
1568	7	PINE	FAIR	FAIR	N/A			
1569	6	PINE	FAIR	FAIR	N/A			
1570	9	PINE	FAIR	FAIR	N/A			
1571	6	PINE	FAIR	FAIR	N/A			
1572	5	CHERRY	FAIR	GOOD	N/A			
1573	6	PINE	FAIR	FAIR	N/A			
1574	8	SWEET GUM	GOOD	GOOD	N/A			X
1575	6	PINE	FAIR	FAIR	N/A			
1576	5	PINE	FAIR	FAIR	N/A			
1577	5	PINE	FAIR	FAIR	N/A			
1578	5	PINE	FAIR	FAIR	N/A			
1579	6	PINE	FAIR	FAIR	N/A			
1580	4	PINE	FAIR	FAIR	N/A			
1581	5	PINE	FAIR	FAIR	N/A			
1582	7	PINE	FAIR	FAIR	N/A			
1583	6	PINE	FAIR	FAIR	N/A			
1584	5	PINE	FAIR	FAIR	N/A			
1585	22	PINE	FAIR	FAIR	N/A			
1586	7	PINE	FAIR	FAIR	N/A			
1587	6	PINE	FAIR	FAIR	N/A			
1588	8	PINE	FAIR	FAIR	N/A			
1589	14	PINE	FAIR	FAIR	N/A			
1590	5	PINE	FAIR	FAIR	N/A			
1591	5	WATER OAK	GOOD	GOOD	N/A			X
1592	5	SWEET GUM	GOOD	GOOD	N/A			X
1593	4	PINE	FAIR	FAIR	N/A			
1594	6	PINE	FAIR	FAIR	N/A			
1595	5	CHERRY	FAIR	GOOD	N/A			
1596	4	SWEET GUM	GOOD	GOOD	N/A			X
1597	7	PINE	FAIR	FAIR	N/A			
1598	10	PINE	FAIR	FAIR	N/A			
1599	5	PINE	FAIR	FAIR	N/A			
1600	5	PINE	FAIR	FAIR	N/A			
1601	8	PINE	FAIR	FAIR	N/A			
1602	6	CHERRY	FAIR	GOOD	N/A			
1603	5	PINE	FAIR	FAIR	N/A			
1604	7	PINE	FAIR	FAIR	N/A			
1605	5	PINE	FAIR	FAIR	N/A			
1606	7	PINE	FAIR	FAIR	N/A			
1607	6	PINE	FAIR	FAIR	N/A			
1608	9	PINE	FAIR	FAIR	N/A			
1609	5	PINE	FAIR	FAIR	N/A			
1610	5	PINE	FAIR	FAIR	N/A			
1611	8	PINE	FAIR	FAIR	N/A			
1612	10	PINE	FAIR	FAIR	N/A			
1613	7	PINE	FAIR	FAIR	N/A			
1614	6	PINE	FAIR	FAIR	N/A			
1615	5	PINE	FAIR	FAIR	N/A			
1616	9	PINE	FAIR	FAIR	N/A			
1617	8	PINE	FAIR	FAIR	N/A			
1618	9	PINE	FAIR	FAIR	N/A			
1619	9	PINE	FAIR	FAIR	N/A			
1620	9	PINE	FAIR	FAIR	N/A			
1621	9	PINE	FAIR	FAIR	N/A			
1622	6	PINE	FAIR	FAIR	N/A			
1623	7	PINE	FAIR	FAIR	N/A			
1624	8	PINE	FAIR	FAIR	N/A			
1625	5	PINE	FAIR	FAIR	N/A			
1626	5	PINE	FAIR	FAIR	N/A			
1627	4	PINE	FAIR	FAIR	N/A			
1628	5	PINE	FAIR	FAIR	N/A			
1629	10	PINE	FAIR	FAIR	N/A			
1630	4	PINE	FAIR	FAIR	N/A			
1631	6	PINE	FAIR	FAIR	N/A			
1632	5	PINE	FAIR	FAIR	N/A			
1633	6	PINE	FAIR	FAIR	N/A			
1634	7	PINE	FAIR	FAIR	N/A			
1635	8	PINE	FAIR	FAIR	N/A			
1636	4	PINE	FAIR	FAIR	N/A			
1637	4	PINE	FAIR	FAIR	N/A			
1638	8	PINE	FAIR	FAIR	N/A			
1639	6	PINE	FAIR	FAIR	N/A			
1640	5	PINE	FAIR	FAIR	N/A			
1641	5	PINE	FAIR	FAIR	N/A			
1642	6	PINE	FAIR	FAIR	N/A			
1643	5	PINE	FAIR	FAIR	N/A			
1644	7	PINE	FAIR	FAIR	N/A			
1645	8	PINE	FAIR	FAIR	N/A			
1646	7	PINE	FAIR	FAIR	N/A			
1647	7	PINE	FAIR	FAIR	N/A			
1648	7	PINE	FAIR	FAIR	N/A			
1649	6	PINE	FAIR	FAIR	N/A			
1650	12	PINE	FAIR	FAIR	N/A			
1651	6	PINE	FAIR	FAIR	N/A			
1652	10	PINE	FAIR	FAIR	N/A			
1653	5	PINE	FAIR	FAIR	N/A			
1654	5	PINE	FAIR	FAIR	N/A			
1655	5	PINE	FAIR	FAIR	N/A			
1656	8	PINE	FAIR	FAIR	N/A			
1657	8	PINE	FAIR	FAIR	N/A			
1658	8	PINE	FAIR	FAIR	N/A			
1659	5	PINE	FAIR	FAIR	N/A			
1660	4	PINE	FAIR	FAIR	N/A			
1661	8	PINE	FAIR	FAIR	N/A			
1662	9	PINE	FAIR	FAIR	N/A			
1663	9	PINE	FAIR	FAIR	N/A			
1664	5	PINE	FAIR	FAIR	N/A			
1665	5	PINE	FAIR	FAIR	N/A			
1666	7	PINE	FAIR	FAIR	N/A			
1667	9	PINE	FAIR	FAIR	N/A			
1668	9	PINE	FAIR	FAIR	N/A			
1669	8	PINE	FAIR	FAIR	N/A			
1670	6	PINE	FAIR	FAIR	N/A			
1671	11	PINE	FAIR	FAIR	N/A			
1672	6	PINE	FAIR	FAIR	N/A			
1673	9	PINE	FAIR	FAIR	N/A			
1674	7	PINE	FAIR	FAIR	N/A			
1675	7	PINE	FAIR	FAIR	N/A			
1676	8	PINE	FAIR	FAIR	N/A			
1677	6	PINE	FAIR	FAIR	N/A			
1678	8	PINE	FAIR	FAIR	N/A			
1679	7	PINE	FAIR	FAIR	N/A			
1680	10	PINE	FAIR	FAIR	N/A			
1681	6	PINE	FAIR	FAIR	N/A			
1682	6	PINE	FAIR	FAIR	N/A			
1683	7	PINE	FAIR	FAIR	N/A			
1684	8	PINE	FAIR	FAIR	N/A			
1685	5	PINE	FAIR	FAIR	N/A			
1686	5	PINE	FAIR	FAIR	N/A			
1687	9	PINE	FAIR	FAIR	N/A			
1688	11	PINE	FAIR	FAIR	N/A			
1689	11	PINE	FAIR	FAIR	N/A			
1690	9	PINE	FAIR	FAIR	N/A			
1691	11	PINE	FAIR	FAIR	N/A			
1692	7	PINE	FAIR	FAIR	N/A			
1693	11	PINE	FAIR	FAIR	N/A			
1694	7	PINE	FAIR	FAIR	N/A			
1695	10	PINE	FAIR	FAIR	N/A			
1696	7	PINE	FAIR	FAIR	N/A			
1697	4	PINE	FAIR	FAIR	N/A			
1698	9	PINE	FAIR	FAIR	N/A			
1699	11	PINE	FAIR	FAIR	N/A			
1700	8	PINE	FAIR	FAIR	N/A			
1701	12	SWEET GUM	GOOD	GOOD	N/A			X
1702	4	SWEET GUM	GOOD	GOOD	N/A			X
1703	5	PINE	FAIR	FAIR	N/A			
1704	6	PINE	FAIR	FAIR	N/A			
1705	8	PINE	FAIR	FAIR	N/A			
1706	6	PINE	FAIR	FAIR	N/A			
1707	13	PINE	FAIR	FAIR	N/A			
1708	11	PINE	FAIR	FAIR	N/A			
1709	7	PINE	FAIR	FAIR	N/A			
1710	12	PINE	FAIR	FAIR	N/A			
1711	9	PINE	FAIR	FAIR	N/A			
1712	10	PINE	FAIR	FAIR	N/A			
1713	7	PINE	FAIR	FAIR	N/A			
1714	7	PINE	FAIR	FAIR	N/A			
1715	5	PINE	FAIR	FAIR	N/A			
1716	7	PINE	FAIR	FAIR	N/A			
1717	4	PINE	FAIR	FAIR	N/A			
1718	9	PINE	FAIR	FAIR	N/A			
1719	9	PINE	FAIR	FAIR	N/A			
1720	8	PINE	FAIR	FAIR	N/A			
1721	4	PINE	FAIR	FAIR	N/A			
1722	4	PINE	FAIR	FAIR	N/A			
1723	5	PINE	FAIR	FAIR	N/A			
1724	6	PINE	FAIR	FAIR	N/A			
1725	8	PINE	FAIR	FAIR	N/A			
1726	12	PINE	FAIR	FAIR	N/A			
1727	10	PINE	FAIR	FAIR	N/A			
1728	6	PINE	FAIR	FAIR	N/A			
1729	4	PINE	FAIR	FAIR	N/A			
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1731	5	PINE	FAIR	FAIR	N/A			
1732	8	PINE	FAIR	FAIR	N/A			
1733	7	PINE	FAIR	FAIR	N/A			
1734	7	PINE	FAIR	FAIR	N/A			
1735	12	PINE	FAIR	FAIR	N/A			
1736	9	PINE	FAIR	FAIR	N/A			
1737	13	PINE	FAIR	FAIR	N/A			
1738	10	PINE	FAIR	FAIR	N/A			
1739	13	PINE	FAIR	FAIR	N/A			
1740	6	CHERRY	FAIR	GOOD	N/A			
1741	8	PINE	FAIR	FAIR	N/A			
1742	7	PINE	FAIR	FAIR	N/A			
1743	9	PINE	FAIR	FAIR	N/A			
1744	12	PINE	FAIR	FAIR	N/A			
1745	5	PINE	FAIR	FAIR	N/A			
1746	9	PINE	FAIR	FAIR	N/A			
1747	9	PINE	FAIR	FAIR	N/A			
1748	13	PINE	FAIR	FAIR	N/A			
1749	14	PINE	FAIR	FAIR	N/A			
1750	9	PINE	FAIR	FAIR	N/A			
1751	13	PINE	FAIR	FAIR	N/A			
1752	8	PINE	FAIR	FAIR	N/A			
1753	9	PINE	FAIR	FAIR	N/A			
1754	4	PINE	FAIR	FAIR	N/A			
1755	7	PINE	FAIR	FAIR	N/A			
1756	10	PINE	FAIR	FAIR	N/A			
1757	10	PINE	FAIR	FAIR	N/A			
1758	6	PINE	FAIR	FAIR	N/A			
1759	6	PINE	FAIR	FAIR	N/A			
1760	9	PINE	FAIR	FAIR	N/A			
1761	7	PINE	FAIR	FAIR	N/A			
1762	5	PINE	FAIR	FAIR	N/A			
1763	14	PINE	FAIR	FAIR	N/A			
1764	10	PINE	FAIR	FAIR	N/A			
1765	8	PINE	FAIR	FAIR	N/A			
1766	7	PINE	FAIR	FAIR	N/A			
1767	7	PINE	FAIR	FAIR	N/A			
1768	7	PINE	FAIR	FAIR	N/A			
1769	5	PINE	FAIR	FAIR	N/A			
1770	8	PINE	FAIR	FAIR	N/A			
1771	14	PINE	FAIR	FAIR	N/A			
1772	13	PINE	FAIR	FAIR	N/A			
1773	7	PINE	FAIR	FAIR	N/A			
1774	11	PINE	FAIR	FAIR	N/A			
1775	14	PINE	FAIR	FAIR	N/A			
1776	6	PINE	FAIR	FAIR	N/A			
1777	8	PINE	FAIR	FAIR	N/A			
1778	11	PINE	FAIR	FAIR	N/A			
1779	12	PINE	FAIR	FAIR	N/A			
1780	12	PINE	FAIR	FAIR	N/A			
1781	12	PINE	FAIR	FAIR	N/A			
1782	7	PINE	FAIR	FAIR	N/A			
1783	10	PINE	FAIR	FAIR	N/A			
1784	7	PINE	FAIR	FAIR	N/A			
1785	5	SWEET GUM	GOOD	FAIR	N/A			SA
1786	11	PINE	FAIR	FAIR	N/A			
1787	8	PINE	FAIR	FAIR	N/A			
1788	8	RIVER BIRCH	FAIR	FAIR	N/A			SA
1789	4	RIVER BIRCH	FAIR	FAIR	N/A			X
1790	11	PINE	FAIR	FAIR	N/A			
1791	9	PINE	FAIR	FAIR	N/A			
1792	10	PINE	FAIR	FAIR	N/A			
1793	8	PINE	FAIR	FAIR	N/A			
1794	8	PINE	FAIR	FAIR	N/A			
1795	10	PINE	FAIR	FAIR	N/A			
1796	6	PINE	FAIR	FAIR	N/A			
1797	9	PINE	FAIR	FAIR	N/A			
1798	9	PINE	FAIR	FAIR	N/A			
1799	9	PINE	FAIR	FAIR	N/A			
1800	6	ELM	GOOD	GOOD	N/A			
1801	11	PINE	FAIR	FAIR	N/A			
1802	6	PINE	FAIR	FAIR	N/A			
1803	10	PINE	FAIR	FAIR	N/A			
1804	7	PINE	FAIR	FAIR	N/A			
1805	8	PINE	FAIR	FAIR	N/A			
1806	9	PINE	FAIR	FAIR	N/A			
1807	7	PINE	FAIR	FAIR	N/A			
1808	6	PINE	FAIR	FAIR	N/A			
1809	7	PINE	FAIR	FAIR	N/A			
1810	7	PINE	FAIR	FAIR	N/A			
1811	9	PINE	FAIR	FAIR	N/A			
1812	7	PINE	FAIR	FAIR	N/A			
1813	15	PINE	FAIR	FAIR	N/A			
1814	9	PINE	FAIR	FAIR	N/A			
1815	7	PINE	FAIR	FAIR	N/A			
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1817	9	PINE	FAIR	FAIR	N/A			
1818	7	PINE	FAIR	FAIR	N/A			
1819	8	PINE	FAIR	FAIR	N/A			
1820	8	PINE	FAIR	FAIR	N/A			
1821	7	PINE	FAIR	FAIR	N/A			
1822	4	SWEET GUM	GOOD	GOOD	N/A			X
1823	5	PINE	FAIR	FAIR	N/A			
1824	11	PINE	FAIR	FAIR	N/A			
1825	9	PINE	FAIR	FAIR	N/A			
1826	12	PINE	FAIR	FAIR	N/A			
1827	7	PINE	FAIR	FAIR	N/A			
1828	7	PINE	FAIR	FAIR	N/A			
1829	10	PINE	FAIR	FAIR	N/A			
1830	7	PINE	FAIR	FAIR	N/A			
1831	12	PINE	FAIR	FAIR	N/A			
1832	11	PINE	FAIR	FAIR	N/A			
1833	9	PINE	FAIR	FAIR	N/A			
1834	6	PINE	FAIR	FAIR	N/A			
1835	11	PINE	FAIR	FAIR	N/A			
1836	15	PINE	FAIR	FAIR	N/A			
1837	4	PINE	FAIR	FAIR	N/A			
1838	8	PINE	FAIR	FAIR	N/A			
1839	8	PINE	FAIR	FAIR	N/A			
1840	8	PINE	FAIR	FAIR	N/A			
1841	11	PINE	FAIR	FAIR	N/A			
1842	12	PINE	FAIR	FAIR	N/A			
1843	10	PINE	FAIR	FAIR	N/A			
1844	17	PINE	FAIR	FAIR	N/A			
1845	8	PINE	FAIR	FAIR	N/A			
1846	9	PINE	FAIR	FAIR	N/A			
1847	10	PINE	FAIR	FAIR	N/A			
1848	14	PINE	FAIR	FAIR	N/A			
1849	9	PINE	FAIR	FAIR	N/A			
1850	15	PINE	FAIR	FAIR	N/A			
1851	6	PINE	FAIR	FAIR	N/A			
1852	6	PINE	FAIR	FAIR	N/A			
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1854	8	PINE	FAIR	FAIR	N/A			
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1858	11	PINE	FAIR	FAIR	N/A			
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1860	9	PINE	FAIR	FAIR	N/A			
1861	11	PINE	FAIR	FAIR	N/A			
1862	9	PINE	FAIR	FAIR	N/A			
1863	9	PINE	FAIR	FAIR	N/A			
1864	12	PINE	FAIR	FAIR	N/A			
1865	11	PINE	FAIR	FAIR	N/A			
1866	16	PINE	FAIR	FAIR	N/A			
1867	12	PINE	FAIR	FAIR	N/A			
1868	11	PINE	FAIR	FAIR	N/A			
1869	8	PINE	FAIR	FAIR	N/A			
1870	8	PINE	FAIR	FAIR	N/A			
1871	14	PINE	FAIR	FAIR	N/A			
1872	12	PINE	FAIR	FAIR	N/A			
1873	8	PINE	FAIR	FAIR	N/A			
1874	5	PINE	FAIR	FAIR	N/A			
1875	7	PINE	FAIR	FAIR	N/A			
1876	7	PINE	FAIR	FAIR	N/A			
1877	10	PINE	FAIR	FAIR	N/A			
1878	6	PINE	FAIR	FAIR	N/A			
1879	7	PINE	FAIR	FAIR	N/A			
1880	7	PINE	FAIR	FAIR	N/A			
1881	5	PINE	FAIR	FAIR	N/A			
1882	9	PINE	FAIR	FAIR	N/A			
1883	12	PINE	FAIR	FAIR	N/A			
1884	5	PINE	FAIR	FAIR	N/A			
1885	6	PINE	FAIR	FAIR	N/A			
1886	9	PINE	FAIR	FAIR	N/A			
1887	6	PINE	FAIR	FAIR	N/A			
1888	6	PINE	FAIR	FAIR	N/A			
1889	8	PINE	FAIR	FAIR	N/A			
1890	9	PINE	FAIR	FAIR	N/A			
1891	14	PINE	FAIR	FAIR	N/A			
1892	7	PINE	FAIR	FAIR	N/A			
1893	8	PINE	FAIR	FAIR	N/A			
1894	13	PINE	FAIR	FAIR	N/A			
1895	8	PINE	FAIR	FAIR	N/A			
1896	7	PINE	FAIR	FAIR	N/A			
1897	9	PINE	FAIR	FAIR	N/A			
1898	9	PINE	FAIR	FAIR	N/A			
1899	8	PINE	FAIR	FAIR	N/A			
1900	6	PINE	FAIR	FAIR	N/A			
1901	6	PINE	FAIR	FAIR	N/A			
1902	7	PINE	FAIR	FAIR	N/A			
1903	6	PINE	FAIR	FAIR	N/A			
1904	6	PINE	FAIR	FAIR	N/A			
1905	10	PINE	FAIR	FAIR	N/A			
1906	10	PINE	FAIR	FAIR	N/A			
1907	5	PINE	FAIR	FAIR	N/A			
1908	6	PINE	FAIR	FAIR	N/A			
1909	8	PINE	FAIR	FAIR	N/A			
1910	6	PINE	FAIR	FAIR	N/A			
1911	8	PINE	FAIR	FAIR	N/A			
1912	7	PINE	FAIR	FAIR	N/A			
1913	6	PINE	FAIR	FAIR	N/A			
1914	9	PINE	FAIR	FAIR	N/A			
1915	8	PINE	FAIR	FAIR	N/A			
1916	6	PINE	FAIR	FAIR	N/A			
1917	10	PINE	FAIR	FAIR	N/A			
1918	6	PINE	FAIR	FAIR	N/A			
1919	6	PINE	FAIR	FAIR	N/A			
1920	7	PINE	FAIR	FAIR	N/A			
1921	6	PINE	FAIR	FAIR	N/A			
1922	5	PINE	FAIR	FAIR	N/A			
1923	8	PINE	FAIR	FAIR	N/A			
1924	7	PINE	FAIR	FAIR	N/A			
1925	10	PINE	FAIR	FAIR	N/A			
1926	7	PINE	FAIR	FAIR	N/A			
1927	8	PINE	FAIR	FAIR	N/A			
1928	7	PINE	FAIR	FAIR	N/A			
1929	6	PINE	FAIR	FAIR	N/A			
1930	8	PINE	FAIR	FAIR	N/A			
1931	7	PINE	FAIR	FAIR	N/A			
1932	8	PINE	FAIR	FAIR	N/A			
1933	6	PINE	FAIR	FAIR	N/A			
1934	8	PINE	FAIR	FAIR	N/A			
1935	7	PINE	FAIR	FAIR	N/A			
1936	8	PINE	FAIR	FAIR	N/A			
1937	8	PINE	FAIR	FAIR	N/A			
1938	8	PINE	FAIR	FAIR	N/A			
1939	9	PINE	FAIR	FAIR	N/A			
1940	5	ELM	GOOD	GOOD	N/A			
1941	7	PINE	FAIR	FAIR	N/A			
1942	12	PINE	FAIR	FAIR	N/A			
1943	9	PINE	FAIR	FAIR	N/A			
1944	7	PINE	FAIR	FAIR	N/A			
1945	13	PINE	FAIR	FAIR	N/A			
1946	5	PINE	FAIR	FAIR	N/A			
1947	11	PINE	FAIR	FAIR	N/A			
1948	6	PINE	FAIR	FAIR	N/A			
1949	10	PINE	FAIR	FAIR	N/A			
1950	6	PINE	FAIR	FAIR	N/A			
1951	10	PINE	FAIR	FAIR	N/A			
1952	8	PINE	FAIR	FAIR	N/A			
1953	6	RED MAPLE	FAIR	FAIR	N/A			X
1954	12	PINE	FAIR	FAIR	N/A			
1955	8	PINE	FAIR	FAIR	N/A			
1956	8	PINE	FAIR	FAIR	N/A			
1957	9	PINE	FAIR	FAIR	N/A			
1958	10	PINE	FAIR	FAIR	N/A			
1959	11	PINE	FAIR	FAIR	N/A			
1960	9	PINE	FAIR	FAIR	N/A			
1961	9	PINE	FAIR	FAIR	N/A			
1962	6	PINE	FAIR	FAIR	N/A			
1963	8	BLACK GUM	GOOD	GOOD	N/A			
1964	13	PINE	FAIR	FAIR	N/A			
1965	9	PINE	FAIR	FAIR	N/A			
1966	10	T POPLAR	GOOD	GOOD	N/A			X
1967	9	PINE	FAIR	FAIR	N/A			
1968	11	PINE	FAIR	FAIR	N/A			
1969	8	PINE	FAIR	FAIR	N/A			
1970	8	T POPLAR	GOOD	GOOD	N/A			X
1971	10	PINE	FAIR	FAIR	N/A			
1972	9	PINE	FAIR	FAIR	N/A			
1973	10	PINE	FAIR	FAIR	N/A			
1974	8	PINE	FAIR	FAIR	N/A			
1975	8	PINE	FAIR	FAIR	N/A			
1976	8	PINE	FAIR	FAIR	N/A			
1977	7	PINE	FAIR	FAIR	N/A			
1978	8	PINE	FAIR	FAIR	N/A			
1979	7	PINE	FAIR	FAIR	N/A			
1980	11	PINE	FAIR	FAIR	N/A			
1981	12	PINE	FAIR	FAIR	N/A			
1982	10	PINE	FAIR	FAIR	N/A			
1983	6	PINE	FAIR	FAIR	N/A			
1984	8	PINE	FAIR	FAIR	N/A			
1985	8	PINE	FAIR	FAIR	N/A			
1986	6	PINE	FAIR	FAIR	N/A			
1987	6	PINE	FAIR	FAIR	N/A			
1988	6	PINE	FAIR	FAIR	N/A			
1989	14	PINE	FAIR	FAIR	N/A			
1990	4	PINE	FAIR	FAIR	N/A			
1991	10	PINE	FAIR	FAIR	N/A			
1992	9	PINE	FAIR	FAIR	N/A			
1993	7	PINE	FAIR	FAIR	N/A			
1994	10	PINE	FAI

2001	5	PINE	FAIR	FAIR	N/A			
2002	6	PINE	FAIR	FAIR	N/A			
2003	6	PINE	FAIR	FAIR	N/A			
2004	9	PINE	FAIR	FAIR	N/A			
2005	8	PINE	FAIR	FAIR	N/A			
2006	9	PINE	FAIR	FAIR	N/A			
2007	6	PINE	FAIR	FAIR	N/A			
2008	9	PINE	FAIR	FAIR	N/A			
2009	10	PINE	FAIR	FAIR	N/A			
2010	8	PINE	FAIR	FAIR	N/A			
2011	9	PINE	FAIR	FAIR	N/A			
2012	7	PINE	FAIR	FAIR	N/A			
2013	10	PINE	FAIR	FAIR	N/A			
2014	15	PINE	FAIR	FAIR	N/A			
2015	9	PINE	FAIR	FAIR	N/A			
2016	9	PINE	FAIR	FAIR	N/A			
2017	11	PINE	FAIR	FAIR	N/A			
2018	9	PINE	FAIR	FAIR	N/A			
2019	13	PINE	FAIR	FAIR	N/A			
2020	12	PINE	FAIR	FAIR	N/A			
2021	11	PINE	FAIR	FAIR	N/A			
2022	9	PINE	FAIR	FAIR	N/A			
2023	10	PINE	FAIR	FAIR	N/A			
2024	9	PINE	FAIR	FAIR	N/A			
2025	21	PINE	FAIR	FAIR	N/A			
2026	12	PINE	FAIR	FAIR	N/A			
2027	10	PINE	FAIR	FAIR	N/A			
2028	9	PINE	FAIR	FAIR	N/A			
2029	7	PINE	FAIR	FAIR	N/A			
2030	6	SWEET GUM	GOOD	GOOD	N/A			X
2031	10	CHERRY	POOR	FAIR	S	ASK TO BE NON-SPECIMEN		
2032	11	PIGNUT HICKORY	GOOD	GOOD	N/A			
2033	15	BOX ELDER	FAIR	FAIR	N/A			
2034	11	BOX ELDER	FAIR	FAIR	N/A			
2035	11	BOX ELDER	FAIR	FAIR	N/A			
2036	6	ELM	GOOD	GOOD	N/A			
2037	15	CHERRY	POOR	FAIR	S	ASK TO BE NON-SPECIMEN		
2038	8	ELM	FAIR	GOOD	N/A			
2039	10	PINE	FAIR	FAIR	N/A			
2040	7	ELM	FAIR	FAIR	N/A			
2041	8	SWEET GUM	GOOD	GOOD	N/A			X
2042	7	PINE	FAIR	FAIR	N/A			
2043	6	SWEET GUM	GOOD	GOOD	N/A			X
2044	5	SWEET GUM	GOOD	GOOD	N/A			X
2045	5	SWEET GUM	FAIR	FAIR	N/A			X
2046	9	PINE	FAIR	FAIR	N/A			
2047	6	PINE	FAIR	FAIR	N/A			
2048	6	RED MAPLE	GOOD	GOOD	N/A			X
2049	12	PINE	FAIR	FAIR	N/A			
2050	11	RED MAPLE	GOOD	GOOD	N/A			X
2051	10	PINE	FAIR	FAIR	N/A			
2052	9	PINE	FAIR	FAIR	N/A			
2053	9	PINE	FAIR	FAIR	N/A			
2054	13	PINE	FAIR	FAIR	N/A			
2055	8	PINE	FAIR	FAIR	N/A			
2056	7	PINE	FAIR	FAIR	N/A			
2057	4	RED MAPLE	GOOD	GOOD	N/A			X
2058	8	PINE	FAIR	FAIR	N/A			
2059	9	PINE	FAIR	FAIR	N/A			
2060	13	PINE	FAIR	FAIR	N/A			
2061	14	PINE	FAIR	FAIR	N/A			
2062	9	PINE	FAIR	FAIR	N/A			
2063	11	PINE	FAIR	FAIR	N/A			
2064	9	PINE	FAIR	FAIR	N/A			
2065	6	PINE	FAIR	FAIR	N/A			
2066	7	BOX ELDER	FAIR	FAIR	N/A			
2067	10	PINE	FAIR	FAIR	N/A			
2068	11	PINE	FAIR	FAIR	N/A			
2069	11	PINE	FAIR	FAIR	N/A			
2070	10	PINE	FAIR	FAIR	N/A			
2071	9	PINE	FAIR	FAIR	N/A			
2072	6	PINE	FAIR	FAIR	N/A			
2073	6	PINE	FAIR	FAIR	N/A			
2074	7	PINE	FAIR	FAIR	N/A			
2075	8	SWEET GUM	GOOD	GOOD	N/A			X
2076	10	PINE	FAIR	FAIR	N/A			
2077	7	PINE	FAIR	FAIR	N/A			
2078	6	PINE	FAIR	FAIR	N/A			
2079	13	PINE	FAIR	FAIR	N/A			
2080	8	PINE	FAIR	FAIR	N/A			
2081	9	PINE	FAIR	FAIR	N/A			
2082	11	PINE	FAIR	FAIR	N/A			
2083	9	PINE	FAIR	FAIR	N/A			
2084	8	PINE	FAIR	FAIR	N/A			
2085	7	PINE	FAIR	FAIR	N/A			
2086	8	PINE	FAIR	FAIR	N/A			
2087	8	PINE	FAIR	FAIR	N/A			
2088	8	PINE	FAIR	FAIR	N/A			
2089	13	PINE	FAIR	FAIR	N/A			
2090	12	PINE	FAIR	FAIR	N/A			
2091	6	PINE	FAIR	FAIR	N/A			
2092	7	PINE	FAIR	FAIR	N/A			
2093	13	PINE	FAIR	FAIR	N/A			
2094	6	PINE	FAIR	FAIR	N/A			
2095	13	PINE	FAIR	FAIR	N/A			
2096	6	PINE	FAIR	FAIR	N/A			
2097	12	PINE	FAIR	FAIR	N/A			
2098	7	PINE	FAIR	FAIR	N/A			
2099	11	PINE	FAIR	FAIR	N/A			
2100	12	PINE	FAIR	FAIR	N/A			
2101	13	PINE	FAIR	FAIR	N/A			
2102	12	PINE	FAIR	FAIR	N/A			
2103	8	PINE	FAIR	FAIR	N/A			
2104	12	PINE	FAIR	FAIR	N/A			
2105	6	PINE	FAIR	FAIR	N/A			
2106	9	PINE	FAIR	FAIR	N/A			
2107	7	PINE	FAIR	FAIR	N/A			
2108	12	PINE	FAIR	FAIR	N/A			
2109	6	PINE	FAIR	FAIR	N/A			
2110	7	PINE	FAIR	FAIR	N/A			
2111	7	PINE	FAIR	FAIR	N/A			
2112	6	PINE	FAIR	FAIR	N/A			
2113	12	PINE	FAIR	FAIR	N/A			
2114	9	PINE	FAIR	FAIR	N/A			
2115	7	PINE	FAIR	FAIR	N/A			
2116	9	PINE	FAIR	FAIR	N/A			
2117	8	PINE	FAIR	FAIR	N/A			
2118	6	PINE	FAIR	FAIR	N/A			
2119	9	PINE	FAIR	FAIR	N/A			
2120	9	PINE	FAIR	FAIR	N/A			
2121	9	PINE	FAIR	FAIR	N/A			
2122	9	PINE	FAIR	FAIR	N/A			
2123	6	PINE	FAIR	FAIR	N/A			
2124	6	PINE	FAIR	FAIR	N/A			
2125	7	PINE	FAIR	FAIR	N/A			
2126	6	PINE	FAIR	FAIR	N/A			
2127	6	PINE	FAIR	FAIR	N/A			
2128	4	PINE	FAIR	FAIR	N/A			
2129	6	PINE	FAIR	FAIR	N/A			
2130	7	PINE	FAIR	FAIR	N/A			
2131	7	PINE	FAIR	FAIR	N/A			
2132	8	PINE	FAIR	FAIR	N/A			
2133	5	PINE	FAIR	FAIR	N/A			
2134	10	PINE	FAIR	FAIR	N/A			
2135	8	PINE	FAIR	FAIR	N/A			
2136	10	PINE	FAIR	FAIR	N/A			
2137	12	PINE	FAIR	FAIR	N/A			
2138	11	PINE	FAIR	FAIR	N/A			
2139	7	PINE	FAIR	FAIR	N/A			
2140	8	PINE	FAIR	FAIR	N/A			
2141	8	PINE	FAIR	FAIR	N/A			
2142	9	PINE	FAIR	FAIR	N/A			
2143	6	PINE	FAIR	FAIR	N/A			
2144	6	PINE	FAIR	FAIR	N/A			
2145	6	PINE	FAIR	FAIR	N/A			
2146	7	PINE	FAIR	FAIR	N/A			
2147	8	PINE	FAIR	FAIR	N/A			
2148	12	PINE	FAIR	FAIR	N/A			
2149	9	PINE	FAIR	FAIR	N/A			
2150	7	PINE	FAIR	FAIR	N/A			
2151	7	PINE	FAIR	FAIR	N/A			
2152	6	PINE	FAIR	FAIR	N/A			
2153	5	PINE	FAIR	FAIR	N/A			
2154	5	PINE	FAIR	FAIR	N/A			
2155	7	PINE	FAIR	FAIR	N/A			
2156	7	PINE	FAIR	FAIR	N/A			
2157	4	PINE	FAIR	FAIR	N/A			
2158	7	PINE	FAIR	FAIR	N/A			
2159	7	PINE	FAIR	FAIR	N/A			
2160	7	PINE	FAIR	FAIR	N/A			
2161	12	PINE	FAIR	FAIR	N/A			
2162	13	PINE	FAIR	FAIR	N/A			
2163	7	RED MAPLE	GOOD	GOOD	N/A			X
2164	12	PINE	FAIR	FAIR	N/A			
2165	8	PINE	FAIR	FAIR	N/A			
2166	10	PINE	FAIR	FAIR	N/A			
2167	12	PINE	FAIR	FAIR	N/A			
2168	16	PINE	FAIR	FAIR	N/A			
2169	9	PINE	FAIR	FAIR	N/A			
2170	19	PINE	FAIR	FAIR	N/A			
2171	13	PINE	FAIR	FAIR	N/A			
2172	4	PINE	FAIR	FAIR	N/A			
2173	10	PINE	FAIR	FAIR	N/A			
2174	7	PINE	FAIR	FAIR	N/A			
2175	14	PINE	FAIR	FAIR	N/A			
2176	11	PINE	FAIR	FAIR	N/A			
2177	13	PINE	FAIR	FAIR	N/A			
2178	13	PINE	FAIR	FAIR	N/A			
2179	13	PINE	FAIR	FAIR	N/A			
2180	12	PINE	FAIR	FAIR	N/A			
2181	8	PINE	FAIR	FAIR	N/A			
2182	11	PINE	FAIR	FAIR	N/A			
2183	11	PINE	FAIR	FAIR	N/A			
2184	11	PINE	FAIR	FAIR	N/A			
2185	9	PINE	FAIR	FAIR	N/A			
2186	8	PINE	FAIR	FAIR	N/A			
2187	4	PINE	FAIR	FAIR	N/A			
2188	12	T POPLAR	GOOD	GOOD	N/A			X
2189	24	WATER OAK	GOOD	FAIR	S	SPECIMEN		X
2190	32	MAPLE	FAIR	FAIR	S	SPECIMEN		
2191	12	T POPLAR	FAIR	FAIR	N/A			X
2192	16	WATER OAK	GOOD	GOOD	N/A			X
2193	9	PINE	FAIR	FAIR	N/A			
2194	12	PINE	FAIR	FAIR	N/A			
2195	7	PINE	FAIR	FAIR	N/A			
2196	10	T POPLAR	GOOD	GOOD	N/A			X
2197	4	CHERRY	FAIR	FAIR	N/A			
2198	36	MAPLE	GOOD	FAIR	S	SPECIMEN		
2199	10	T POPLAR	GOOD	GOOD	N/A			X
2200	28	WATER OAK	FAIR	FAIR	S	SPECIMEN		X
2201	8/10/12/13	HOLLY	GOOD	FAIR	S	SPECIMEN		
2202	35	T POPLAR	GOOD	FAIR	S	SPECIMEN		X
2203	14	SOURWOOD	FAIR	FAIR	S	SPECIMEN		X
2204	7	CHERRY	FAIR	FAIR	N/A			
2205	14	PINE	FAIR	FAIR	N/A			
2206	27	PINE	FAIR	FAIR	N/A			
2207	12	SWEETGUM	GOOD	GOOD	N/A			X
2208	6	T POPLAR	GOOD	GOOD	N/A			X
2209	4	PINE	FAIR	FAIR	N/A			
2210	10	PINE	FAIR	FAIR	N/A			
2211	10	PINE	FAIR	FAIR	N/A			
2212	13	PINE	FAIR	FAIR	N/A			
2213	9	PINE	FAIR	FAIR	N/A			
2214	8	PINE	FAIR	FAIR	N/A			
2215	16	PINE	FAIR	FAIR	N/A			
2216	7	CHERRY	FAIR	FAIR	N/A			
2217	15	PINE	FAIR	FAIR	N/A			
2218	15	PINE	FAIR	FAIR	N/A			
2219	24	WHITE OAK	FAIR	GOOD	S	SPECIMEN		X
2220	36	T POPLAR	FAIR	GOOD	S	SPECIMEN		X
2221	10	PINE	FAIR	FAIR	N/A			
2222	10	PINE	FAIR	FAIR	N/A			
2223	15	PINE	FAIR	FAIR	N/A			
2224	17	PINE	FAIR	FAIR	N/A			
2225	6	PINE	FAIR	FAIR	N/A			
2226	8	PINE	FAIR	FAIR	N/A			
2227	9	T POPLAR	GOOD	GOOD	N/A			X
2228	9	PINE	FAIR	FAIR	N/A			
2229	14	PINE	FAIR	FAIR	N/A			
2230	16	T POPLAR	GOOD	GOOD	N/A			X
2231	7	WATER OAK	GOOD	GOOD	N/A			X
2232	8	PINE	FAIR	FAIR	N/A			
2233	15	PINE	FAIR	FAIR	N/A			
2234	17	PINE	FAIR	FAIR	N/A			
2235	7	PINE	FAIR	FAIR	N/A			
2236	9	PINE	FAIR	FAIR	N/A			
2237	9	PINE	FAIR	FAIR	N/A			
2238	9	PINE	FAIR	FAIR	N/A			
2239	6	PINE	FAIR	FAIR	N/A			
2240	11	PINE	FAIR	FAIR	N/A			
2241	10	PINE	FAIR	FAIR	N/A			
2242	7	PINE	FAIR	FAIR	N/A			
2243	8	PINE	FAIR	FAIR	N/A			
2244	9	PINE	FAIR	FAIR	N/A			
2245	13	PINE	FAIR	FAIR	N/A			
2246	11	PINE	FAIR	FAIR	N/A			
2247	11	PINE	FAIR	FAIR	N/A			
2248	8	PINE	FAIR	FAIR	N/A			
2249	9	PINE	FAIR	FAIR	N/A			
2250	9	PINE	FAIR	FAIR	N/A			
2251	8	PINE	FAIR	FAIR	N/A			
2252	10	PINE	FAIR	FAIR	N/A			
2253	10	PINE	FAIR	FAIR	N/A			
2254	10	PINE	FAIR	FAIR	N/A			
2255	7	PINE	FAIR	FAIR	N/A			
2256	9	SWEETGUM	GOOD	GOOD	N/A			X
2257	13	PINE	FAIR	FAIR	N/A			
2258	6	SWEETGUM	GOOD	GOOD	N/A			X
2259	7	PINE	FAIR	FAIR	N/A			
2260	14	PINE	FAIR	FAIR	N/A			
2261	11	PINE	FAIR	FAIR	N/A			
2262	13	PINE	FAIR	FAIR	N/A			
2263	11	PINE	FAIR	FAIR	N/A			
2264	11	PINE	FAIR	FAIR	N/A			
2265	13	PINE	FAIR	FAIR	N/A			
2266	8	PINE	FAIR	FAIR	N/A			
2267	11	PINE	FAIR	FAIR	N/A			
2268	7	PINE	FAIR	FAIR	N/A			
2269	6	PINE	FAIR	FAIR	N/A			
2270	9	PINE	FAIR	FAIR	N/A			
2271	6	PINE	FAIR	FAIR	N/A			
2272	7	PINE	FAIR	FAIR	N/A			
2273	10	PINE	FAIR	FAIR	N/A			
2274	6	PINE	FAIR	FAIR	N/A			
2275	11	PINE	FAIR	FAIR	N/A			
2276	11	PINE	FAIR	FAIR	N/A			
2277	11	PINE	FAIR	FAIR	N/A			
2278	10	PINE	FAIR	FAIR	N/A			
2279	11	PINE	FAIR	FAIR	N/A			
2280	9	PINE	FAIR	FAIR	N/A			
2281	9	PINE	FAIR	FAIR	N/A			
2282	8	PINE	FAIR	FAIR	N/A			
2283	14	PINE	FAIR	FAIR	N/A			
2284	8	PINE	FAIR	FAIR	N/A			
2285	8	PINE	FAIR	FAIR	N/A			
2286	7	PINE	FAIR	FAIR	N/A			
2287	10	PINE	FAIR	FAIR	N/A			
2288	11	PINE	FAIR	FAIR	N/A			
2289	8	PINE	FAIR	FAIR	N/A			
2290	6	PINE	FAIR	FAIR	N/A			
2291	10	PINE	FAIR	FAIR	N/A			
2292	12	PINE	FAIR	FAIR	N/A			
2293	10	PINE	FAIR	FAIR	N/A			
2294	8	PINE	FAIR	FAIR	N/A			
2295	12	PINE	FAIR	FAIR	N/A			
2296	12	PINE	FAIR	FAIR	N/A			
2297	6	PINE	FAIR	FAIR	N/A			
2298	7	PINE	FAIR	FAIR	N/A			
2299	11	PINE	FAIR	FAIR	N/A			
2300	11	PINE	FAIR	FAIR	N/A			
2301	6	PINE	FAIR	FAIR	N/A			
2302	9	PINE	FAIR	FAIR	N/A			
2303	9	PINE	FAIR	FAIR	N/A			
2304	9	PINE	FAIR	FAIR	N/A			
2305	7	PINE	FAIR	FAIR	N/A			
2306	9	PINE	FAIR	FAIR	N/A			
2307	5	PINE	FAIR	FAIR	N/A			
2308	6	PINE	FAIR	FAIR	N/A			
2309	6	PINE	FAIR	FAIR	N/A			
2310	9	PINE	FAIR	FAIR	N/A			
2311	9	PINE	FAIR	FAIR	N/A			
2312	11	PINE	FAIR	FAIR	N/A			
2313	6	PINE	FAIR	FAIR	N/A			
2314	6	PINE	FAIR	FAIR	N/A			
2315	11	PINE	FAIR	FAIR	N/A			
2316	7	PINE	FAIR	FAIR	N/A			
2317	9	PINE	FAIR	FAIR	N/A			
2318	6	PINE	FAIR	FAIR	N/A			
2319	6	PINE	FAIR	FAIR	N/A			
2320	5	PINE	FAIR	FAIR	N/A			
2321	6	PINE	FAIR	FAIR	N/A			
2322	9	PINE	FAIR	FAIR	N/A			
2323	7	PINE	FAIR	FAIR	N/A			
2324	6	PINE	FAIR	FAIR	N/A			
2325	6	PINE	FAIR	FAIR	N/A			
2326	8	PINE	FAIR	FAIR	N/A			
2327	7	PINE	FAIR	FAIR	N/A			
2328	6	PINE	FAIR	FAIR	N/A			
2329	7	PINE	FAIR	FAIR	N/A			
2330	5	PINE	FAIR	FAIR	N/A			
2331	5	PINE	FAIR	FAIR	N/A			
2332	7	PINE	FAIR	FAIR	N/A			
2333	8	PINE	FAIR	FAIR	N/A			
2334	8	PINE	FAIR	FAIR	N/A			
2335	6	PINE	FAIR	FAIR	N/A			
2336	6	PINE	FAIR	FAIR	N/A			
2337	6	PINE	FAIR	FAIR	N/A			
2338	6	PINE	FAIR	FAIR	N/A			
2339	7	PINE	FAIR	FAIR	N/A			
2340	6	PINE	FAIR	FAIR	N/A			
2341	6	PINE	FAIR	FAIR	N/A			
2342	8	PINE	FAIR	FAIR	N/A			
2343	6	PINE	FAIR	FAIR	N/A			
2344	6	PINE	FAIR	FAIR	N/A			
2345	9	PINE	FAIR	FAIR	N/A			
2346	9	PINE	FAIR	FAIR	N/A			
2347	12	PINE	FAIR	FAIR	N/A			
2348	10	PINE	FAIR	FAIR	N/A			
2349	8	PINE	FAIR	FAIR	N/A			
2350	9	PINE	FAIR	FAIR	N/A			
2351	10	PINE	FAIR	FAIR	N/A			
2352	13	PINE	FAIR	FAIR	N/A			
2353	8	PINE	FAIR	FAIR	N/A			
2354	14	PINE	FAIR	FAIR	N/A			
2355	5	CHERRY	FAIR	FAIR	N/A			
2356	13	PINE	FAIR	FAIR	N/A			
2357	12	PINE	FAIR	FAIR	N/A			
2358	7	CHERRY	FAIR	FAIR	N/A			
2359	6	PINE	FAIR	FAIR	N/A			
2360	6	PINE	FAIR	FAIR	N/A			
2361	15	PINE	FAIR	FAIR	N/A			
2362	10	PINE	FAIR	FAIR	N/A			
2363	10	PINE	FAIR	FAIR	N/A			
2364	7	WATER OAK	FAIR	FAIR	N/A			X
2365	9	WATER OAK	FAIR	FAIR	N/A			X
2366	4	WATER OAK	FAIR	FAIR	N/A			X
2367	8	PINE	FAIR	FAIR	N/A			
2368	7	PINE	FAIR	FAIR	N/A			
2369	9	PINE	FAIR	FAIR	N/A			
2370	8	PINE	FAIR	FAIR	N/A			
2371	6	PINE	FAIR	FAIR	N/A			
2372	12	PINE	FAIR	FAIR	N/A			
2373	7	PINE	FAIR	FAIR	N/A			
2374	12	PINE	FAIR	FAIR	N/A			
2375	9	WATER OAK	FAIR	FAIR	N/A			X
2376	8	PINE	FAIR	FAIR	N/A			
2377	11	WATER OAK	FAIR	FAIR	N/A			X
2378	17	PINE	FAIR	FAIR	N/A			
2379	12	PINE	FAIR	FAIR	N/A			
2380	9	PINE	FAIR	FAIR	N/A			
2381	12	PINE	FAIR	FAIR	N/A			
2382	9	PINE	FAIR	FAIR	N/A			
2383	13	PINE	FAIR	FAIR	N/A			
2384	10	T POPLAR	FAIR	FAIR	N/A			X
2385	8	PINE	FAIR	FAIR	N/A			
2386	8	PINE	FAIR	FAIR	N/A			
2387	8	PINE	FAIR	FAIR	N/A			
2388	9	PINE	FAIR	FAIR	N/A			
2389	16	PINE	FAIR	FAIR	N/A			
2390	14	PINE	FAIR	FAIR	N/A			
2391	13	PINE	FAIR	FAIR	N/A			
2392	13	PINE	FAIR	FAIR	N/A			
2393	11	PINE	FAIR	FAIR	N/A			
2394	4	CHERRY	FAIR	FAIR	N/A			
2395	11	PINE	FAIR	FAIR	N/A			
2396	10	PINE	FAIR	FAIR	N/A			
2397	12	PINE	FAIR	FAIR	N/A			
2398	12	PINE	FAIR	FAIR	N/A			
2399	13	PINE	FAIR	FAIR	N/A			
2400	12	PINE	FAIR	FAIR	N/A			
2401	13	PINE	FAIR	FAIR	N/A			
2402	8	PINE	FAIR	FAIR	N/A			
2403	10	PINE	FAIR	FAIR	N/A			
2404	11	PINE	FAIR	FAIR	N/A			
2405	6	PINE	FAIR	FAIR	N/A			
2406	8	PINE	FAIR	FAIR	N/A			
2407	10	PINE	FAIR	FAIR	N/A			
2408	8	PINE	FAIR	FAIR	N/A			
2409	11	PINE	FAIR	FAIR	N/A			
2410	11	PINE	FAIR	FAIR	N/A			
2411	12	PINE	FAIR	FAIR	N/A			
2412	7	PINE	FAIR	FAIR	N/A			
2413	16	PINE	FAIR	FAIR	N/A			
2414	9	PINE	FAIR	FAIR	N/A			
2415	15	PINE	FAIR	FAIR	N/A			
2416	9	PINE	FAIR	FAIR	N/A			
2417	5	CHERRY	FAIR	FAIR	N/A			
2418	11	PINE	FAIR	FAIR	N/A			
2419	8	PINE	FAIR	FAIR	N/A			
2420	11	PINE	FAIR	FAIR	N/A			
2421	9	PINE	FAIR	FAIR	N/A			
2422	7	PINE	FAIR	FAIR	N/A			
2423	10	PINE	FAIR	FAIR	N/A			
2424	6	PINE	FAIR	FAIR	N/A			
2425	13	PINE	FAIR	FAIR	N/A			
2426	10	PINE	FAIR	FAIR	N/A			
2427	12	PINE	FAIR	FAIR	N/A			
2428	7	PINE	FAIR	FAIR	N/A			
2429	10	PINE	FAIR	FAIR	N/A			
2430	12	PINE	FAIR	FAIR	N/A			
2431	10	PINE	FAIR	FAIR	N/A			
2432	7	PINE	FAIR	FAIR	N/A			
2433	6	PINE	FAIR	FAIR	N/A			
2434	10	PINE	FAIR	FAIR	N/A			
2435	10	PINE	FAIR	FAIR	N/A			
2436	7	PINE	FAIR	FAIR	N/A			
2437	6	PINE	FAIR	FAIR	N/A			
2438	11	PINE	FAIR	FAIR	N/A			
2439	13	PINE	FAIR	FAIR	N/A			
2440	11	PINE	FAIR	FAIR	N/A			
2441	12	PINE	FAIR	FAIR	N/A			
2442	7	PINE	FAIR	FAIR	N/A			
2443	7	PINE	FAIR	FAIR	N/A			
2444	16	PINE	FAIR	FAIR	N/A			
2445	13	PINE	FAIR	FAIR	N/A			
2446	16	PINE	FAIR	FAIR	N/A			
2447	4	SWEETGUM	FAIR	FAIR	N/A			X
2448	11	PINE	FAIR	FAIR	N/A			
2449	8	PINE	FAIR	FAIR	N/A			
2450	8	PINE	FAIR	FAIR	N/A			
2451	8	PINE	FAIR	FAIR	N/A			
2452	16	PINE	FAIR	FAIR	N/A			
2453	13	WATER OAK	FAIR	FAIR	N/A			X
2454	15	PINE	FAIR	FAIR	N/A			
2455	13	PINE	FAIR	FAIR	N/A			
2456	7	PINE	FAIR	FAIR	N/A			
2457	8	PINE	FAIR	FAIR	N/A			
2458	10	PINE	FAIR	FAIR	N/A			
2459	7	PINE	FAIR	FAIR	N/A			
2460	5	SWEETGUM	FAIR	FAIR	N/A			X
2461	12	PINE	FAIR	FAIR	N/A			
2462	14	PINE	FAIR	FAIR	N/A			
2463	4	CHERRY	FAIR	FAIR	N/A			
2464	4	PINE	FAIR	FAIR	N/A			
2465	5	WATER OAK	FAIR	FAIR	N/A			X
2466	7	PINE	FAIR	FAIR	N/A			
2467	6	PINE	FAIR	FAIR	N/A			
2468	10	PINE	FAIR	FAIR	N/A			
2469	8	WATER OAK	FAIR	FAIR	N/A			X
2470	11	PINE	FAIR	FAIR	N/A			
2471	6	PINE	FAIR	FAIR	N/A			
2472	14	PINE	FAIR	FAIR	N/A			
2473	12	PINE	FAIR	FAIR	N/A			
2474	13	PINE	FAIR	FAIR	N/A			
2475	12	PINE	FAIR	FAIR	N/A			
2476	11	PINE	FAIR	FAIR	N/A			
2477	11	PINE	FAIR	FAIR	N/A			
2478	11	PINE	FAIR	FAIR	N/A			
2479	11	PINE	FAIR	FAIR	N/A			
2480	7	PINE	FAIR	FAIR	N/A			
2481	8	PINE	FAIR	FAIR	N/A			
2482	16	PINE	FAIR	FAIR	N/A			
2483	7	WATER OAK	FAIR	FAIR	N/A			X
2484	17	PINE	FAIR	FAIR	N/A			
2485	8	WATER OAK	FAIR	FAIR	N/A			X
2486	6	CHERRY	FAIR	FAIR	N/A			
2487	17	PINE	FAIR	FAIR	N/A			
2488	8	PINE	FAIR	FAIR	N/A			
2489	10	PINE	FAIR	FAIR	N/A			
2490	12

2501	16	PINE	FAIR	FAIR	N/A		
2502	12	PINE	FAIR	FAIR	N/A		
2503	19	PINE	FAIR	FAIR	N/A		
2504	10	PINE	FAIR	FAIR	N/A		
2505	7	PINE	FAIR	FAIR	N/A		
2506	7	PINE	FAIR	FAIR	N/A		
2507	7	PINE	FAIR	FAIR	N/A		
2508	10	PINE	FAIR	FAIR	N/A		
2509	9	PINE	FAIR	FAIR	N/A		
2510	10	PINE	FAIR	FAIR	N/A		
2511	8	WATER OAK	FAIR	FAIR	N/A		X
2512	12	PINE	FAIR	FAIR	N/A		
2513	12	PINE	FAIR	FAIR	N/A		
2514	5	WATER OAK	FAIR	FAIR	N/A		X
2515	5	WATER OAK	FAIR	FAIR	N/A		X
2516	10	PINE	FAIR	FAIR	N/A		
2517	5	PINE	FAIR	FAIR	N/A		
2518	14	PINE	FAIR	FAIR	N/A		
2519	10	PINE	FAIR	FAIR	N/A		
2520	9	PINE	FAIR	FAIR	N/A		
2521	12	PINE	FAIR	FAIR	N/A		
2522	10	PINE	FAIR	FAIR	N/A		
2523	14	PINE	FAIR	FAIR	N/A		
2524	7	PINE	FAIR	FAIR	N/A		
2525	7	PINE	FAIR	FAIR	N/A		
2526	8	PINE	FAIR	FAIR	N/A		
2527	14	PINE	FAIR	FAIR	N/A		
2528	5	PINE	FAIR	FAIR	N/A		
2529	8	PINE	FAIR	FAIR	N/A		
2530	12	PINE	FAIR	FAIR	N/A		
2531	25	WATER OAK	FAIR	FAIR	S	SPECIMEN	X
2532	8	PINE	FAIR	FAIR	N/A		
2533	11	PINE	FAIR	FAIR	N/A		
2534	13	PINE	FAIR	FAIR	N/A		
2535	10	PINE	FAIR	FAIR	N/A		
2536	14	PINE	FAIR	FAIR	N/A		
2537	8	WATER OAK	FAIR	FAIR	N/A		X
2538	12	PINE	FAIR	FAIR	N/A		
2539	8	PINE	FAIR	FAIR	N/A		
2540	6	WATER OAK	FAIR	FAIR	N/A		X
2541	8	PINE	FAIR	FAIR	N/A		
2542	9	PINE	FAIR	FAIR	N/A		
2543	7	PINE	FAIR	FAIR	N/A		
2544	15	PINE	FAIR	FAIR	N/A		
2545	13	PINE	FAIR	FAIR	N/A		
2546	13	PINE	FAIR	FAIR	N/A		
2547	8	PINE	FAIR	FAIR	N/A		
2548	8	WATER OAK	FAIR	FAIR	N/A		X
2549	11	PINE	FAIR	FAIR	N/A		
2550	8	PINE	FAIR	FAIR	N/A		
2551	5	PINE	FAIR	FAIR	N/A		
2552	13	PINE	FAIR	FAIR	N/A		
2553	7	PINE	FAIR	FAIR	N/A		
2554	6	PINE	FAIR	FAIR	N/A		
2555	7	PINE	FAIR	FAIR	N/A		
2556	9	PINE	FAIR	FAIR	N/A		
2557	10	PINE	FAIR	FAIR	N/A		
2558	26	MAPLE	FAIR	FAIR	S	SPECIMEN	
2559	7	CHERRY	FAIR	FAIR	S	SPECIMEN	
2560	43	T POPLAR	FAIR	FAIR	S	SPECIMEN	X
2561	7	CHERRY	FAIR	FAIR	N/A		
2562	6	CHERRY	FAIR	FAIR	N/A		
2563	7	CHERRY	FAIR	FAIR	N/A		

Tree ID #	Diameter	Tree Species	Condition	
#	Inches	Common Name	Biological Health (Vigor)	Structural
1	10	PINE	FAIR	FAIR
2	10	PINE	FAIR	FAIR
3	10	PINE	FAIR	FAIR
4	10	PINE	FAIR	FAIR
5	10	PINE	FAIR	FAIR
6	11	PINE	FAIR	FAIR
7	11	PINE	FAIR	FAIR
8	11	PINE	FAIR	FAIR
9	11	PINE	FAIR	FAIR
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11	11	PINE	FAIR	FAIR
12	11	PINE	FAIR	FAIR
13	12	PINE	FAIR	FAIR
14	12	PINE	FAIR	FAIR
15	12	PINE	FAIR	FAIR
16	12	PINE	FAIR	FAIR
17	12	PINE	FAIR	FAIR
18	13	PINE	FAIR	FAIR
19	13	PINE	FAIR	FAIR
20	13	PINE	FAIR	FAIR
21	13	PINE	FAIR	FAIR
22	13	PINE	FAIR	FAIR
23	13	PINE	FAIR	FAIR
24	13	PINE	FAIR	FAIR
25	13	PINE	FAIR	FAIR
26	13	PINE	FAIR	FAIR
27	13	PINE	FAIR	FAIR
28	14	PINE	FAIR	FAIR
29	14	PINE	FAIR	FAIR
30	14	PINE	FAIR	FAIR
31	14	PINE	FAIR	FAIR
32	14	PINE	FAIR	FAIR
33	14	PINE	FAIR	FAIR
34	14	PINE	FAIR	FAIR
35	14	PINE	FAIR	FAIR
36	14	PINE	FAIR	FAIR
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83	21	PINE	FAIR	FAIR
84	22	PINE	FAIR	FAIR
85	22	PINE	FAIR	FAIR
86	22	PINE	FAIR	FAIR
87	4	SWEET GUM	FAIR	FAIR
88	4	SWEET GUM	FAIR	FAIR
89	4	SWEET GUM	FAIR	FAIR
90	4	SWEET GUM	FAIR	FAIR
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93	5	SWEET GUM	FAIR	FAIR
94	5	SWEET GUM	FAIR	FAIR
95	5	SWEET GUM	FAIR	FAIR
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131	15	TULIP POPLAR	FAIR	FAIR
132	16	TULIP POPLAR	FAIR	FAIR
133	20	TULIP POPLAR	FAIR	FAIR
134	24	TULIP POPLAR	FAIR	FAIR
135	5	BOX ELDER	FAIR	FAIR
136	8	BOX ELDER	FAIR	FAIR

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 001232 ERIC HARMON SHADE

GSWCC NO. (LEVEL II) 0000008170
DRAWN BY JSR
DESIGNED BY EHS/JSR
REVIEWED BY EHS
DATE 08/22/2025
PROJECT NO. 018754049

TITLE
TREE DATA TABLE

SHEET NUMBER
L1.12

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754049_Empire Old Milton 2\CAD\PlanSheets\L0.00 - TREE LIST & CALCS.dwg L1.12 TREE DATA TABLE Jun 29, 2026 6:31pm by: Jack.Ritter

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CONCEPT PLANT SCHEDULE

- LARGE CANOPY TREE 1
- LARGE CANOPY TREE 2
- LARGE CANOPY TREE 3
- LARGE CANOPY TREE 4
- LARGE EVERGREEN TREE 1
- LARGE EVERGREEN TREE 2

TREE PROTECTION LEGEND

- X — TREE TO BE REMOVED
- TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- SPECIMEN TREE TO BE PROTECTED
- CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

LEGEND

- REFORESTATION PLANTING 1.14 ACRES

REFORESTATION SPECIES LIST

DOGWOOD, FLOWERING
FRINGETREE (GRANCY GRAY BEARD)
HICKORY, PIGNUT
HORNBEAM, AMERICAN
MAGNOLIA, SOUTHERN
MAGNOLIA, SWEETBAY
MAPLE, RED
MAPLE, SOUTHERN SUGAR (FLORIDA SUGAR)
OAK, NORTHERN RED
OAK, NUTTALL,
OAK, OVERCUP
OAK, PIN
OAK, SHUMARD
OAK, SOUTHERN RED
REDBUD, EASTERN
RED CEDAR, EASTERN
SERVICEBERRY, DOWNY

LARGE CANOPY SPECIES LIST

MAPLE, SUGAR
OAK, NORTHERN RED
OAK, SHUMARD
OAK, WILLOW
OAK, PIN
OAK, NUTTALL
BEECH, AMERICAN

LARGE EVERGREEN SPECIES LIST

MAGNOLIA, SOUTHERN
REDCEDAR, EASTERN
CEDAR, DEODAR
ARBORVITAE, GREEN GIANT

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT KEITH HARMON STATE LA001232

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

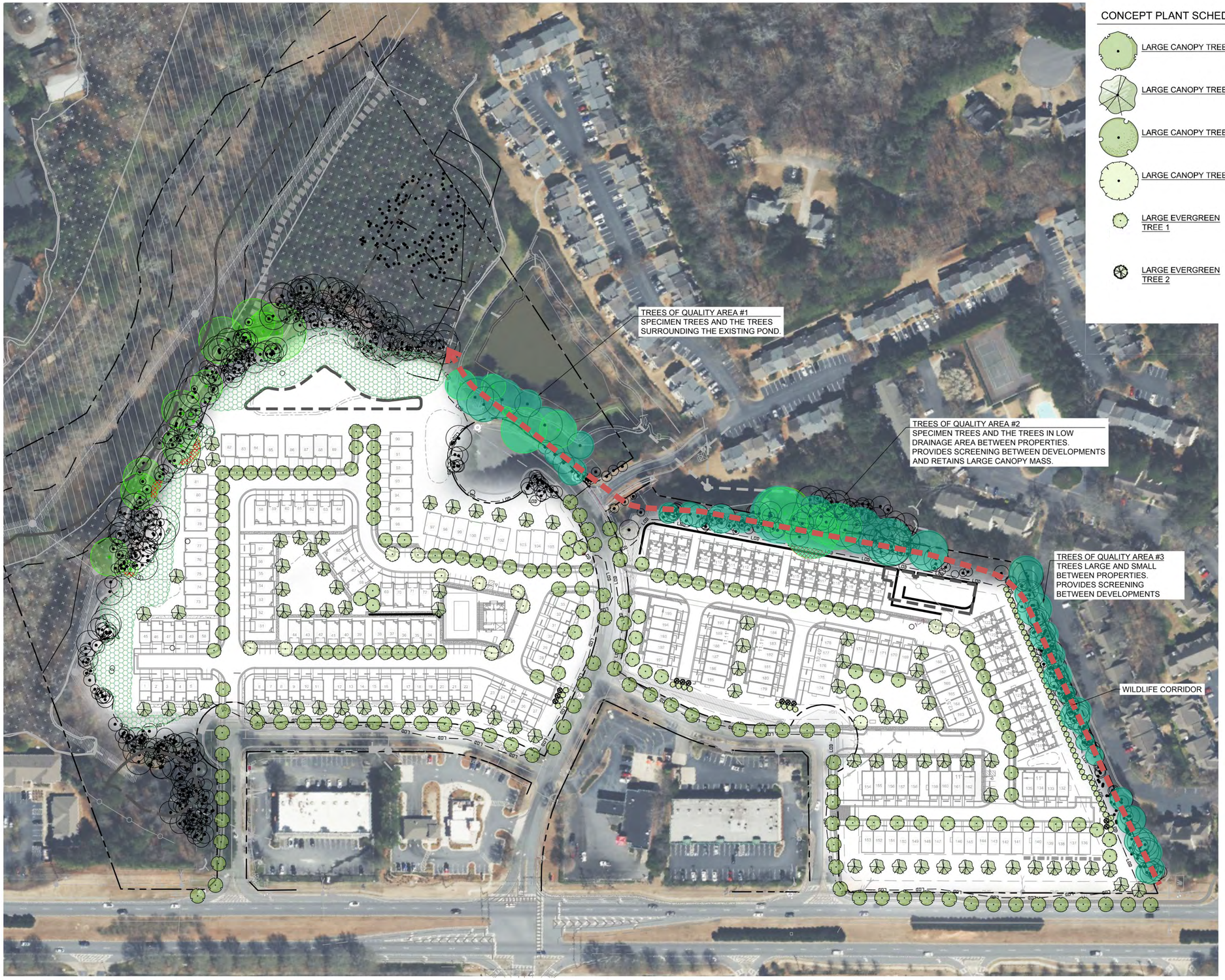
TITLE
CONCEPT TREE PLAN

SHEET NUMBER
L0.00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754049_Empire Old Milton 2\CAD\PlanSheets\E0.00 - TREE EXHIBIT PLAN.dwg E0.00 OVERALL TREE EXHIBIT PLAN Jun 30, 2026 8:52am by Eric.Shade

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- CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT

LEGEND

- REFORESTATION PLANTING 1.14 ACRES

REFORESTATION SPECIES LIST

DOGWOOD, FLOWERING
FRINGETREE (GRANCY GRAY BEARD)
HICKORY, PIGNUT
HORNBEAM, AMERICAN
MAGNOLIA, SOUTHERN
MAGNOLIA, SWEETBAY
MAPLE, RED
MAPLE, SOUTHERN SUGAR (FLORIDA SUGAR)
OAK, NORTHERN RED
OAK, NUTTALL,
OAK, OVERCUP
OAK, PIN
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REDCEDAR, EASTERN
CEDAR, DEODAR
ARBORVITAE, GREEN GIANT

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PROJECT
OLD MILTON 2
3842 OLD MILTON PKWY,
ALPHARETTA, GA 30005

GEORGIA REGISTERED LANDSCAPE ARCHITECT 001232 ERIC HARMON SHADE

GSWCC NO. (LEVEL II)	0000008170
DRAWN BY	JSR
DESIGNED BY	EHS/JSR
REVIEWED BY	EHS
DATE	04/22/2026
PROJECT NO.	018754049

TITLE
TREES OF QUALITY PLAN

SHEET NUMBER
L0.01

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754049_Empire Old Milton 2\CAD\PlanSheets\E0.00 - TREE EXHIBIT PLAN.dwg E0.00 OVERALL TREE EXHIBIT PLAN (3) Jun 29, 2026 10:57am by: Eric.Shade

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22x40
CAROLINE



22x40 – Perspective View



22x40 – Front Elevation





22x40 – Side Elevations



22x40 – Rear Elevation

24x38
EMALINE



24x38 – Front Elevation



24x38 – Front Elevation



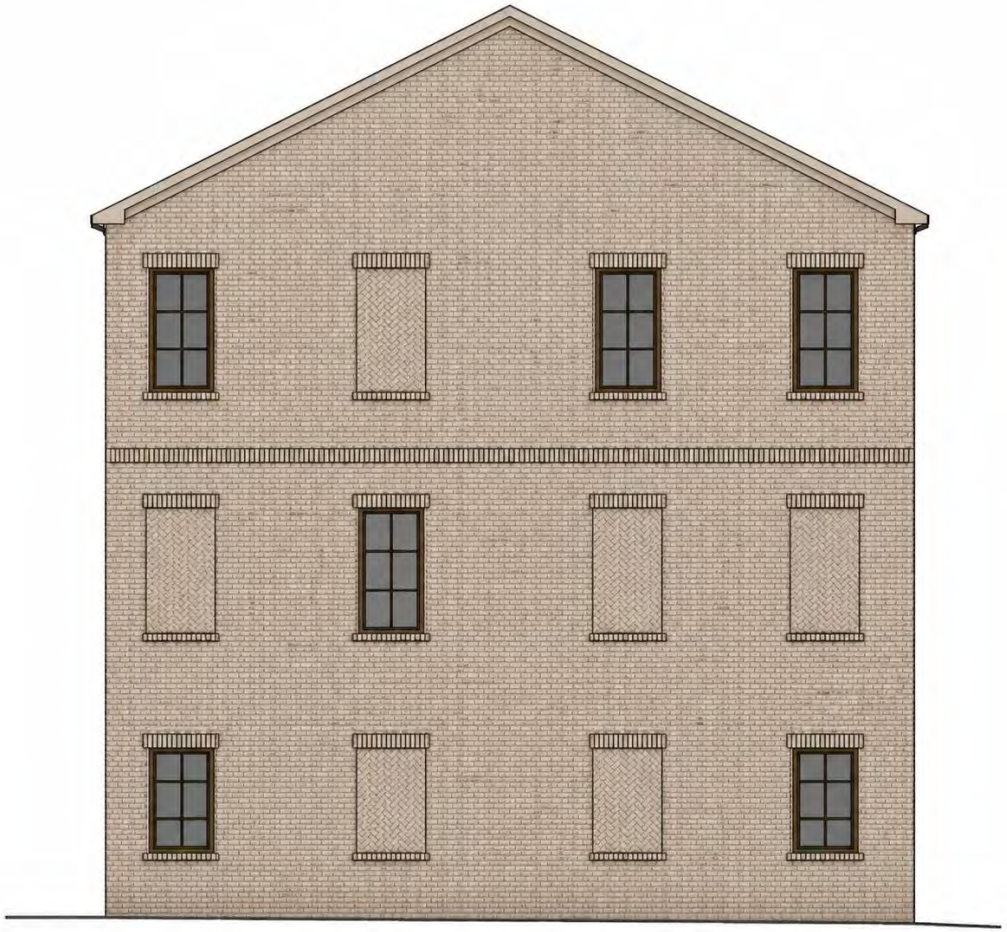
24x38 – Front Elevation





24x38 – Side Elevations





24x38 – Side Elevations





24x38 – Side Elevations



24x38 – Rear Elevation

20x35
LINDSEY ROOFTOP



20X35 Rooftop – Perspective View



20X35 Rooftop – Front Elevation





20X35 Rooftop – Side Elevations



20X35 Rooftop – Rear Elevation

20x35
LYNDON



20X35 – Perspective View



20X35 – Front Elevation





20X35 – Side Elevations



20X35 – Rear Elevation



















A&R Engineering, Inc.

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

Memorandum

To: Empire Homes
From: Abdul Amer, PE
Date: June 24, 2026
Subject: Trip Generation Comparison for proposed development at 3842 Old Milton Parkway in Alpharetta, GA | A&R 25-231

The purpose of this memorandum is to compare the trip generation volumes between the proposed development and the existing zoning plan for the development at 3842 Old Milton Parkway in Alpharetta, GA. The proposed development will consist of 195 townhomes, and the existing zoning plan allows for 315,000 SF of general office space. An overlay of the proposed residential development is shown below.



Overlay of Proposed Residential Development

METHODOLOGY

Trip generation estimates for the project 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 estimates referenced for this comparison are based on the following ITE land use categories: *215 Single-Family Attached Housing and 710 General Office Building.*

Land Use: 215 Single-Family Attached Housing: Single-Family Attached Housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes and townhouses/rowhouses.

Land Use: 710 General Office Building: A general office building is a building with multiple tenants that employ people in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ITE 215 – Single-Family Attached Housing	195 Units	25	75	100	59	44	103	638	639

Based on the trip generation rates published by ITE, the proposed residential development will generate 100 two-way trips in the AM peak hour, 103 two-way trips in the PM peak hour, and 1,277 total new external two-way trips in a 24-hour duration.

TABLE 2 – TRIP GENERATION FOR EXISTING ZONING

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
ITE 710 – General Office Building	315,000 SF	328	45	373	55	288	343	1,077	1,078

The trip generation volumes for the general office land use allowed under the existing zoning are shown above in Table 2. The ITE estimates are 373 two-way trips in the AM peak hour, 343 two-way trips in the PM peak hour, and a total of 2,155 new external two-way trips in a 24-hour duration.

Table 3 – Trip Generation Comparison								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing (Proposed)	195 Units	25	75	100	59	44	103	1,277
ITE 710 – General Office Building (Existing)	315,000 SF	328	45	373	55	288	343	2,155
Total Difference (Proposed Zoning – Existing Zoning)		-303	30	-273	4	-244	-240	-878
Percent Difference (Proposed Development versus Existing Zoning)		-172%	50%	-115%	7%	-147%	-108%	-51%

Table 3 above shows the difference in trip generation volumes between the proposed plan that consists of single-family attached housing (townhomes) and the existing allowable land-use that includes the general office space. The single-family housing under the proposed plan would generate approximately 115% fewer two-way trips during the AM peak hour, 108% fewer two-way trips during the PM peak hour, and 51% fewer two-way trips during a 24-hour weekday period.

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 3842 SR 120 (OLD MILTON PARKWAY)

CITY OF ALPHARETTA, GEORGIA



Prepared for:

Empire Homes
5775 Glenridge Drive Building D, Suite 350
Atlanta, GA 30328

Prepared By:

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January 30, 2026
Revised: June 26, 2026
A & R Project # 25-231

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EXECUTIVE SUMMARY

Traffic impacts were evaluated for the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta. The project will consist of 195 townhomes to be constructed in a single phase, with completion anticipated in 2030.

The development proposes access on the following driveways:

- Site Driveway 1: Full Access Driveway at the end of Waters Ferry Drive
- Site Driveways 2 & 3: Two full access driveways aligned with each other on Cotton Creek Entry
- Site Driveway 4: Full Access Driveway on Cotton Mill Place
- Site Driveway 5: Emergency-Only Driveway on Cotton Mill Place

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. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

The following trip volumes will be generated by the proposed development:

- Daily Trips: 1,277 (638 entering, 639 exiting)
- AM Peak Hour Trips: 100 (25 entering, 70 exiting)
- PM Peak Hour Trips: 103 (59 entering, 44 exiting)

The traffic impact study (TIS) analyzed the AM and PM Peak Hours for the Existing, No-Build, and Build conditions. A comparison of level of service (LOS) results across the three scenarios is summarized in Table E-1.

TABLE E-1 – EXISTING 2026 AND FUTURE 2030 INTERSECTION OPERATIONS							
	Intersection	**Existing**		**No-Build**		**Build**	
		AM	PM	AM	PM	AM	PM
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place**						
	-Southbound Approach	D (25.4)	C (18.8)	D (34.9)	C (24.7)	E (43.0)	D (26.5)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway**	**B (13.2)**	**C (20.3)**	**C (21.5)**	**C (32.3)**	**C (23.1)**	**D (36.9)**
	-Eastbound Approach	A (8.7)	B (17.6)	B (16.0)	B (16.5)	B (17.5)	B (19.6)
	-Westbound Approach	B (14.9)	B (15.4)	C (20.7)	B (15.1)	C (22.0)	B (15.9)
	-Northbound Approach	E (78.1)	F (102.6)	F (87.1)	F (247.0)	F (88.4)	F (259.8)
	-Southbound Approach	E (75.2)	E (72.0)	E (57.1)	F (142.0)	E (58.2)	F (230.2)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive**						
	-Southbound Approach	C (21.9)	D (28.1)	E (37.5)	E (41.1)	E (48.1)	E (48.4)

*Delay exceeds 300 sec

The results of the existing traffic operations analysis indicate that the signalized intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) is operating at an overall level of service (LOS) "C" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 are both operating at a level of service "D" or better with peak hour traffic.

The results of the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "D" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.

1.0 INTRODUCTION

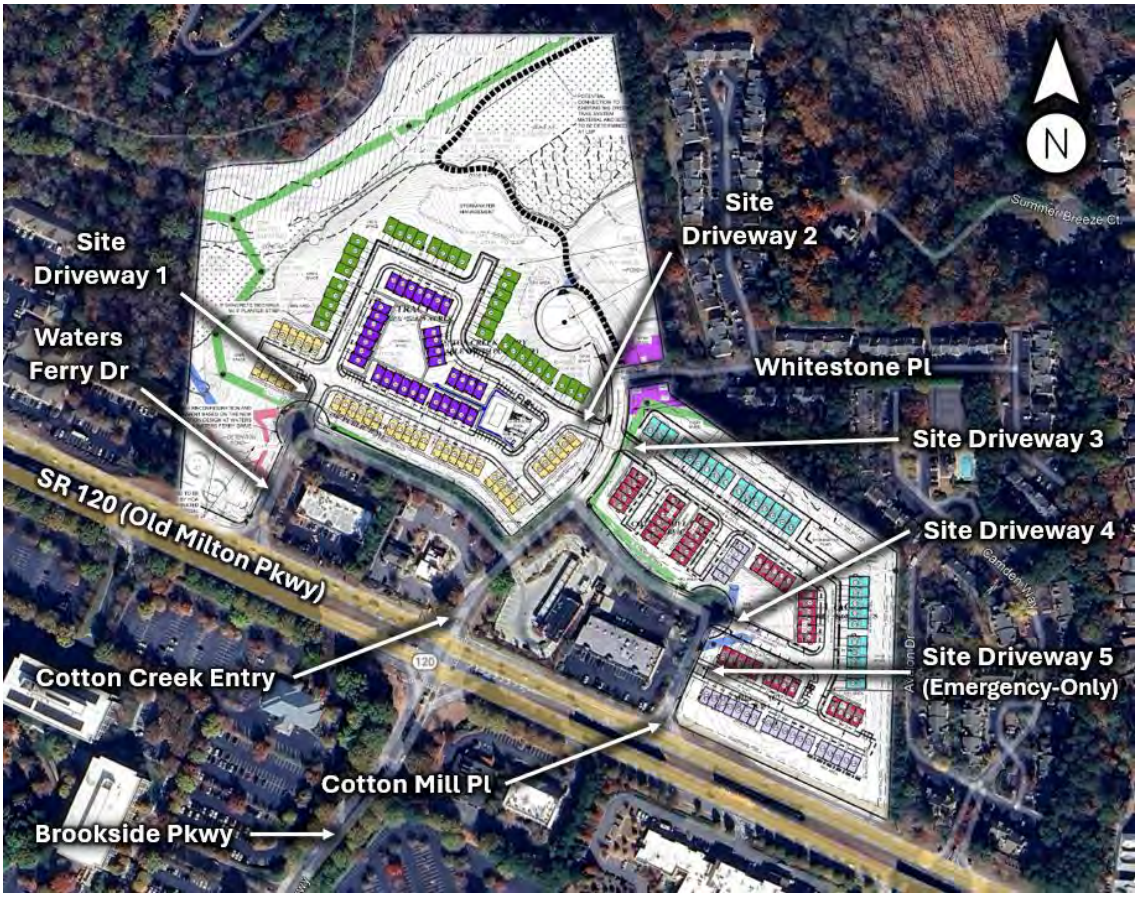
The purpose of this study is to determine the traffic impact of the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta, Georgia. The traffic analysis includes an evaluation of the current operations and future conditions with the traffic generated by the development. The project will consist of 195 townhomes to be constructed in a single phase, with completion anticipated in 2030.

As approved by the city in the methodology process, this study includes the evaluation of traffic operations at the intersections of:

1. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

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

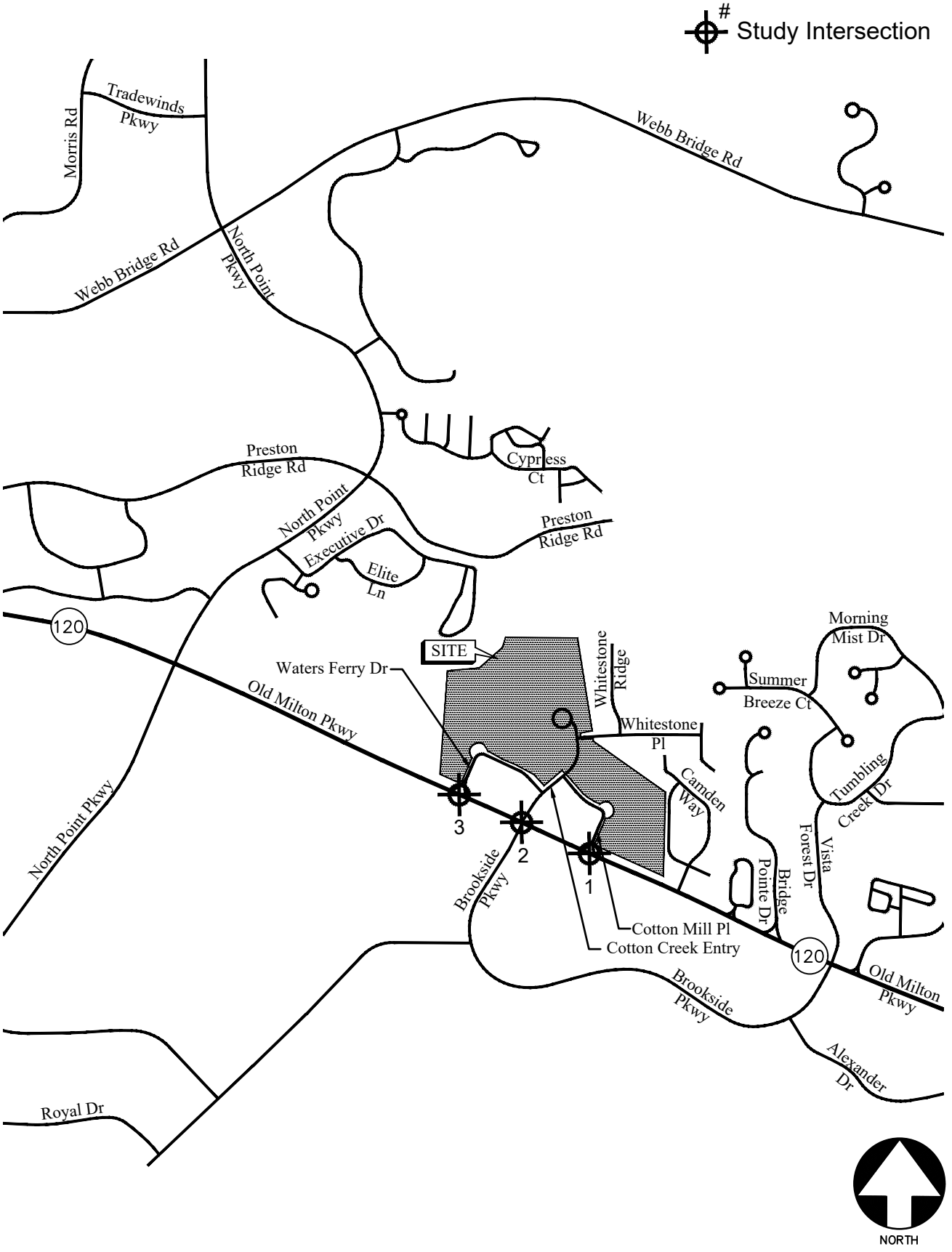
The development proposes access on the following driveways:

- **Site Driveway 1**: Full access driveway at the end of Waters Ferry Drive
- **Site Driveways 2 & 3**: Two full access driveways aligned with each other on Cotton Creek Entry
- **Site Driveway 4**: Full access driveway on Cotton Mill Place
- **Site Driveway 5**: Emergency-only driveway on Cotton Mill Place

The residential development is proposed to be constructed in a single phase by 2030.

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 are shown in Figure 1.

A site plan is shown in Figure 2.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

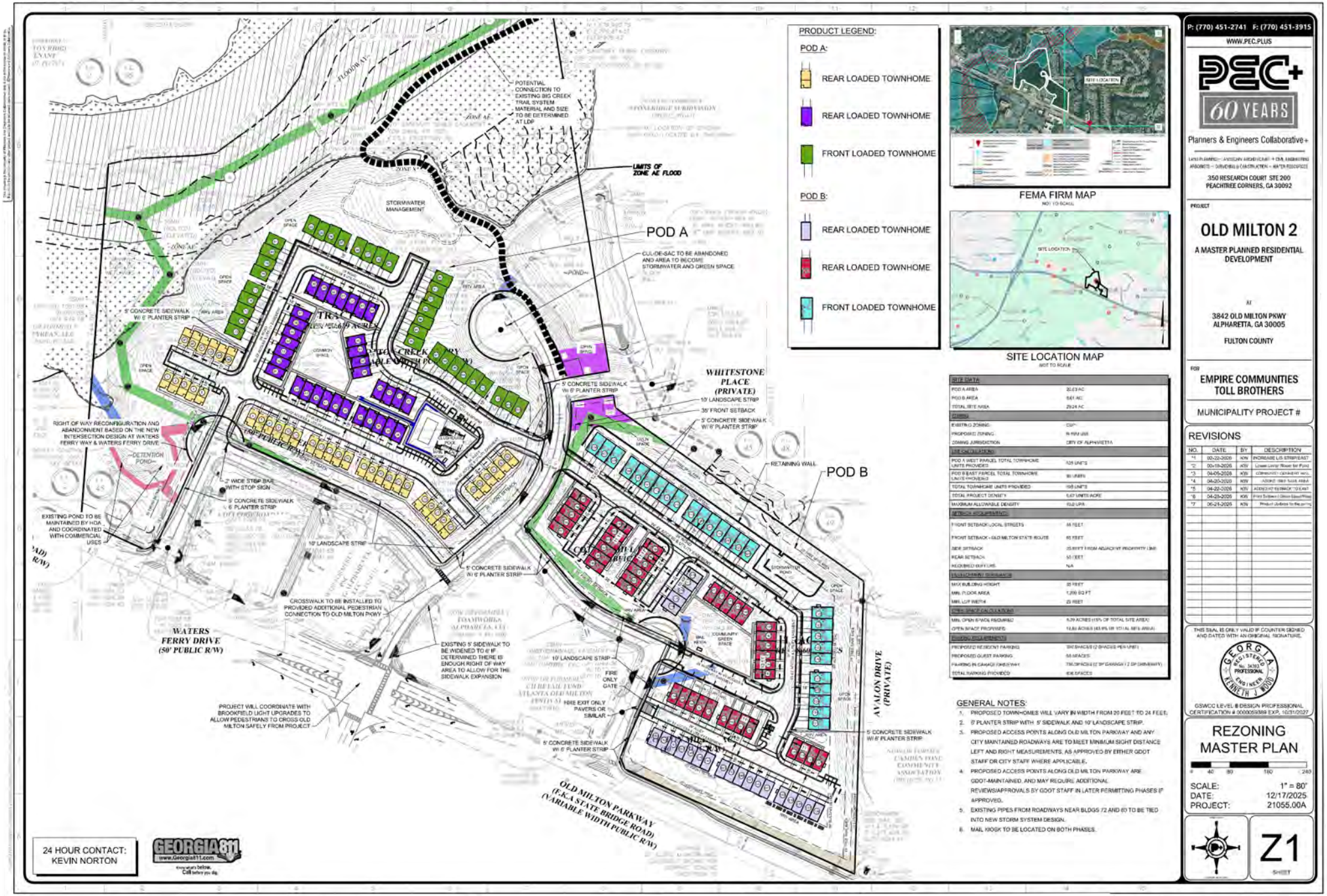


Figure 2 – Site Plan

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 SR 120 (Old Milton Parkway)

SR 120 (Old Milton Parkway) is an east-west, four-lane, median divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 121-0312) indicate that the daily traffic volume on SR 120 (Old Milton Parkway) in 2024 was 49,000 vehicles per day east of Brookside Parkway / Cotton Creek Entry. GDOT and the City of Alpharetta classify SR 120 (Old Milton Parkway) as a principal arterial roadway.

2.1.2 Brookside Parkway

Brookside Parkway is a four-lane undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. The City of Alpharetta classifies Brookside Parkway as a local roadway.

2.1.3 Cotton Creek Entry

Cotton Creek Entry is a north-south, two lane, undivided roadway in the vicinity of the site with a speed limit of 35 mph. The City of Alpharetta classifies Cotton Creek Entry as a local roadway.

2.1.4 Waters Ferry Drive

Waters Ferry Drive is a north-south, two lane, undivided roadway in the vicinity of the site with a speed limit of 35 mph. The City of Alpharetta classifies Waters Ferry Drive as a local roadway.

2.1.5 Cotton Mill Place

Cotton Mill Place is a north-south, two lane, undivided roadway in the vicinity of the site with a speed limit of 35 mph. The City of Alpharetta classifies Cotton Mill Place as a local roadway.

2.2 Inventory of Pedestrian, Multi-Use Trail, Bicycle and Transit Facilities

- Sidewalks are present along SR 120 (Old Milton Parkway), Brookside Parkway, Cotton Creek Entry, Cotton Mill Place and Waters Ferry Road.
- Pedestrian crosswalks are present at the signalized intersection of SR 120 (Old Milton Parkway) and Cotton Creek Entry / Brookside Parkway.
- The MARTA 185 – Alpharetta bus route is located within 0.1 miles of the proposed site. Bus stops are located on both sides of Old Milton Parkway to the west of its intersection with Cotton Creek Entry / Brookside Parkway.

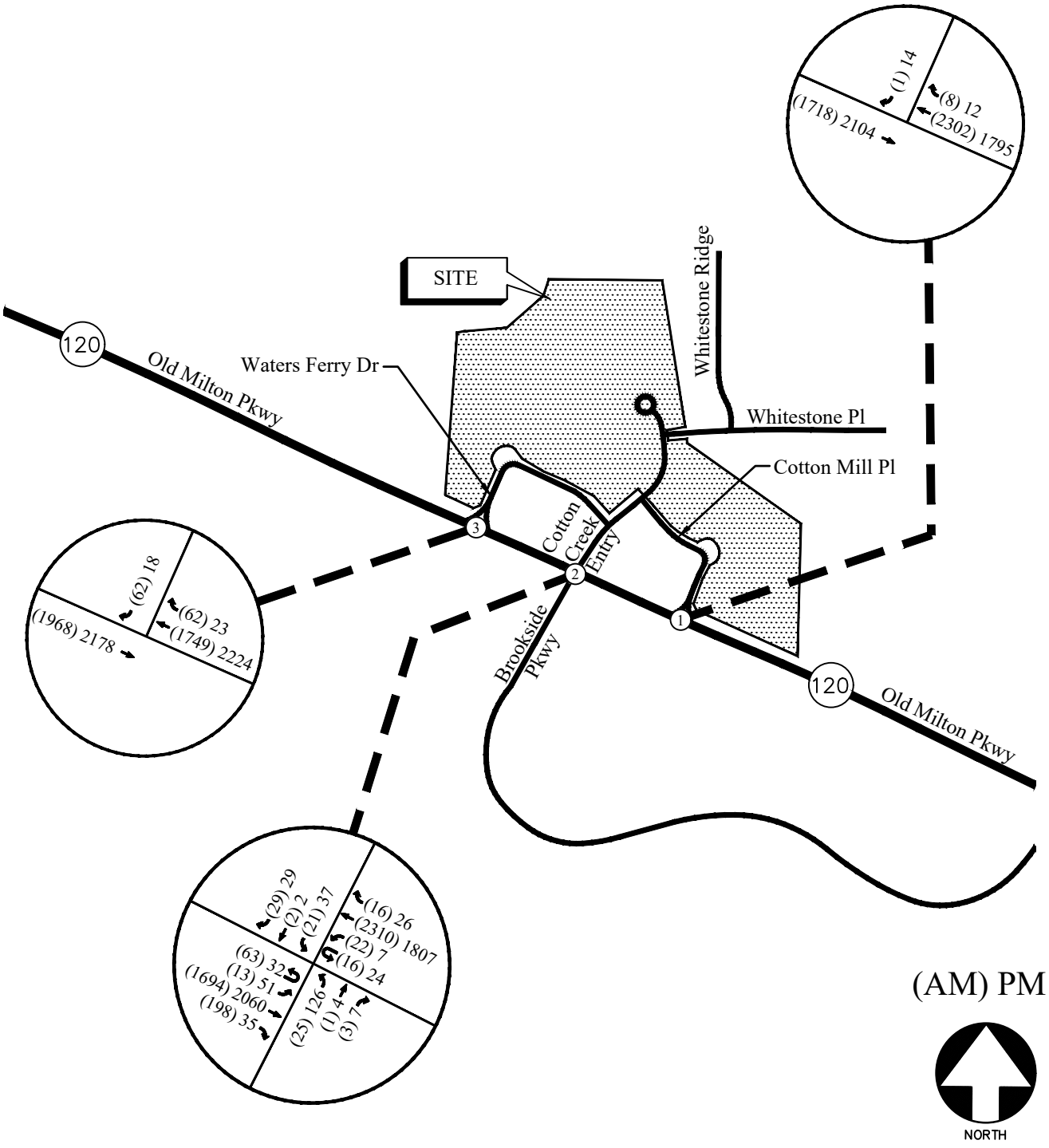
2.3 Traffic Count and Signal Timing Data

Traffic counts were collected on Tuesday December 09, 2025, to obtain AM (7:00 - 9:00) and PM (4:00 - 6:00) peak hour volumes at the following study intersections:

1. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

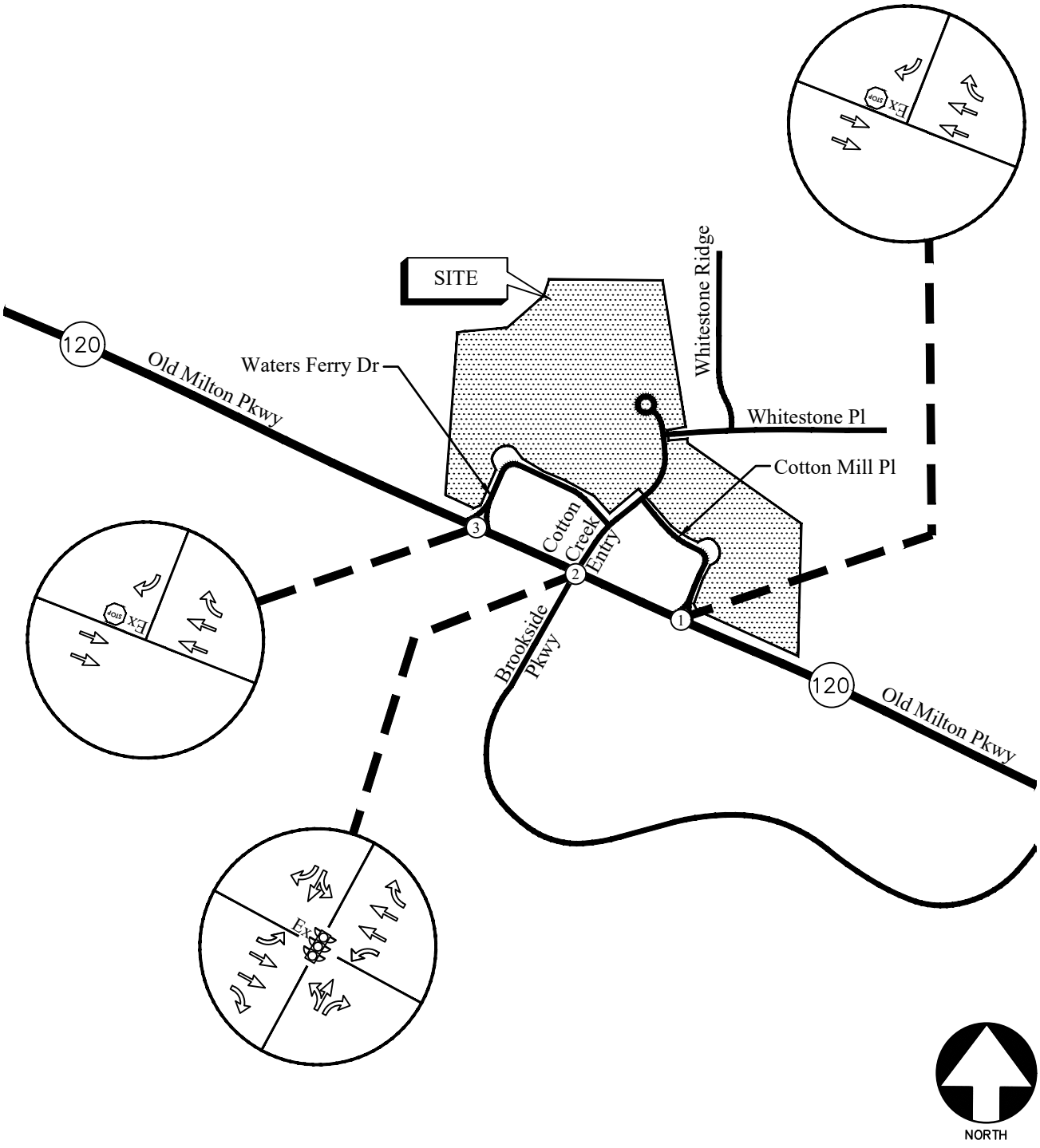
All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The local schools were in operation when this data was collected. The four consecutive 15-minute interval volumes that produced the highest volume at the study intersections 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 each study intersection are shown in Figure 4.

The default value of 2% for heavy vehicles was used in the traffic modeling. For eastbound and westbound traffic on SR 120 (Old Milton Parkway), 3% heavy vehicle/truck traffic has been used for both peak hours under all conditions, based on data obtained from the GDOT TADA (Traffic Analysis and Data Application) website at Station #121-0312, which is located within 500 ft to the east of the Cotton Creek Entry / Brookside Parkway intersection.



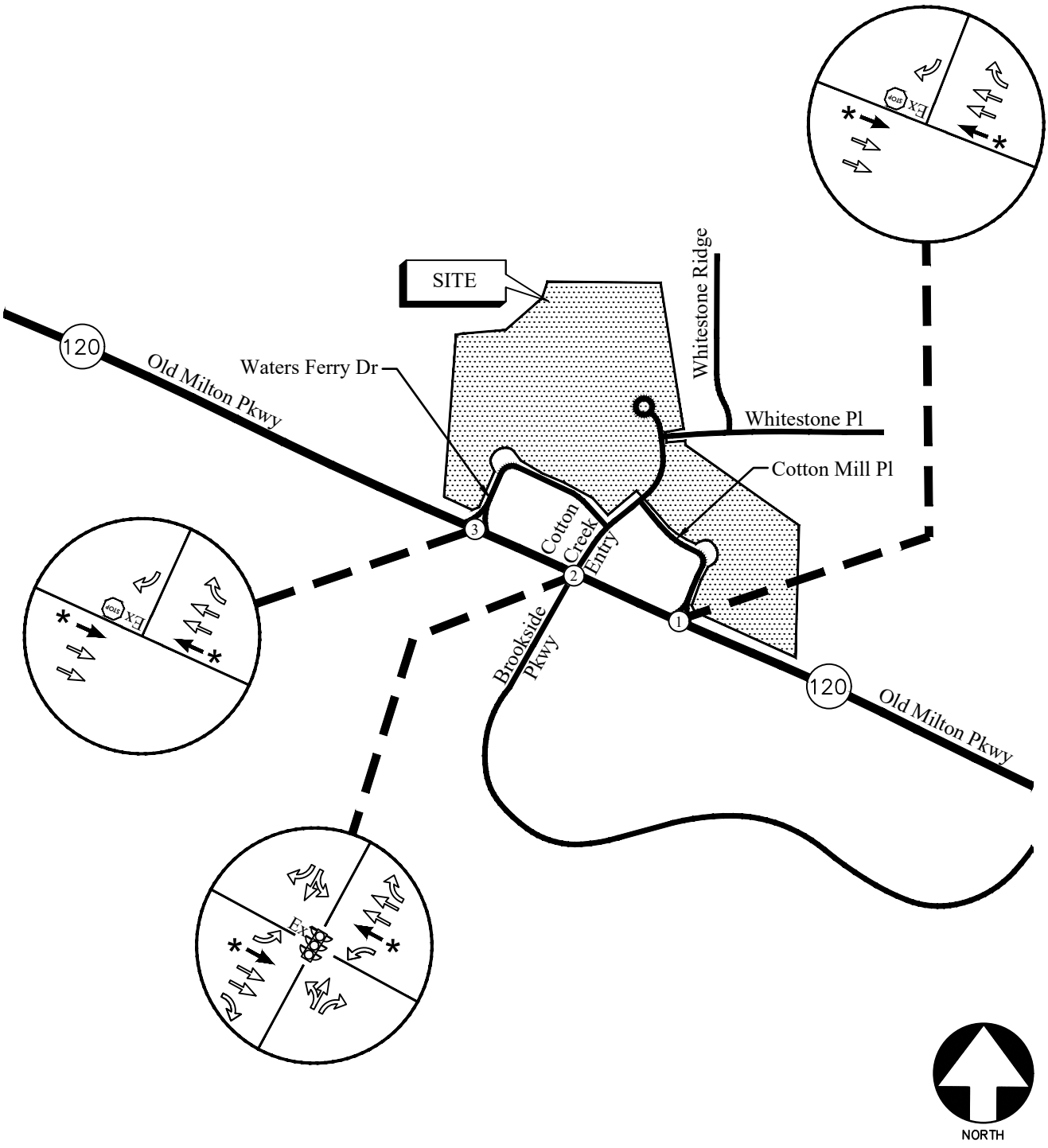
EXISTING WEEKDAY PEAK HOUR VOLUMES FIGURE 3

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 4

A&R Engineering Inc.



TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 5
(IMPROVEMENT PROJECTS) **A&R Engineering Inc.**

3.0 FUTURE CONDITIONS

3.1 Programmed and Planned Transportation Improvements

There is one programmed or planned project in the vicinity of the proposed site that will upgrade the existing study intersections. The revised lane configurations are shown in Figure 5.

3.1.1 GDOT PI No. 0017187 — SR 120 (Old Milton Parkway) Widening

GDOT project #0017187 will span approximately 2 miles between North Point Parkway to Kimball Bridge Road and will widen SR 120 (Old Milton Parkway) from four lanes to six with a raised median. The project is anticipated to be completed in 2029 (one year before the proposed development) and was therefore included in both the "No-Build" and "Build" scenarios.

3.2 Background Growth

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 growth in data over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% 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

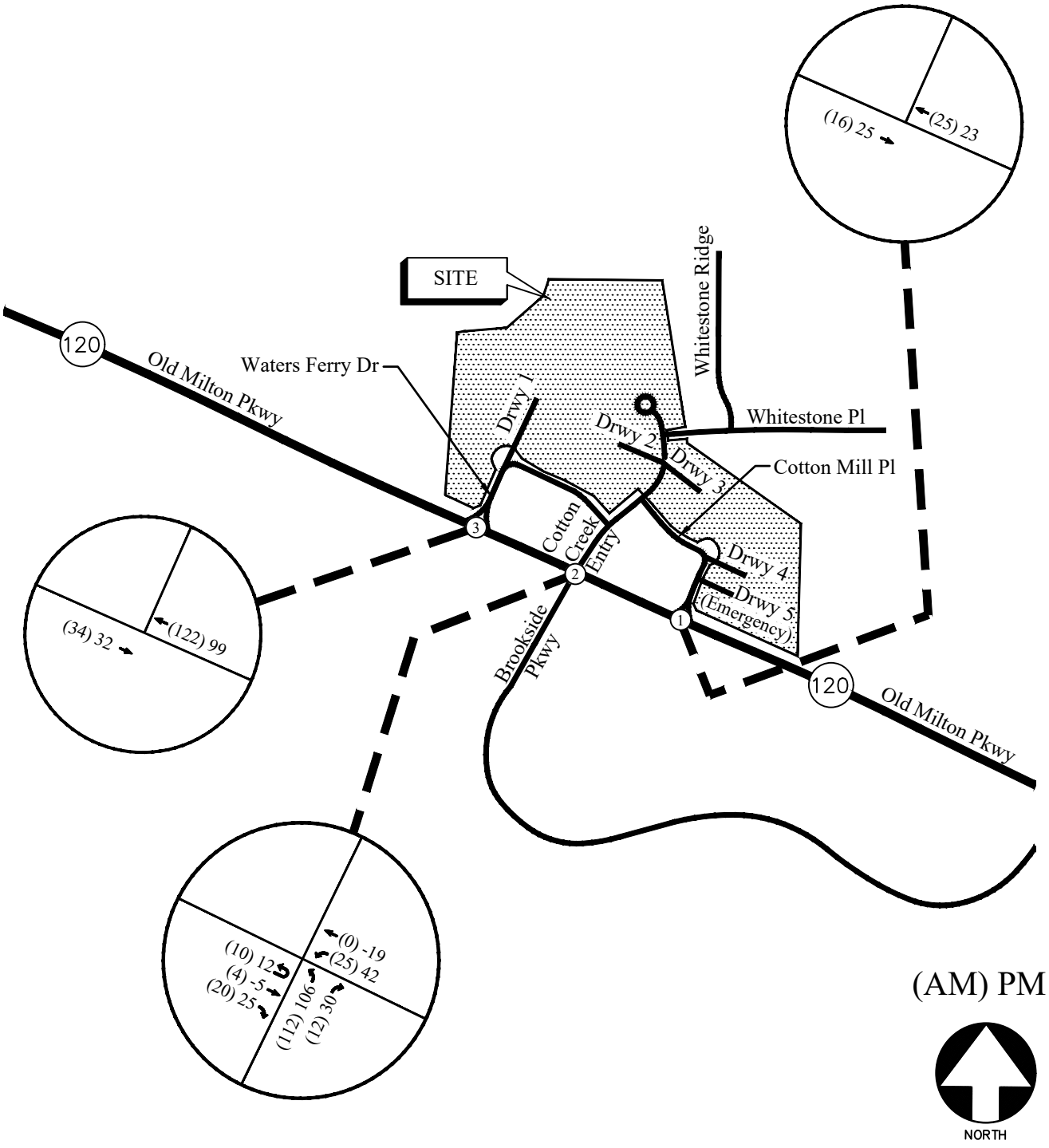
There are currently two proposed adjacent developments in the study area.

3.3.1 Brookside Mixed-Use Project DRI #4317

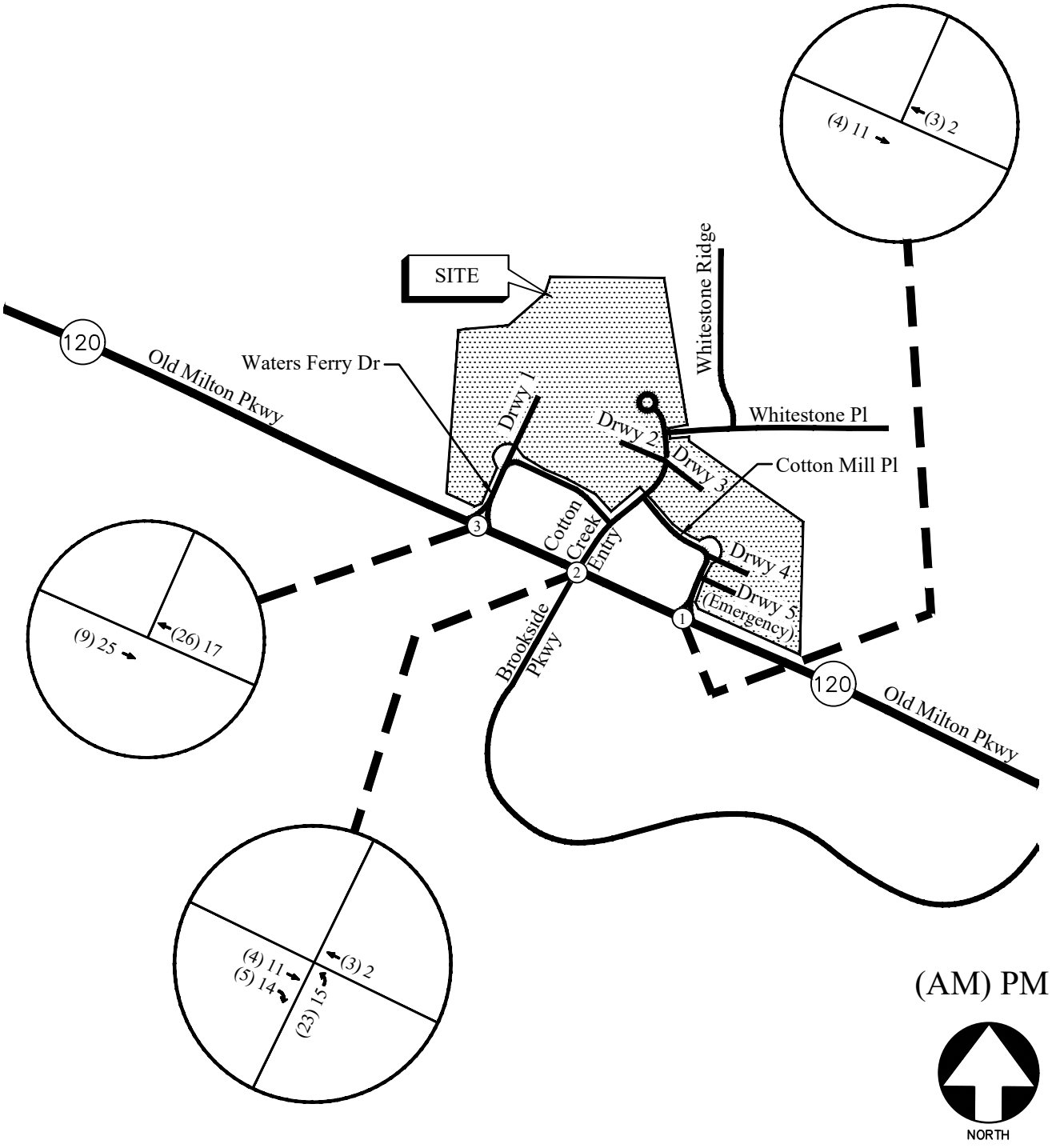
The adjacent Brookside Mixed-Use Project (DRI #4317) is located to the west of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour traffic volumes for this development were estimated in the traffic study submitted by Kimley-Horn and Associates in February 2025, and the traffic volumes that will pass through this study network are shown in Figure 6.

3.3.2 Brookside Parkway Tract Project

The adjacent Brookside Parkway Tract Project is located to the east of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour volumes for this site were estimated in the traffic study submitted by Kimley-Horn and Associates in February 2025, and the traffic volumes that will pass through this study network are shown in Figure 7.



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES FIGURE 6
(ADJACENT BROOKSIDE MIXED USE PROJECT DRI #4317) **A&R Engineering Inc.**



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES FIGURE 7
(ADJACENT BROOKSIDE PARKWAY TRACT PROJECT) **A&R Engineering Inc.**

3.4 Project Trip Generation

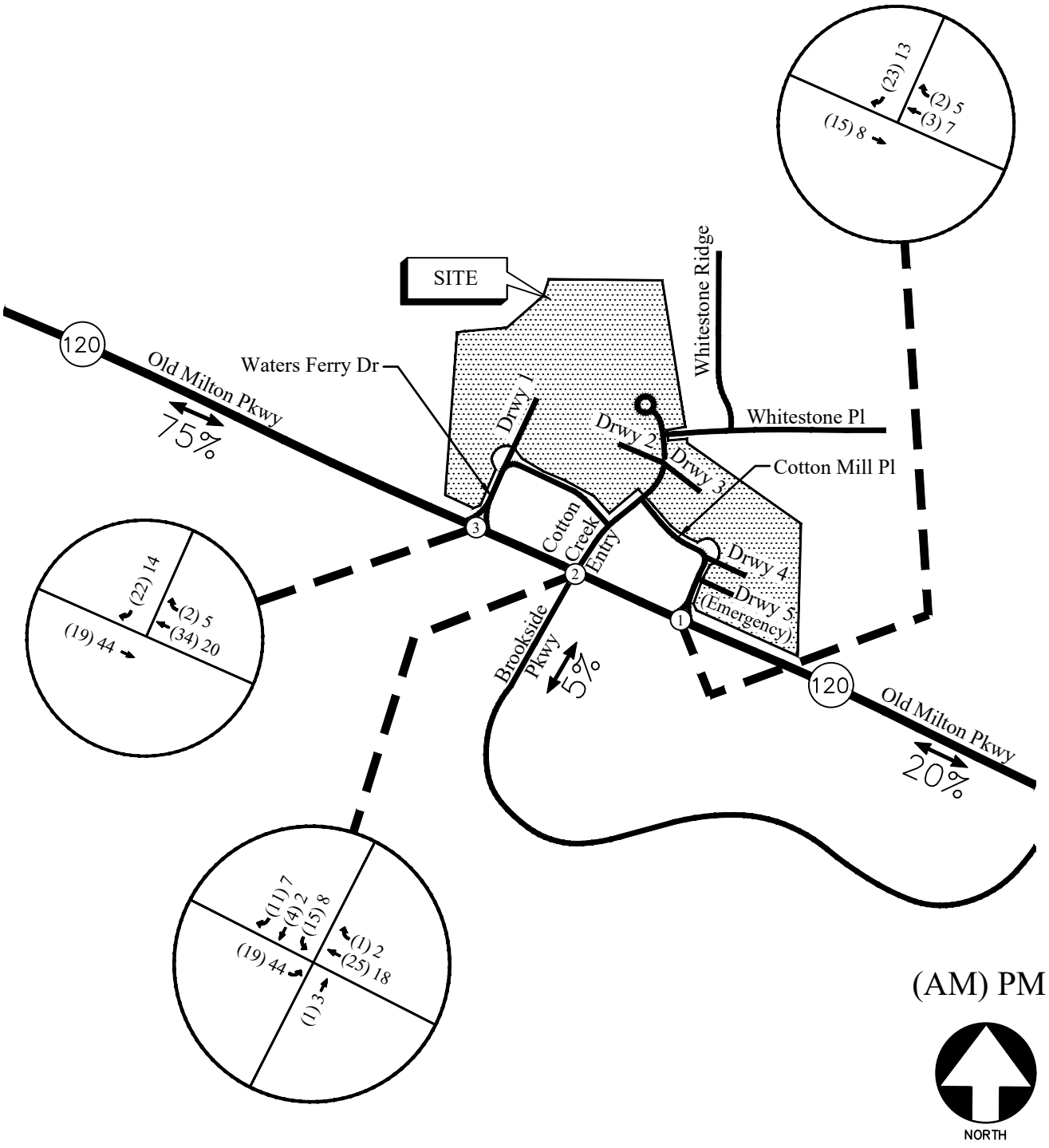
Trip generation estimates were based on the rates and equations published in the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based on the ITE land use category *215 – Single-Family Attached Housing*. The calculated trip generation volumes for the proposed site are shown in Table 1.

TABLE 1 – TRIP GENERATION (PROPOSED DEVELOPMENT)

Land Use	Code	Density	Period	Total	In	Out
Single-Family Attached Housing	215	195 Units	Daily	1,277	638	639
			AM Peak Hour	100	25	75
			PM Peak Hour	103	59	44
Total Net New Trips			**Daily**	**1,277**	**638**	**639**
			AM Peak Hour	**100**	**25**	**75**
			PM Peak Hour	**103**	**59**	**44**

3.5 Trip Distribution and Assignment

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. 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 traffic volumes generated by the proposed residential site are shown in Figure 8.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

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 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 the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. To evaluate U-turn maneuver operations in Synchro, the signalized study intersection operations have been analyzed using HCM 2000, as HCM 7th Edition does not fully evaluate these parameters. HCM 7th Edition has been used to report the capacity analysis results for the two unsignalized study intersections. The following section describes the methodology used for the analysis of both 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 (v/c) 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 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 cannot 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.

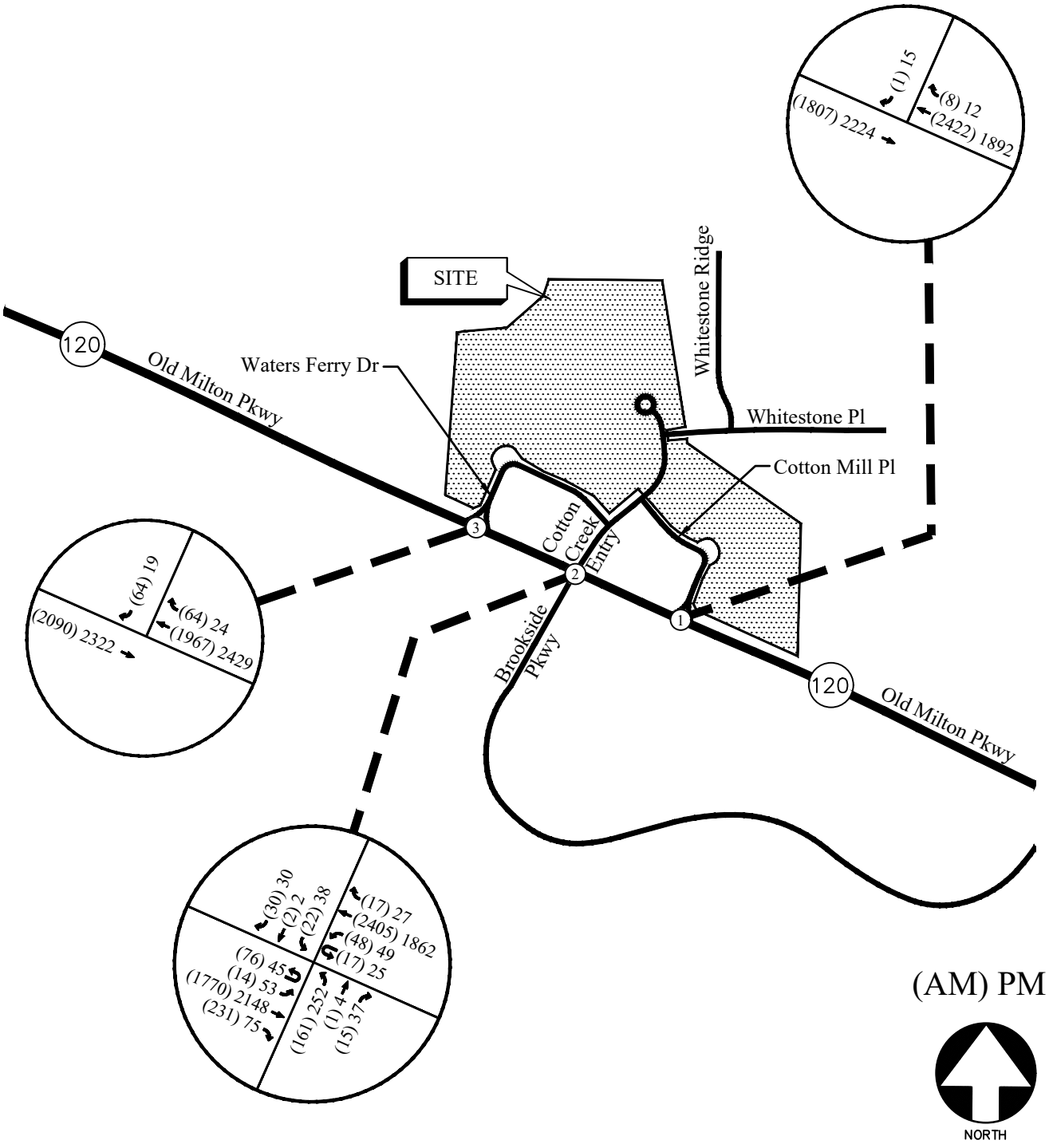
4.2 Existing Conditions Capacity Analysis

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology using the volumes in Figure 3. The analysis results are shown in Table 4.

TABLE 4 – EXISTING 2026 INTERSECTION OPERATIONS

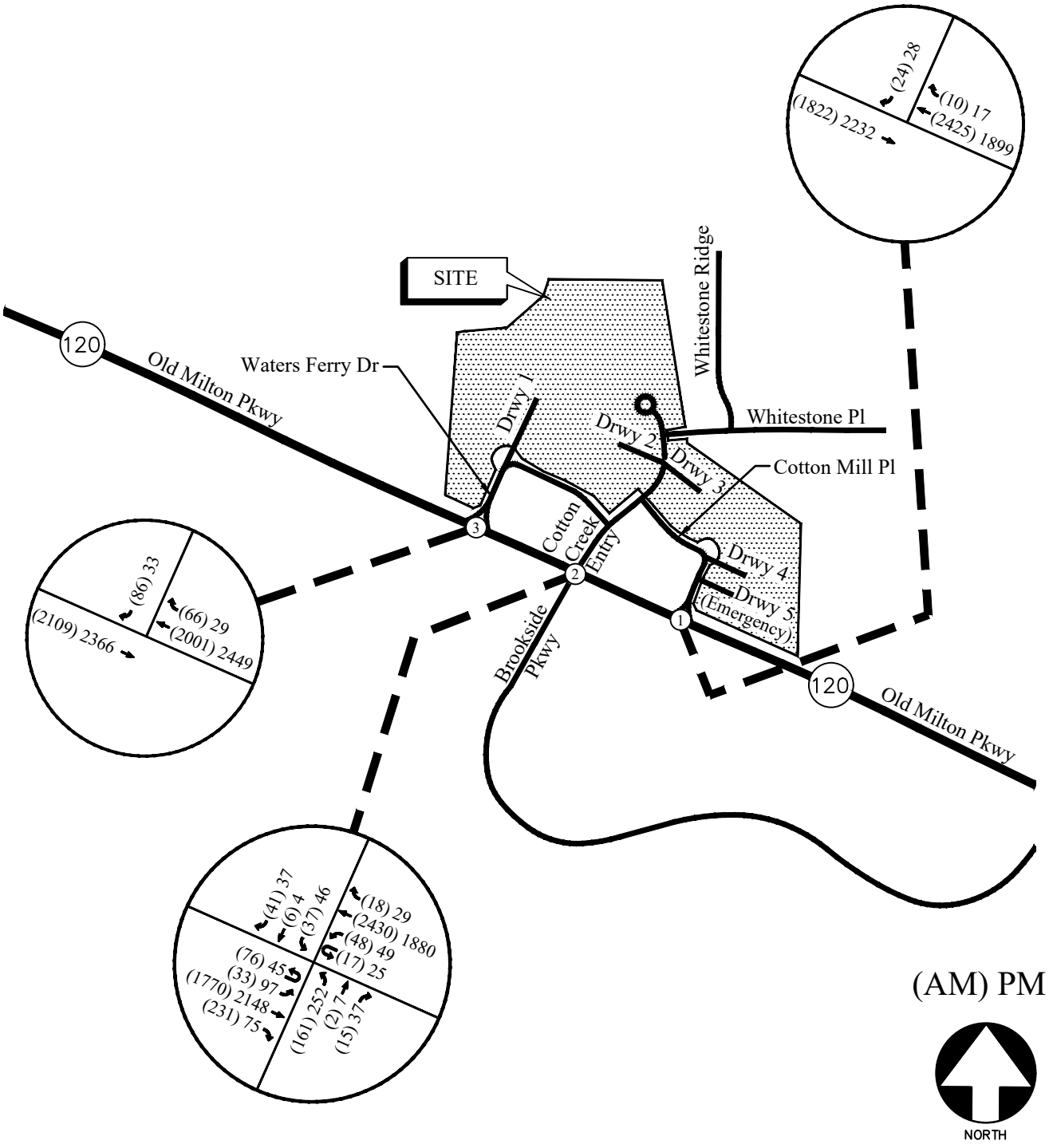
Intersection		Traffic Control	LOS (Delay)	
			AM Peak	PM Peak
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place** -Southbound Approach	Yield Sign Controlled on SB Approach	D (25.4)	C (18.8)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**B (13.2)** A (8.7) B (14.9) E (78.1) E (75.2)	**C (20.3)** B (17.6) B (15.4) F (102.6) E (72.0)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive** -Southbound Approach	Yield Sign Controlled on SB Approach	C (21.9)	D (28.1)

The results of the existing traffic operations analysis indicate that the signalized intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) is operating at an overall level of service (LOS) "C" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 are both operating at a level of service "D" or better with peak hour traffic.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 10

A&R Engineering Inc.

4.3 Future Build Conditions Capacity Analysis

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 due to the annual growth of through traffic, as shown in Figure 9. The future 2030 "No-Build" volumes in Figure 9 consist of the existing traffic volumes (Figure 2) plus increases due to the annual growth of traffic in addition to traffic from the adjacent development (Figures 6 and 7).

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 8) were added to base traffic volumes (Figure 9) to calculate the future traffic volumes after the construction of the proposed residential development. These total future "Build" traffic volumes are shown in Figure 10.

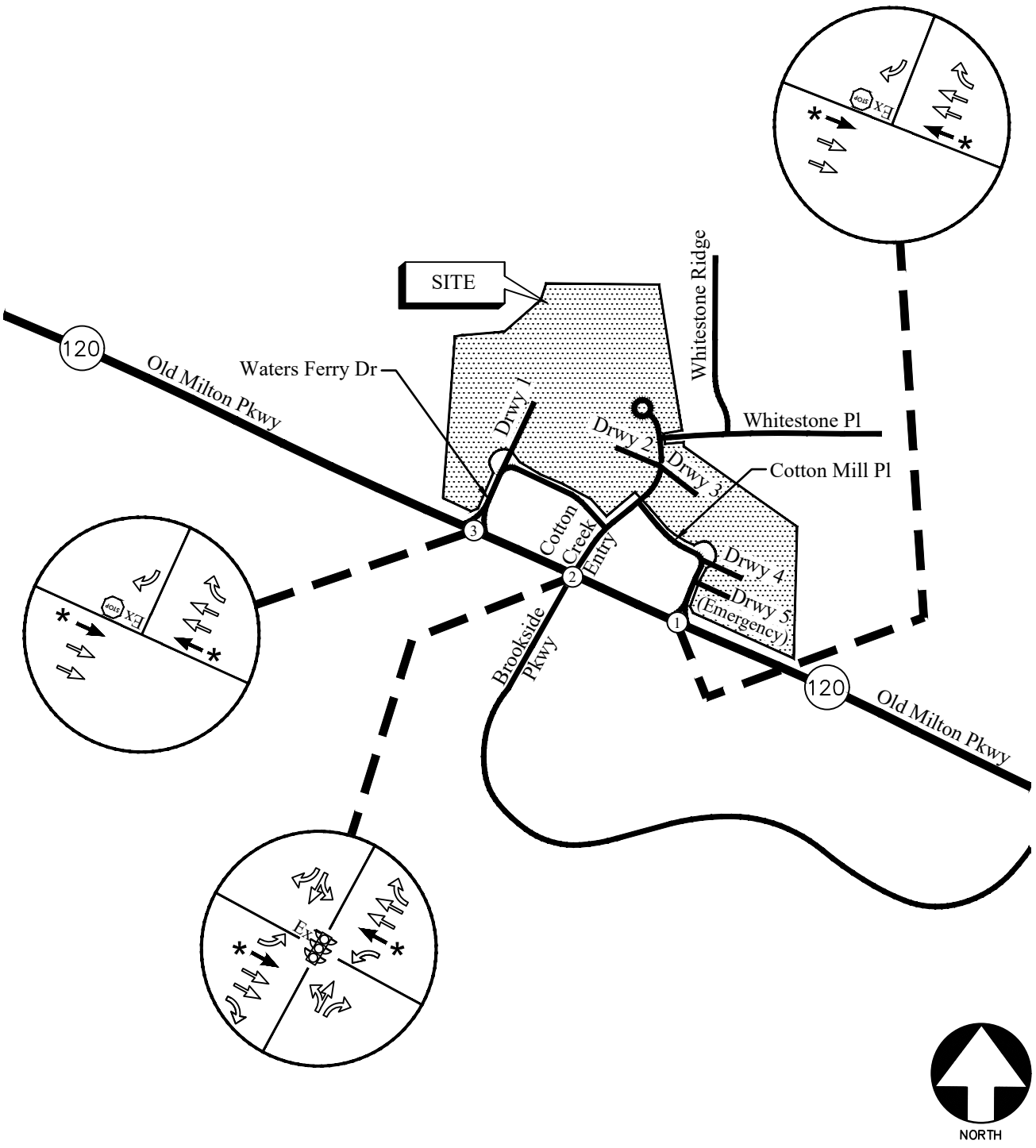
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 9 and Figure 10, respectively. The future traffic operations analysis results are shown below in Table 5. The future traffic control and lane geometry configurations are shown in Figure 11.

TABLE 5 – FUTURE INTERSECTION OPERATIONS (2030)

Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM	PM	AM	PM
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place**				
	-Southbound Approach	D (34.9)	C (24.7)	E (43.0)	D (26.5)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway**	**C (21.5)**	**C (32.3)**	**C (23.1)**	**D (36.9)**
	-Eastbound Approach	B (16.0)	B (16.5)	B (17.5)	B (19.6)
	-Westbound Approach	C (20.7)	B (15.1)	C (22.0)	B (15.9)
	-Northbound Approach	F (87.1)	F (247.0)	F (88.4)	F (259.8)
	-Southbound Approach	E (57.1)	F (142.0)	E (58.2)	F (230.2)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive**				
	-Southbound Approach	E (37.5)	E (41.1)	E (48.1)	E (48.4)

*Delay exceeds 300 sec

The results of the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "D" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 11

A&R Engineering Inc.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta. The project will consist of 195 townhomes to be constructed in a single phase, with completion anticipated in 2030.

The development proposes access on the following driveways:

- Site Driveway 1: Full access driveway at the end of Waters Ferry Drive
- Site Driveways 2 & 3: Two full access driveways aligned with each other on Cotton Creek Entry
- Site Driveway 4: Full access driveway on Cotton Mill Place
- Site Driveway 5: Emergency-only driveway on Cotton Mill Place

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. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

The results of the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "D" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.

5.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway at the End of Waters Ferry Drive
    - One entering lane and one exiting lane
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2: Full Access Driveway on Cotton Creek Entry Aligned with Site Driveway 3
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Cotton Creek Entry remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 3: Full Access Driveway on Cotton Creek Entry Aligned with Site Driveway 2
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with Cotton Creek Entry remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 4: Full Access Driveway on Cotton Mill Place
    - One entering lane and one exiting lane
    - Provide/confirm adequate sight distance per AASHTO standards

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
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
Site Code : 20250425
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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	321	0	321	0	559	2	561	882
07:15 AM	0	0	0	0	0	0	0	0	0	296	0	296	0	583	2	585	881
07:30 AM	0	0	0	0	0	0	0	0	0	438	0	438	0	579	3	582	1020
07:45 AM	0	0	0	0	0	0	0	0	0	448	0	448	0	600	4	604	1052
Total	0	0	0	0	0	0	0	0	0	1503	0	1503	0	2321	11	2332	3835
08:00 AM	0	0	0	0	0	0	0	0	0	409	0	409	0	585	0	585	994
08:15 AM	0	0	0	0	0	0	1	1	0	423	0	423	0	538	1	539	963
08:30 AM	0	0	0	0	0	0	0	0	0	432	0	432	0	541	5	546	978
08:45 AM	0	0	0	0	0	0	0	0	0	398	0	398	0	563	7	570	968
Total	0	0	0	0	0	0	1	1	0	1662	0	1662	0	2227	13	2240	3903
09:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	1	1	0	517	0	517	0	380	1	381	899
04:15 PM	0	0	0	0	0	0	3	3	0	538	0	538	0	461	5	466	1007
04:30 PM	0	0	0	0	0	0	8	8	0	517	0	517	0	448	3	451	976
04:45 PM	0	0	0	0	0	0	2	2	0	436	0	436	0	477	1	478	916
Total	0	0	0	0	0	0	14	14	0	2008	0	2008	0	1766	10	1776	3798
05:00 PM	0	0	0	0	0	0	2	2	0	469	0	469	0	475	4	479	950
05:15 PM	0	0	0	0	0	0	3	3	0	512	0	512	0	456	4	460	975
05:30 PM	0	0	0	0	0	0	5	5	0	573	0	573	0	425	3	428	1006
05:45 PM	0	0	0	0	0	0	4	4	0	550	0	550	0	439	1	440	994
Total	0	0	0	0	0	0	14	14	0	2104	0	2104	0	1795	12	1807	3925
Grand Total	0	0	0	0	0	0	29	29	1	7277	0	7278	0	8109	46	8155	15462
Apprch %	0	0	0		0	0	100		0	100	0		0	99.4	0.6		
Total %	0	0	0	0	0	0	0.2	0.2	0	47.1	0	47.1	0	52.4	0.3	52.7	

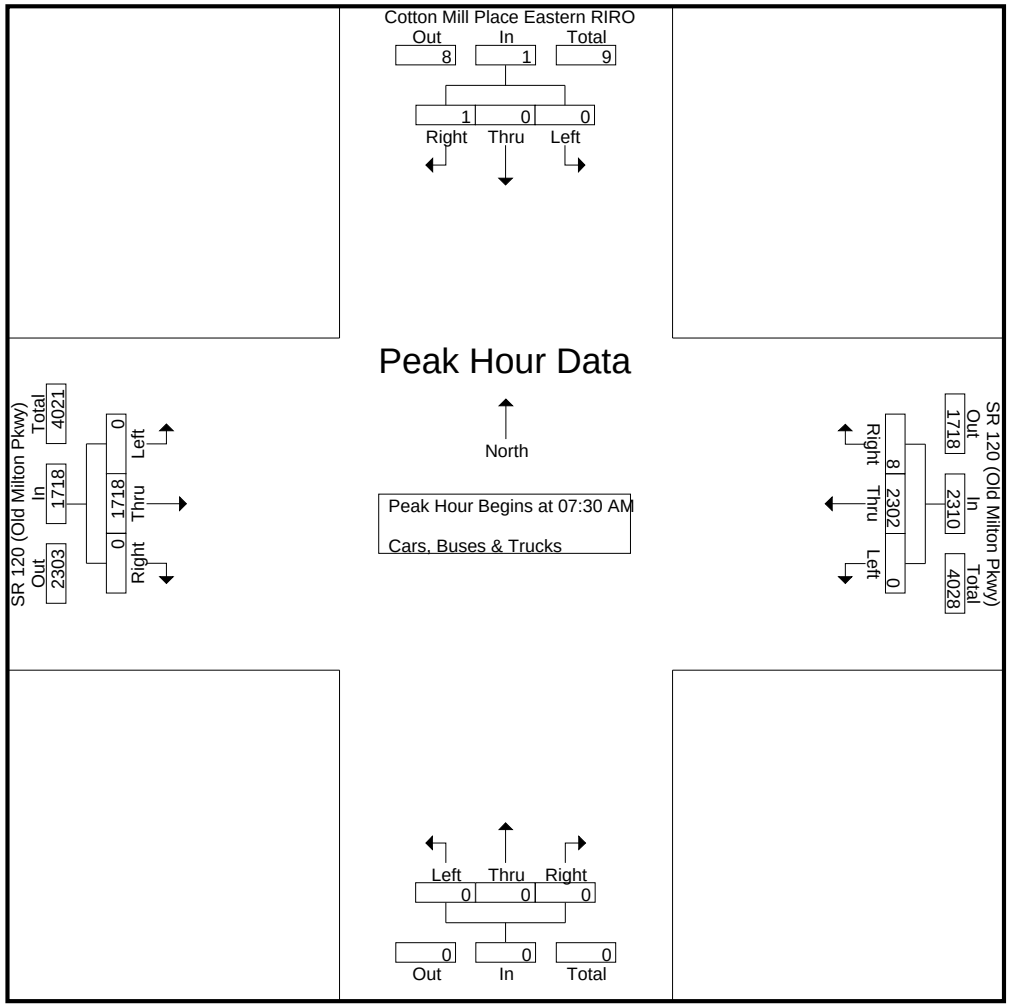
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
Site Code : 20250425
Start Date : 12-09-2025
Page No : 2

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	0	0	0	0	0	438	0	438	0	579	3	582	1020
07:45 AM	0	0	0	0	0	0	0	0	0	**448**	0	**448**	0	**600**	**4**	**604**	**1052**
08:00 AM	0	0	0	0	0	0	0	0	0	409	0	409	0	585	0	585	994
08:15 AM	0	0	0	0	0	0	**1**	**1**	0	423	0	423	0	538	1	539	963
Total Volume	0	0	0	0	0	0	1	1	0	1718	0	1718	0	2302	8	2310	4029
% App. Total	0	0	0		0	0	100		0	100	0		0	99.7	0.3		
PHF	.000	.000	.000	.000	.000	.000	.250	.250	.000	.959	.000	.959	.000	.959	.500	.956	.957



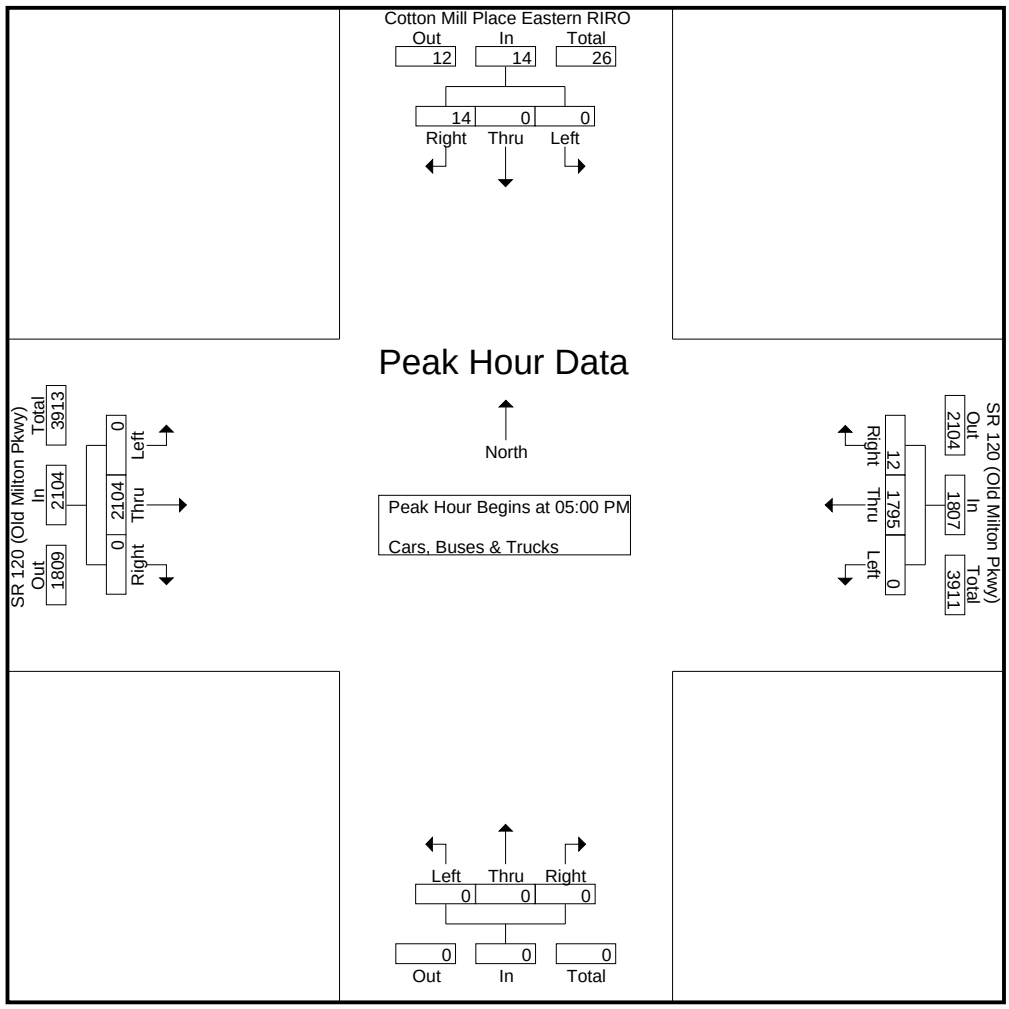
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
Site Code : 20250425
Start Date : 12-09-2025
Page No : 3

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	0	0	2	2	0	469	0	469	0	**475**	**4**	**479**	950
05:15 PM	0	0	0	0	0	0	3	3	0	512	0	512	0	456	4	460	975
05:30 PM	0	0	0	0	0	0	**5**	**5**	0	**573**	0	**573**	0	425	3	428	**1006**
05:45 PM	0	0	0	0	0	0	4	4	0	550	0	550	0	439	1	440	994
Total Volume	0	0	0	0	0	0	14	14	0	2104	0	2104	0	1795	12	1807	3925
% App. Total	0	0	0		0	0	100		0	100	0		0	99.3	0.7		
PHF	.000	.000	.000	.000	.000	.000	.700	.700	.000	.918	.000	.918	.000	.945	.750	.943	.975



A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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	3	0	0	3	4	2	3	9	5	317	24	7	353	1	561	1	5	568	933
07:15 AM	5	0	0	5	2	1	5	8	1	294	40	8	343	1	585	2	5	593	949
07:30 AM	3	0	0	3	5	0	8	13	5	433	41	13	492	4	582	3	2	591	1099
07:45 AM	5	1	0	6	2	1	5	8	1	446	51	18	516	2	604	5	4	615	1145
Total	16	1	0	17	13	4	21	38	12	1490	156	46	1704	8	2332	11	16	2367	4126
08:00 AM	9	0	1	10	5	0	8	13	4	403	47	17	471	4	585	5	2	596	1090
08:15 AM	8	0	2	10	9	1	8	18	3	412	59	15	489	12	539	3	8	562	1079
08:30 AM	25	0	1	26	7	3	5	15	2	424	38	12	476	4	546	2	3	555	1072
08:45 AM	19	0	0	19	3	0	5	8	4	395	37	12	448	4	570	6	4	584	1059
Total	61	0	4	65	24	4	26	54	13	1634	181	56	1884	24	2240	16	17	2297	4300
*** BREAK ***																			
04:00 PM	43	1	6	50	6	0	9	15	8	505	15	6	534	0	381	4	9	394	993
04:15 PM	37	1	1	39	9	2	6	17	10	528	20	5	563	1	466	4	2	473	1092
04:30 PM	50	0	2	52	8	0	15	23	5	507	20	7	539	2	451	12	3	468	1082
04:45 PM	34	0	1	35	8	1	3	12	9	427	11	12	459	3	478	4	5	490	996
Total	164	2	10	176	31	3	33	67	32	1967	66	30	2095	6	1776	24	19	1825	4163
05:00 PM	42	1	2	45	11	0	8	19	11	456	6	9	482	1	479	3	7	490	1036
05:15 PM	40	1	1	42	9	2	8	19	15	502	9	4	530	3	460	7	7	477	1068
05:30 PM	27	0	1	28	7	0	7	14	9	565	12	11	597	0	428	10	8	446	1085
05:45 PM	17	2	3	22	10	0	6	16	16	537	8	8	569	3	440	6	2	451	1058
Total	126	4	7	137	37	2	29	68	51	2060	35	32	2178	7	1807	26	24	1864	4247
Grand Total	367	7	21	395	105	13	109	227	108	7151	438	164	7861	45	8155	77	76	8353	16836
Apprch %	92.9	1.8	5.3		46.3	5.7	48		1.4	91	5.6	2.1		0.5	97.6	0.9	0.9		
Total %	2.2	0	0.1	2.3	0.6	0.1	0.6	1.3	0.6	42.5	2.6	1	46.7	0.3	48.4	0.5	0.5	49.6	

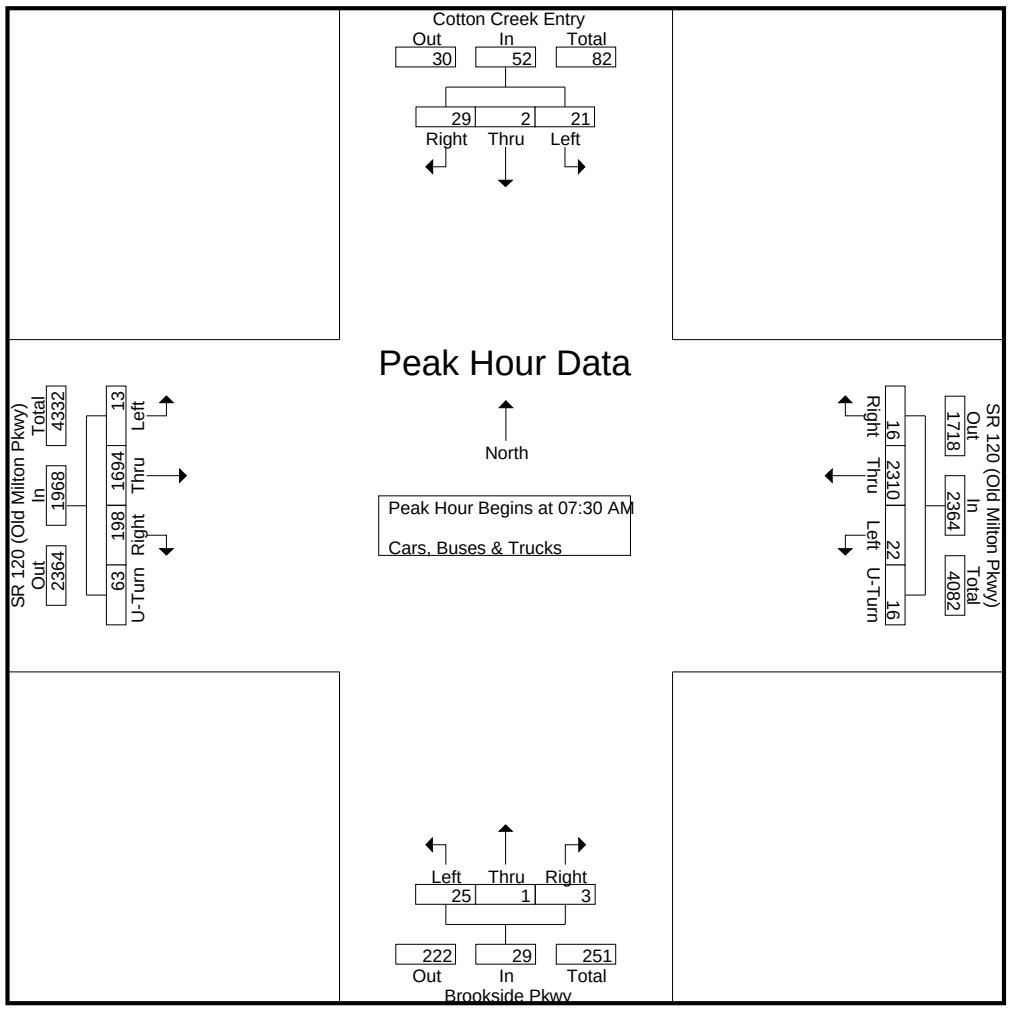
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 2

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	3	0	0	3	5	0	**8**	13	**5**	433	41	13	492	4	582	3	2	591	1099
07:45 AM	5	**1**	0	6	2	**1**	5	8	1	**446**	51	**18**	**516**	2	**604**	**5**	4	**615**	**1145**
08:00 AM	**9**	0	1	**10**	5	0	8	13	4	403	47	17	471	4	585	5	2	596	1090
08:15 AM	8	0	**2**	10	**9**	1	8	**18**	3	412	**59**	15	489	**12**	539	3	**8**	562	1079
Total Volume	25	1	3	29	21	2	29	52	13	1694	198	63	1968	22	2310	16	16	2364	4413
% App. Total	86.2	3.4	10.3		40.4	3.8	55.8		0.7	86.1	10.1	3.2		0.9	97.7	0.7	0.7		
PHF	.694	.250	.375	.725	.583	.500	.906	.722	.650	.950	.839	.875	.953	.458	.956	.800	.500	.961	.964



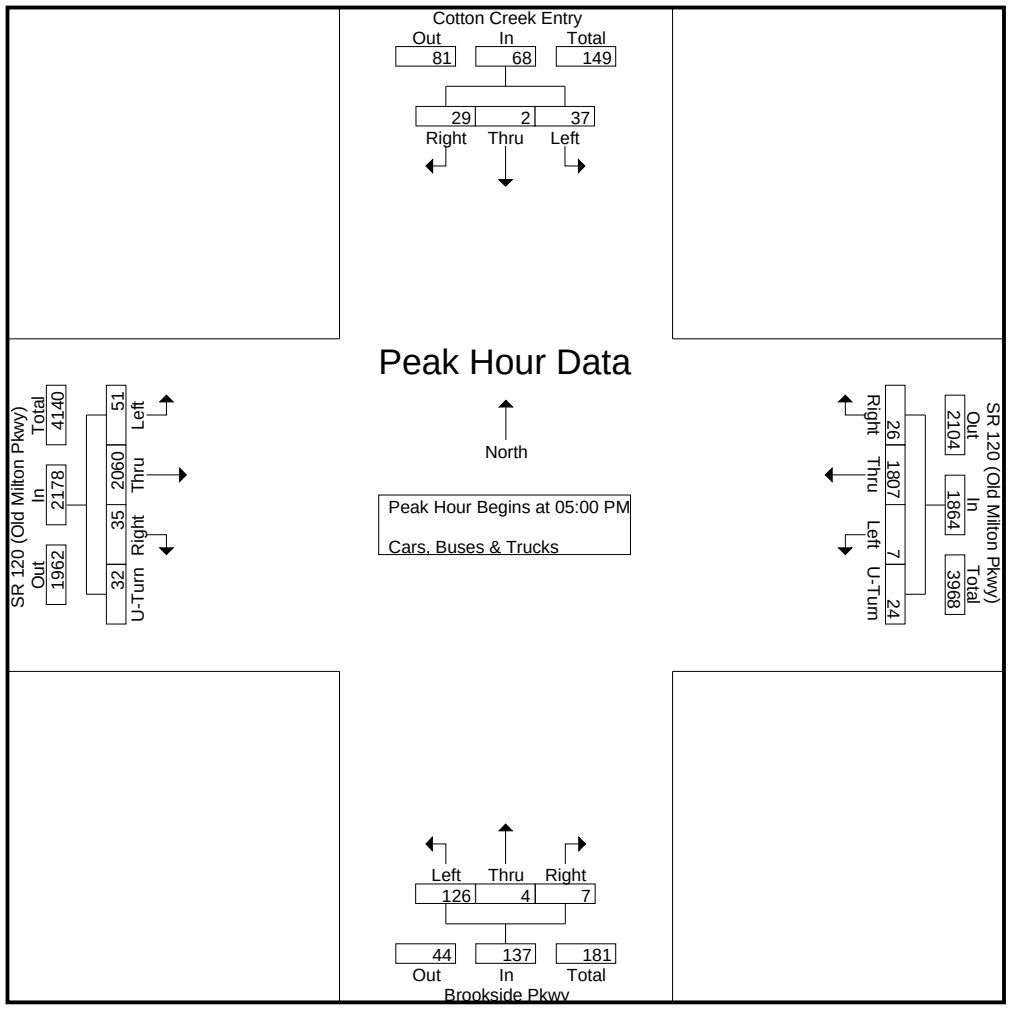
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 3

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 05:00 PM																			
05:00 PM	**42**	1	2	**45**	**11**	0	**8**	**19**	11	456	6	9	482	1	**479**	3	7	**490**	1036
05:15 PM	40	1	1	42	9	**2**	8	19	15	502	9	4	530	**3**	460	7	7	477	1068
05:30 PM	27	0	1	28	7	0	7	14	9	**565**	**12**	**11**	**597**	0	428	**10**	**8**	446	**1085**
05:45 PM	17	**2**	**3**	22	10	0	6	16	**16**	537	8	8	569	3	440	6	2	451	1058
Total Volume	126	4	7	137	37	2	29	68	51	2060	35	32	2178	7	1807	26	24	1864	4247
% App. Total	92	2.9	5.1		54.4	2.9	42.6		2.3	94.6	1.6	1.5		0.4	96.9	1.4	1.3		
PHF	.750	.500	.583	.761	.841	.250	.906	.895	.797	.912	.729	.727	.912	.583	.943	.650	.750	.951	.979



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) 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	5	5	0	353	0	353	0	321	9	330	688
07:15 AM	0	0	0	0	0	0	11	11	0	343	0	343	0	299	13	312	666
07:30 AM	0	0	0	0	0	0	20	20	0	492	0	492	0	441	16	457	969
07:45 AM	0	0	0	0	0	0	14	14	0	516	0	516	0	463	11	474	1004
Total	0	0	0	0	0	0	50	50	0	1704	0	1704	0	1524	49	1573	3327
08:00 AM	0	0	0	0	0	0	14	14	0	471	0	471	0	417	20	437	922
08:15 AM	0	0	0	0	0	0	14	14	0	489	0	489	0	428	15	443	946
08:30 AM	0	0	0	0	0	0	9	9	0	476	0	476	0	454	12	466	951
08:45 AM	0	0	0	0	0	0	11	11	0	448	0	448	0	424	7	431	890
Total	0	0	0	0	0	0	48	48	0	1884	0	1884	0	1723	54	1777	3709
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	5	5	0	534	0	534	0	558	5	563	1102
04:15 PM	0	0	0	0	0	0	3	3	0	563	0	563	0	574	2	576	1142
04:30 PM	0	0	0	0	0	0	4	4	0	539	0	539	0	573	6	579	1122
04:45 PM	0	0	0	0	0	0	3	3	0	459	0	459	0	472	4	476	938
Total	0	0	0	0	0	0	15	15	0	2095	0	2095	0	2177	17	2194	4304
05:00 PM	0	0	0	0	0	0	3	3	0	482	0	482	0	507	8	515	1000
05:15 PM	0	0	0	0	0	0	6	6	0	530	0	530	0	550	4	554	1090
05:30 PM	0	0	0	0	0	0	5	5	0	597	0	597	0	604	6	610	1212
05:45 PM	0	0	0	0	0	0	4	4	0	569	0	569	0	563	5	568	1141
Total	0	0	0	0	0	0	18	18	0	2178	0	2178	0	2224	23	2247	4443
Grand Total	0	0	0	0	0	0	131	131	0	7861	0	7861	0	7648	143	7791	15783
Apprch %	0	0	0		0	0	100		0	100	0		0	98.2	1.8		
Total %	0	0	0	0	0	0	0.8	0.8	0	49.8	0	49.8	0	48.5	0.9	49.4	

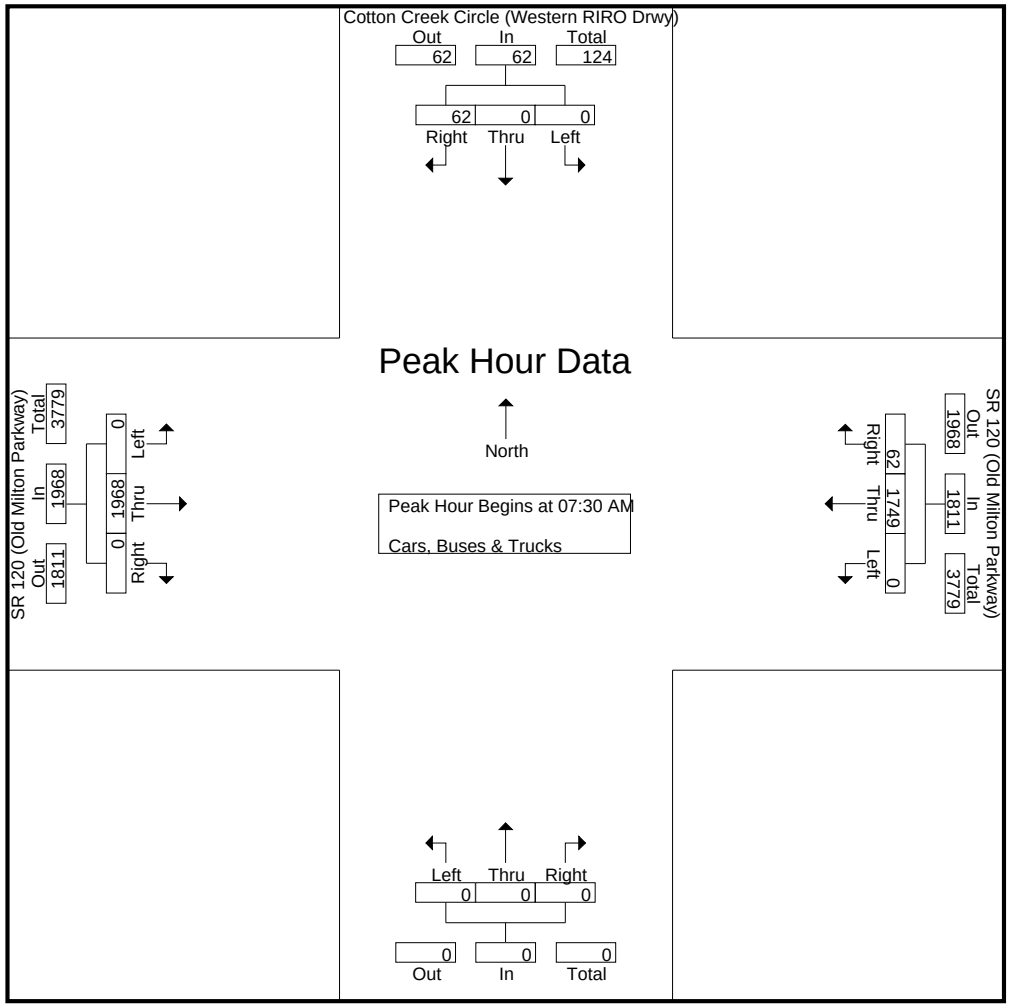
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 2

	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) 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 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	0	0	**20**	**20**	0	492	0	492	0	441	16	457	969
07:45 AM	0	0	0	0	0	0	14	14	0	**516**	0	**516**	0	**463**	11	**474**	**1004**
08:00 AM	0	0	0	0	0	0	14	14	0	471	0	471	0	417	**20**	437	922
08:15 AM	0	0	0	0	0	0	14	14	0	489	0	489	0	428	15	443	946
Total Volume	0	0	0	0	0	0	62	62	0	1968	0	1968	0	1749	62	1811	3841
% App. Total	0	0	0		0	0	100		0	100	0		0	96.6	3.4		
PHF	.000	.000	.000	.000	.000	.000	.775	.775	.000	.953	.000	.953	.000	.944	.775	.955	.956



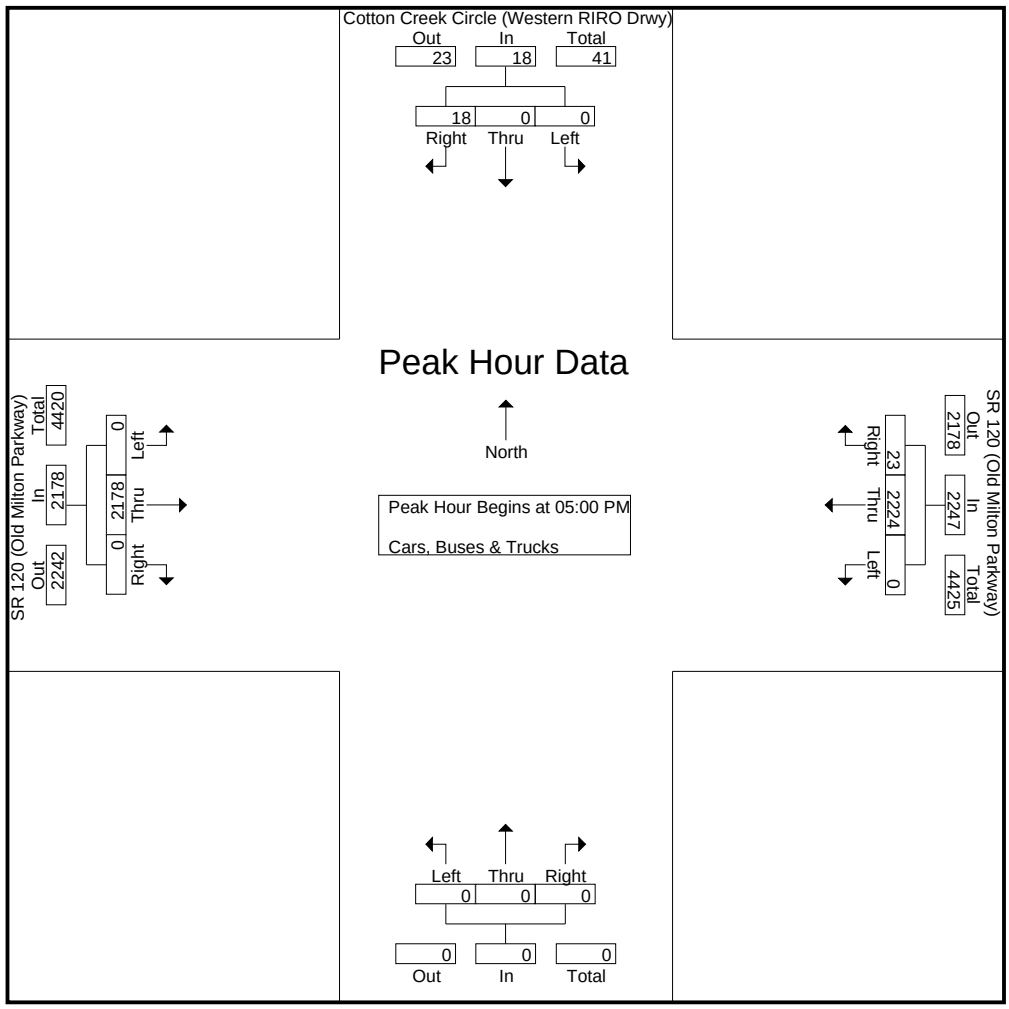
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TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

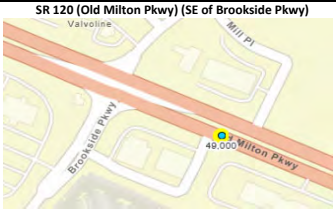
File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 3

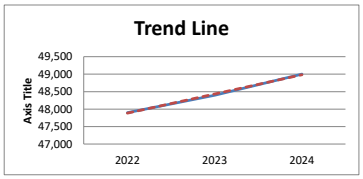
	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	0	0	3	3	0	482	0	482	0	507	**8**	515	1000
05:15 PM	0	0	0	0	0	0	**6**	**6**	0	530	0	530	0	550	4	554	1090
05:30 PM	0	0	0	0	0	0	5	5	0	**597**	0	**597**	0	**604**	6	**610**	**1212**
05:45 PM	0	0	0	0	0	0	4	4	0	569	0	569	0	563	5	568	1141
Total Volume	0	0	0	0	0	0	18	18	0	2178	0	2178	0	2224	23	2247	4443
% App. Total	0	0	0		0	0	100		0	100	0		0	99	1		
PHF	.000	.000	.000	.000	.000	.000	.750	.750	.000	.912	.000	.912	.000	.921	.719	.921	.916



Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	1.1%	1.00	121-0312	00012000	47,900	48,400	49,000
Webb Bridge Rd (W of Lake Windward Dr)	1.5%	0.92	121-0918	00170001	12,800	13,100	13,200
Jones Bridge Rd (N of Roswell Mill Dr)	1.0%	1.00	121-0868	00006525	20,500	20,700	20,900
Webb Bridge Rd (NW of Kimball Bridge Rd)	1.6%	0.92	121-7222	00170001	12,200	12,500	12,600
Park Bridge Pkwy (NE of Summerwood Ln)	1.7%	0.83	121-8739	00913201	2,670	2,750	2,760
Weighted Average	**1.2%**	0.99	Sum of Count Stations =		96,070	97,450	98,460

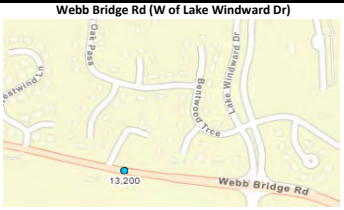
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	121-0312	00012000	47,900	48,400	49,000

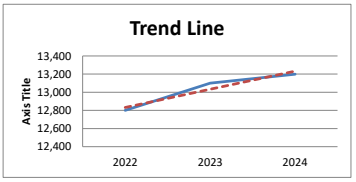




Growth Rate	1.1%	Intercept	-10,64,217	Slope	550.00
Trend Line			47,883	48,433	48,983

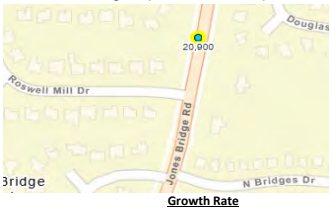
Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (W of Lake Windward Dr)	121-0918	00170001	12,800	13,100	13,200

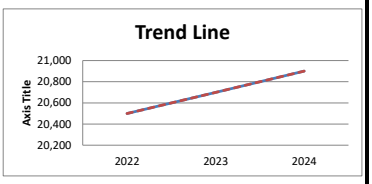




Growth Rate	1.5%	Intercept	-3,91,567	Slope	200.00
Trend Line			12,833	13,033	13,233

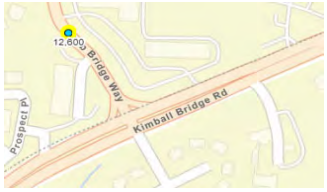
Location	Traffic Counter	RCLINK	2022	2023	2024
Jones Bridge Rd (N of Roswell Mill Dr)	121-0868	00006525	20,500	20,700	20,900

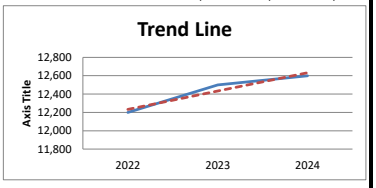




Growth Rate	1.0%	Intercept	-3,83,900	Slope	200.00
Trend Line			20,500	20,700	20,900

Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (NW of Kimball Bridge Rd)	121-7222	00170001	12,200	12,500	12,600

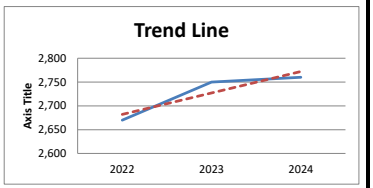




Growth Rate	1.6%	Intercept	-3,92,167	Slope	200.00
Trend Line			12,233	12,433	12,633

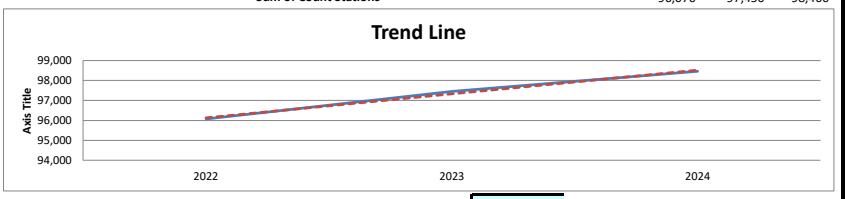
Location	Traffic Counter	RCLINK	2022	2023	2024
Park Bridge Pkwy (NE of Summerwood Ln)	121-8739	00913201	2,670	2,750	2,760





Growth Rate	1.7%	Intercept	-88,308	Slope	45.00
Trend Line			2,682	2,727	2,772

Weighted Average	2022	2023	2024
Sum of Count Stations	96,070	97,450	98,460



Growth Rate	1.2%	Intercept	-23,20,158	Slope	1,195.00
Trend Line			96,132	97,327	98,522

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1718	2302	8	0	1
Future Vol, veh/h	0	1718	2302	8	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	1790	2398	8	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1199
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	178
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	178
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	25.38
HCM LOS			D

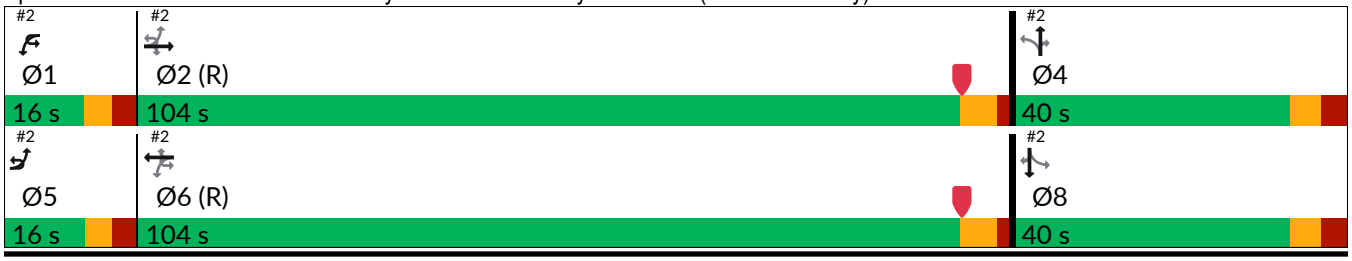
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	178
HCM Lane V/C Ratio	-	-	0.006
HCM Ctrl Dly (s/v)	-	-	25.4
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Future Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Lane Group Flow (vph)	0	82	1765	206	0	40	2406	17	0	27	3	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	46.0	46.0	46.0	13.0
Total Split (s)	16.0	16.0	104.0	104.0	16.0	16.0	104.0	104.0	40.0	40.0	40.0	40.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.65	0.61	0.15		0.18	0.86	0.01		0.40	0.02	
Control Delay (s/veh)		53.3	7.4	2.3		3.8	16.1	0.0		89.1	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		53.3	7.4	2.3		3.8	16.1	0.0		89.1	0.3	
Queue Length 50th (ft)		35	354	20		4	797	0		28	0	
Queue Length 95th (ft)		98	480	45		11	1147	0		64	0	
Internal Link Dist (ft)			416				430			289		
Turn Bay Length (ft)		180		180		175		120				
Base Capacity (vph)		157	2911	1332		267	2804	1280		275	376	
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		0.52	0.61	0.15		0.15	0.86	0.01		0.10	0.01	

Intersection Summary

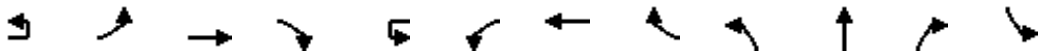
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: Brookside Pkwy/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Lane Group Flow (vph)	24	30
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	40.0	40.0
Total Split (%)	25.0%	25.0%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.35	0.21
Control Delay (s/veh)	86.0	3.4
Queue Delay	0.0	0.0
Total Delay (s/veh)	86.0	3.4
Queue Length 50th (ft)	25	0
Queue Length 95th (ft)	59	3
Internal Link Dist (ft)	280	
Turn Bay Length (ft)		50
Base Capacity (vph)	278	376
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.09	0.08

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Future Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.95	1.00		1.00	0.95	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	3505	1583		1770	3505	1583		1777	1583	
Flt Permitted		0.03	1.00	1.00		0.11	1.00	1.00		0.72	1.00	
Satd. Flow (perm)		58	3505	1583		199	3505	1583		1335	1583	
Peak-hour factor, PHF	0.92	0.96	0.96	0.96	0.92	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	68	14	1765	206	17	23	2406	17	26	1	3	22
RTOR Reduction (vph)	0	0	0	20	0	0	0	4	0	0	3	0
Lane Group Flow (vph)	0	82	1765	186	0	40	2406	13	0	27	0	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		136.2	129.0	129.0		131.2	126.6	126.6		7.1	7.1	
Effective Green, g (s)		136.2	129.0	129.0		131.2	126.6	126.6		7.1	7.1	
Actuated g/C Ratio		0.85	0.81	0.81		0.82	0.79	0.79		0.04	0.04	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		126	2825	1276		208	2773	1252		59	70	
v/s Ratio Prot		c0.03	0.50			0.01	c0.69					
v/s Ratio Perm		0.53		0.12		0.15		0.01		c0.02	0.00	
v/c Ratio		0.65	0.62	0.15		0.19	0.87	0.01		0.46	0.00	
Uniform Delay, d1		44.9	6.1	3.4		4.9	11.1	3.5		74.6	73.1	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		10.2	1.1	0.2		0.3	4.0	0.0		4.1	0.0	
Delay (s)		55.1	7.1	3.6		5.2	15.1	3.5		78.6	73.1	
Level of Service		E	A	A		A	B	A		E	E	
Approach Delay (s/veh)			8.7				14.9			78.1		
Approach LOS			A				B			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	13.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.84		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	90.6%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.96	1.00
Satd. Flow (prot)	1781	1583
Flt Permitted	0.72	1.00
Satd. Flow (perm)	1349	1583
Peak-hour factor, PHF	0.96	0.96
Adj. Flow (vph)	2	30
RTOR Reduction (vph)	0	29
Lane Group Flow (vph)	24	1
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	7.1	7.1
Effective Green, g (s)	7.1	7.1
Actuated g/C Ratio	0.04	0.04
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	59	70
v/s Ratio Prot		
v/s Ratio Perm	0.02	0.00
v/c Ratio	0.41	0.02
Uniform Delay, d1	74.4	73.1
Progression Factor	1.00	1.00
Incremental Delay, d2	3.3	0.1
Delay (s)	77.7	73.2
Level of Service	E	E
Approach Delay (s/veh)	75.2	
Approach LOS	E	

Intersection Summary

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1968	1749	62	0	62
Future Vol, veh/h	0	1968	1749	62	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2050	1822	65	0	65

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	911
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	277
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	277
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	21.92
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	277
HCM Lane V/C Ratio	-	-	0.233
HCM Ctrl Dly (s/v)	-	-	21.9
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.9

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	2104	1795	12	0	14
Future Vol, veh/h	0	2104	1795	12	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2147	1832	12	0	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	916
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	275
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	275
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	18.82
HCM LOS			C

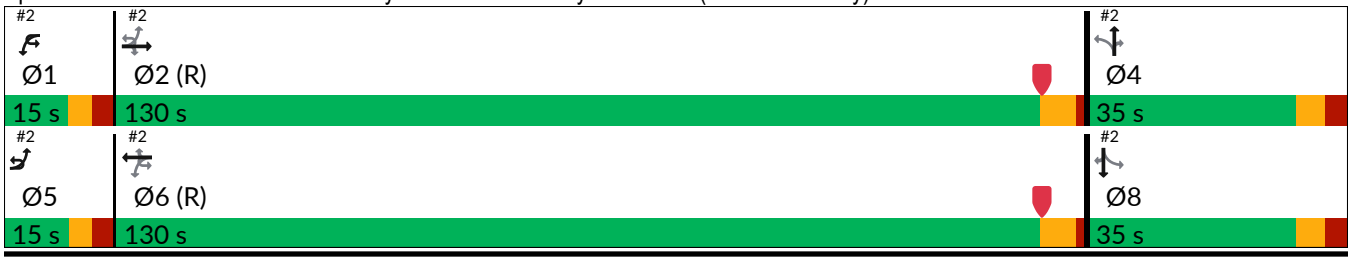
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	275
HCM Lane V/C Ratio	-	-	0.052
HCM Ctrl Dly (s/v)	-	-	18.8
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.2

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Future Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Lane Group Flow (vph)	0	87	2102	36	0	33	1844	27	0	133	7	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.2	11.2	44.1	44.1	11.2	11.2	44.1	44.1	46.0	46.0	46.0	13.0
Total Split (s)	15.0	15.0	130.0	130.0	15.0	15.0	130.0	130.0	35.0	35.0	35.0	35.0
Total Split (%)	8.3%	8.3%	72.2%	72.2%	8.3%	8.3%	72.2%	72.2%	19.4%	19.4%	19.4%	19.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.51	0.80	0.03		0.27	0.72	0.02		0.83	0.03	
Control Delay (s/veh)		16.4	19.0	0.4		10.2	16.6	0.0		112.2	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		16.4	19.0	0.4		10.2	16.6	0.0		112.2	0.3	
Queue Length 50th (ft)		19	823	0		7	624	0		158	0	
Queue Length 95th (ft)		44	1071	4		18	818	0		238	0	
Internal Link Dist (ft)			416				427			289		
Turn Bay Length (ft)		180		180		175		120				
Base Capacity (vph)		190	2625	1201		150	2563	1174		203	293	
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		0.46	0.80	0.03		0.22	0.72	0.02		0.66	0.02	

Intersection Summary

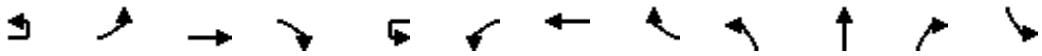
Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: Brookside Pkwy/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Lane Group Flow (vph)	40	30
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	35.0	35.0
Total Split (%)	19.4%	19.4%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.36	0.12
Control Delay (s/veh)	79.8	3.2
Queue Delay	0.0	0.0
Total Delay (s/veh)	79.8	3.2
Queue Length 50th (ft)	45	0
Queue Length 95th (ft)	88	7
Internal Link Dist (ft)	280	
Turn Bay Length (ft)		50
Base Capacity (vph)	139	293
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.29	0.10

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Future Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.95	1.00		1.00	0.95	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	3505	1583		1770	3505	1583		1777	1583	
Flt Permitted		0.07	1.00	1.00		0.05	1.00	1.00		0.70	1.00	
Satd. Flow (perm)		138	3505	1583		87	3505	1583		1310	1583	
Peak-hour factor, PHF	0.92	0.98	0.98	0.98	0.92	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	35	52	2102	36	26	7	1844	27	129	4	7	38
RTOR Reduction (vph)	0	0	0	9	0	0	0	7	0	0	6	0
Lane Group Flow (vph)	0	87	2102	27	0	33	1844	20	0	133	1	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		140.6	133.6	133.6		136.6	131.7	131.7		22.2	22.2	
Effective Green, g (s)		140.6	133.6	133.6		136.6	131.7	131.7		22.2	22.2	
Actuated g/C Ratio		0.78	0.74	0.74		0.76	0.73	0.73		0.12	0.12	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		171	2601	1174		111	2564	1158		161	195	
v/s Ratio Prot		c0.02	c0.60			0.01	0.53					
v/s Ratio Perm		0.38		0.02		0.22		0.01		c0.10	0.00	
v/c Ratio		0.51	0.81	0.02		0.30	0.72	0.02		0.83	0.00	
Uniform Delay, d1		16.9	14.9	6.1		20.3	13.7	6.6		77.0	69.2	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		1.7	2.8	0.0		1.1	1.8	0.0		27.4	0.0	
Delay (s)		18.6	17.8	6.1		21.4	15.5	6.6		104.4	69.2	
Level of Service		B	B	A		C	B	A		F	E	
Approach Delay (s/veh)			17.6				15.4			102.6		
Approach LOS			B				B			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	20.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	93.0%	ICU Level of Service	F
Analysis Period (min)	15		
c Critical Lane Group			



Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1778	1583
Flt Permitted	0.48	1.00
Satd. Flow (perm)	896	1583
Peak-hour factor, PHF	0.98	0.98
Adj. Flow (vph)	2	30
RTOR Reduction (vph)	0	26
Lane Group Flow (vph)	40	4
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	22.2	22.2
Effective Green, g (s)	22.2	22.2
Actuated g/C Ratio	0.12	0.12
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	110	195
v/s Ratio Prot		
v/s Ratio Perm	0.04	0.00
v/c Ratio	0.36	0.02
Uniform Delay, d1	72.4	69.3
Progression Factor	1.00	1.00
Incremental Delay, d2	1.5	0.0
Delay (s)	73.9	69.4
Level of Service	E	E
Approach Delay (s/veh)	72.0	
Approach LOS	E	

Intersection Summary

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	2178	2224	23	0	18
Future Vol, veh/h	0	2178	2224	23	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2367	2417	25	0	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1209
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	175
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	175
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	28.15
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	175
HCM Lane V/C Ratio	-	-	0.112
HCM Ctrl Dly (s/v)	-	-	28.1
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0.4

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	1807	2422	8	0	1
Future Vol, veh/h	0	1807	2422	8	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2008	2691	9	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1346
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	121
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	121
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	34.94
HCM LOS			D

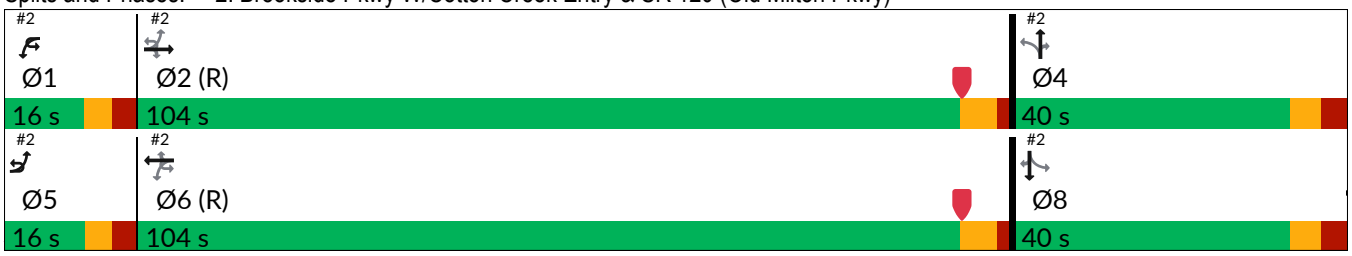
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.009
HCM Ctrl Dly (s/v)	-	-	34.9
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Future Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Lane Group Flow (vph)	0	100	1967	257	0	72	2672	19	0	180	17	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	16.0	16.0	104.0	104.0	16.0	16.0	104.0	104.0	40.0	40.0	40.0	40.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.72	0.58	0.23		0.43	0.80	0.02		0.85	0.06	
Control Delay (s/veh)		60.5	15.7	4.3		14.6	22.6	0.1		95.8	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		60.5	15.7	4.3		14.6	22.6	0.1		95.8	0.3	
Queue Length 50th (ft)		53	391	29		18	727	0		187	0	
Queue Length 95th (ft)		#136	516	76		38	898	0		273	0	
Internal Link Dist (ft)			422				421			570		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		157	3393	1123		198	3355	1077		272	376	
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	0.58	0.23		0.36	0.80	0.02		0.66	0.05	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Lane Group Flow (vph)	26	33
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	40.0	40.0
Total Split (%)	25.0%	25.0%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.15	0.11
Control Delay (s/veh)	56.8	2.2
Queue Delay	0.0	0.0
Total Delay (s/veh)	56.8	2.2
Queue Length 50th (ft)	24	0
Queue Length 95th (ft)	53	6
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	218	376
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.12	0.09

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Future Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583		1775	1583	
Flt Permitted		0.04	1.00	1.00		0.07	1.00	1.00		0.71	1.00	
Satd. Flow (perm)		69	5036	1583		136	5036	1583		1319	1583	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	84	16	1967	257	19	53	2672	19	179	1	17	24
RTOR Reduction (vph)	0	0	0	57	0	0	0	6	0	0	14	0
Lane Group Flow (vph)	0	100	1967	200	0	72	2672	13	0	180	3	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		116.2	107.8	107.8		113.6	106.6	106.6		25.9	25.9	
Effective Green, g (s)		116.2	107.8	107.8		113.6	106.6	106.6		25.9	25.9	
Actuated g/C Ratio		0.73	0.67	0.67		0.71	0.67	0.67		0.16	0.16	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		139	3393	1066		168	3355	1054		213	256	
v/s Ratio Prot		c0.04	0.39			0.02	c0.53					
v/s Ratio Perm		0.48		0.13		0.29		0.01		c0.14	0.00	
v/c Ratio		0.72	0.58	0.19		0.43	0.80	0.01		0.85	0.01	
Uniform Delay, d1		41.1	14.0	9.7		10.9	19.0	9.0		65.1	56.3	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		15.3	0.7	0.4		1.3	2.1	0.0		24.9	0.0	
Delay (s)		56.4	14.7	10.1		12.2	21.0	9.0		90.0	56.3	
Level of Service		E	B	B		B	C	A		F	E	
Approach Delay (s/veh)			16.0				20.7			87.1		
Approach LOS			B				C			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	21.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.80		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	87.2%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.96	1.00
Satd. Flow (prot)	1781	1583
Flt Permitted	0.57	1.00
Satd. Flow (perm)	1060	1583
Peak-hour factor, PHF	0.90	0.90
Adj. Flow (vph)	2	33
RTOR Reduction (vph)	0	28
Lane Group Flow (vph)	26	5
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	25.9	25.9
Effective Green, g (s)	25.9	25.9
Actuated g/C Ratio	0.16	0.16
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	171	256
v/s Ratio Prot		
v/s Ratio Perm	0.02	0.00
v/c Ratio	0.15	0.02
Uniform Delay, d1	57.6	56.4
Progression Factor	1.00	1.00
Incremental Delay, d2	0.3	0.0
Delay (s)	57.9	56.4
Level of Service	E	E
Approach Delay (s/veh)	57.1	
Approach LOS	E	

Intersection Summary

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2090	1967	64	0	64
Future Vol, veh/h	0	2090	1967	64	0	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2322	2186	71	0	71

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1093
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	180
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	180
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	37.54
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	180
HCM Lane V/C Ratio	-	-	0.395
HCM Ctrl Dly (s/v)	-	-	37.5
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	1.7

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2224	1892	12	0	15
Future Vol, veh/h	0	2224	1892	12	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2417	2057	13	0	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1028
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	199
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	199
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	24.74
HCM LOS			C

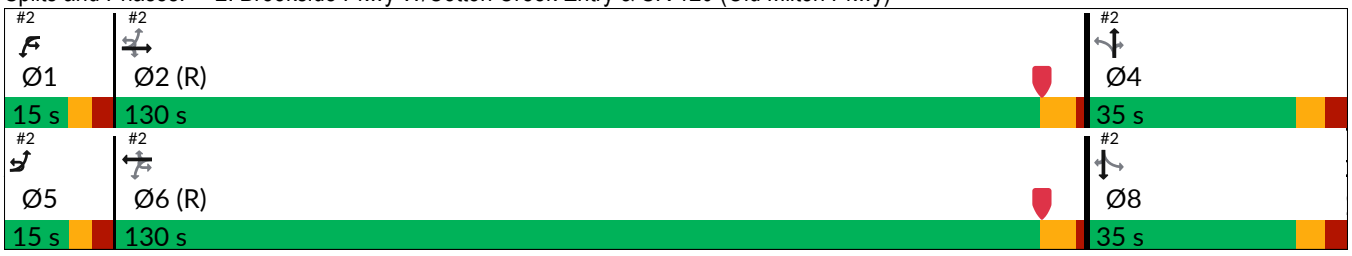
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	199
HCM Lane V/C Ratio	-	-	0.082
HCM Ctrl Dly (s/v)	-	-	24.7
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Future Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Lane Group Flow (vph)	0	107	2335	82	0	80	2024	29	0	278	40	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	130.0	130.0	15.0	15.0	130.0	130.0	35.0	35.0	35.0	35.0
Total Split (%)	8.3%	8.3%	72.2%	72.2%	8.3%	8.3%	72.2%	72.2%	19.4%	19.4%	19.4%	19.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.65	0.67	0.07		0.63	0.58	0.03		1.38	0.14	
Control Delay (s/veh)		32.8	16.8	3.0		43.9	14.9	0.0		249.0	7.5	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		32.8	16.8	3.0		43.9	14.9	0.0		249.0	7.5	
Queue Length 50th (ft)		28	553	7		24	429	0		~439	0	
Queue Length 95th (ft)		89	608	27		89	478	0		#646	23	
Internal Link Dist (ft)			422				424			580		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		176	3504	1120		142	3501	1119		202	293	
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		0.61	0.67	0.07		0.56	0.58	0.03		1.38	0.14	

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
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: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Lane Group Flow (vph)	43	33
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	35.0	35.0
Total Split (%)	19.4%	19.4%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.98	0.11
Control Delay (s/veh)	200.3	4.7
Queue Delay	0.0	0.0
Total Delay (s/veh)	200.3	4.7
Queue Length 50th (ft)	52	0
Queue Length 95th (ft)	#149	13
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	44	293
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.98	0.11

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Future Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583		1775	1583	
Flt Permitted		0.07	1.00	1.00		0.04	1.00	1.00		0.70	1.00	
Satd. Flow (perm)		128	5036	1583		80	5036	1583		1299	1583	
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)	49	58	2335	82	27	53	2024	29	274	4	40	41
RTOR Reduction (vph)	0	0	0	19	0	0	0	9	0	0	34	0
Lane Group Flow (vph)	0	107	2335	63	0	80	2024	20	0	278	6	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		133.0	125.3	125.3		132.6	125.2	125.2		28.0	28.0	
Effective Green, g (s)		133.0	125.3	125.3		132.6	125.2	125.2		28.0	28.0	
Actuated g/C Ratio		0.74	0.70	0.70		0.74	0.70	0.70		0.16	0.16	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		164	3505	1101		128	3502	1101		202	246	
v/s Ratio Prot		c0.03	c0.46			0.03	0.40					
v/s Ratio Perm		0.45		0.04		0.43		0.01		c0.21	0.00	
v/c Ratio		0.65	0.67	0.06		0.63	0.58	0.02		1.38	0.03	
Uniform Delay, d1		14.2	15.5	8.7		21.6	13.9	8.4		76.0	64.4	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		8.0	1.0	0.1		8.0	0.7	0.0		197.3	0.0	
Delay (s)		22.3	16.5	8.8		29.6	14.7	8.5		273.3	64.5	
Level of Service		C	B	A		C	B	A		F	E	
Approach Delay (s/veh)			16.5				15.1			247.0		
Approach LOS			B				B			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	32.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	82.6%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1778	1583
Flt Permitted	0.15	1.00
Satd. Flow (perm)	284	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	2	33
RTOR Reduction (vph)	0	28
Lane Group Flow (vph)	43	5
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	28.0	28.0
Effective Green, g (s)	28.0	28.0
Actuated g/C Ratio	0.16	0.16
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	44	246
v/s Ratio Prot		
v/s Ratio Perm	0.15	0.00
v/c Ratio	0.98	0.02
Uniform Delay, d1	75.7	64.4
Progression Factor	1.00	1.00
Incremental Delay, d2	125.9	0.0
Delay (s)	201.5	64.4
Level of Service	F	E
Approach Delay (s/veh)	142.0	
Approach LOS	F	

Intersection Summary

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2322	2429	24	0	19
Future Vol, veh/h	0	2322	2429	24	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2580	2699	27	0	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1349
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	121
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	121
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	41.08
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.175
HCM Ctrl Dly (s/v)	-	-	41.1
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0.6

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	1822	2425	10	0	24
Future Vol, veh/h	0	1822	2425	10	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2024	2694	11	0	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1347
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	121
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	121
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	42.96
HCM LOS			E

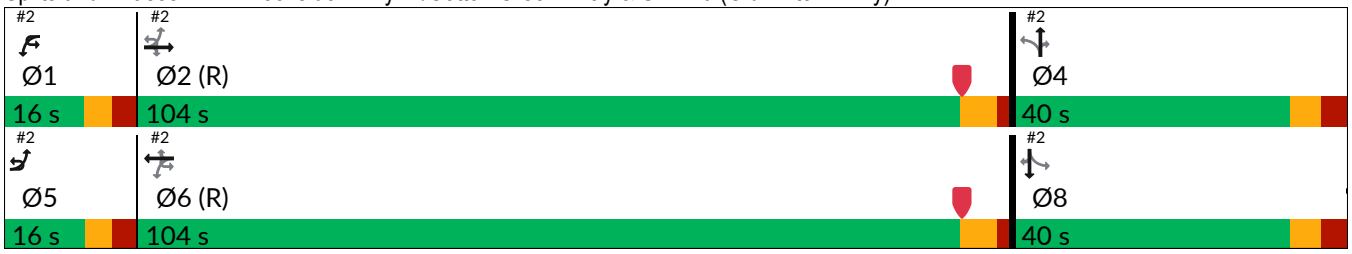
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.22
HCM Ctrl Dly (s/v)	-	-	43
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0.8

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	33	1770	231	17	48	2430	18	161	2	15	37
Future Volume (vph)	76	33	1770	231	17	48	2430	18	161	2	15	37
Lane Group Flow (vph)	0	121	1967	257	0	72	2700	20	0	181	17	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	16.0	16.0	104.0	104.0	16.0	16.0	104.0	104.0	40.0	40.0	40.0	40.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.82	0.58	0.23		0.43	0.81	0.02		0.85	0.05	
Control Delay (s/veh)		76.1	15.9	4.4		14.9	23.9	0.1		97.3	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		76.1	15.9	4.4		14.9	23.9	0.1		97.3	0.3	
Queue Length 50th (ft)		76	396	29		18	762	0		188	0	
Queue Length 95th (ft)		#194	516	76		38	918	0		274	0	
Internal Link Dist (ft)			422				421			570		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		156	3379	1119		197	3317	1066		266	376	
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		0.78	0.58	0.23		0.37	0.81	0.02		0.68	0.05	

Intersection Summary

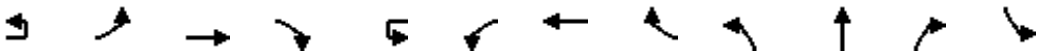
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	6	41
Future Volume (vph)	6	41
Lane Group Flow (vph)	48	46
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	40.0	40.0
Total Split (%)	25.0%	25.0%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.34	0.15
Control Delay (s/veh)	63.7	6.3
Queue Delay	0.0	0.0
Total Delay (s/veh)	63.7	6.3
Queue Length 50th (ft)	46	0
Queue Length 95th (ft)	88	23
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	178	376
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.27	0.12

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	33	1770	231	17	48	2430	18	161	2	15	37
Future Volume (vph)	76	33	1770	231	17	48	2430	18	161	2	15	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583		1775	1583	
Flt Permitted		0.04	1.00	1.00		0.07	1.00	1.00		0.69	1.00	
Satd. Flow (perm)		69	5036	1583		136	5036	1583		1291	1583	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	84	37	1967	257	19	53	2700	20	179	2	17	41
RTOR Reduction (vph)	0	0	0	57	0	0	0	7	0	0	14	0
Lane Group Flow (vph)	0	121	1967	200	0	72	2700	13	0	181	3	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		116.6	107.4	107.4		112.4	105.4	105.4		26.3	26.3	
Effective Green, g (s)		116.6	107.4	107.4		112.4	105.4	105.4		26.3	26.3	
Actuated g/C Ratio		0.73	0.67	0.67		0.70	0.66	0.66		0.16	0.16	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		148	3380	1062		167	3317	1042		212	260	
v/s Ratio Prot		c0.05	0.39			0.02	0.54					
v/s Ratio Perm		c0.55		0.13		0.28		0.01		c0.14	0.00	
v/c Ratio		0.82	0.58	0.19		0.43	0.81	0.01		0.85	0.01	
Uniform Delay, d1		47.5	14.2	9.9		11.1	20.1	9.4		65.0	56.0	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		27.6	0.7	0.4		1.3	2.3	0.0		26.5	0.0	
Delay (s)		75.2	14.9	10.3		12.4	22.4	9.4		91.5	56.0	
Level of Service		E	B	B		B	C	A		F	E	
Approach Delay (s/veh)			17.5				22.0			88.4		
Approach LOS			B				C			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	23.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.84		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	88.8%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	6	41
Future Volume (vph)	6	41
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.96	1.00
Satd. Flow (prot)	1786	1583
Flt Permitted	0.46	1.00
Satd. Flow (perm)	865	1583
Peak-hour factor, PHF	0.90	0.90
Adj. Flow (vph)	7	46
RTOR Reduction (vph)	0	38
Lane Group Flow (vph)	48	8
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	26.3	26.3
Effective Green, g (s)	26.3	26.3
Actuated g/C Ratio	0.16	0.16
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	142	260
v/s Ratio Prot		
v/s Ratio Perm	0.06	0.00
v/c Ratio	0.34	0.03
Uniform Delay, d1	59.1	56.1
Progression Factor	1.00	1.00
Incremental Delay, d2	1.0	0.0
Delay (s)	60.2	56.2
Level of Service	E	E
Approach Delay (s/veh)	58.2	
Approach LOS	E	

Intersection Summary

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2109	2001	66	0	86
Future Vol, veh/h	0	2109	2001	66	0	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2343	2223	73	0	96

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1112
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	175
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	175
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	48.05
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	175
HCM Lane V/C Ratio	-	-	0.547
HCM Ctrl Dly (s/v)	-	-	48.1
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	2.8

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2232	1899	17	0	28
Future Vol, veh/h	0	2232	1899	17	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2426	2064	18	0	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1032
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	197
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	197
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	26.53
HCM LOS			D

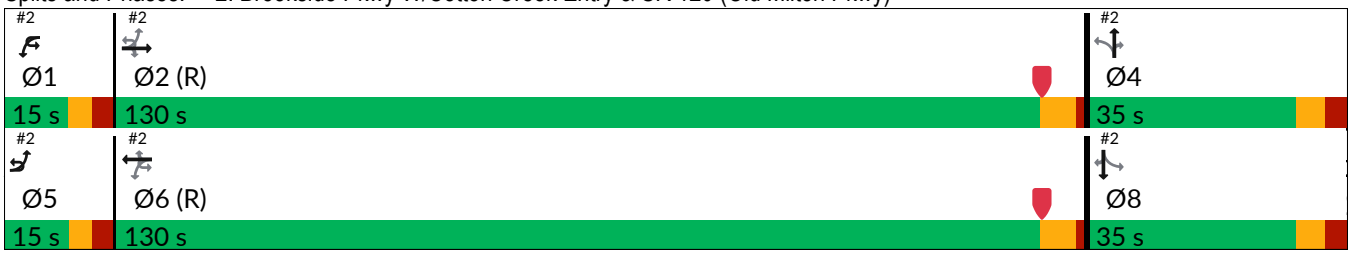
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	197
HCM Lane V/C Ratio	-	-	0.154
HCM Ctrl Dly (s/v)	-	-	26.5
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0.5

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	97	2148	75	25	49	1880	29	252	7	37	46
Future Volume (vph)	45	97	2148	75	25	49	1880	29	252	7	37	46
Lane Group Flow (vph)	0	154	2335	82	0	80	2043	32	0	282	40	0
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	130.0	130.0	15.0	15.0	130.0	130.0	35.0	35.0	35.0	35.0
Total Split (%)	8.3%	8.3%	72.2%	72.2%	8.3%	8.3%	72.2%	72.2%	19.4%	19.4%	19.4%	19.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.90	0.67	0.07		0.63	0.59	0.03		1.41	0.14	
Control Delay (s/veh)		72.6	16.8	3.0		44.5	15.6	0.1		261.9	7.5	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		72.6	16.8	3.0		44.5	15.6	0.1		261.9	7.5	
Queue Length 50th (ft)		79	553	7		25	448	0		~451	0	
Queue Length 95th (ft)		#231	608	27		89	484	2		#657	23	
Internal Link Dist (ft)			422				424			571		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		172	3504	1120		141	3466	1108		200	293	
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		0.90	0.67	0.07		0.57	0.59	0.03		1.41	0.14	

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
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: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)

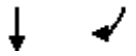


Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	4	37
Future Volume (vph)	4	37
Lane Group Flow (vph)	54	40
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	35.0	35.0
Total Split (%)	19.4%	19.4%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	1.38	0.14
Control Delay (s/veh)	326.9	7.5
Queue Delay	0.0	0.0
Total Delay (s/veh)	326.9	7.5
Queue Length 50th (ft)	~85	0
Queue Length 95th (ft)	#191	23
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	39	293
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	1.38	0.14

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	97	2148	75	25	49	1880	29	252	7	37	46
Future Volume (vph)	45	97	2148	75	25	49	1880	29	252	7	37	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00		1.00	1.00	
Frt		1.00	1.00	0.85		1.00	1.00	0.85		1.00	0.85	
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00		0.95	1.00	
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583		1776	1583	
Flt Permitted		0.07	1.00	1.00		0.04	1.00	1.00		0.69	1.00	
Satd. Flow (perm)		121	5036	1583		81	5036	1583		1290	1583	
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)	49	105	2335	82	27	53	2043	32	274	8	40	50
RTOR Reduction (vph)	0	0	0	19	0	0	0	10	0	0	34	0
Lane Group Flow (vph)	0	154	2335	63	0	80	2043	22	0	282	6	0
Heavy Vehicles (%)	2%	2%	3%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		134.3	125.3	125.3		131.3	123.9	123.9		28.0	28.0	
Effective Green, g (s)		134.3	125.3	125.3		131.3	123.9	123.9		28.0	28.0	
Actuated g/C Ratio		0.75	0.70	0.70		0.73	0.69	0.69		0.16	0.16	
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0		2.5	2.5	
Lane Grp Cap (vph)		172	3505	1101		128	3466	1089		200	246	
v/s Ratio Prot		c0.04	0.46			0.03	0.41					
v/s Ratio Perm		c0.62		0.04		0.43		0.01		c0.22	0.00	
v/c Ratio		0.90	0.67	0.06		0.63	0.59	0.02		1.41	0.03	
Uniform Delay, d1		33.0	15.5	8.7		21.1	14.7	8.9		76.0	64.4	
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		39.9	1.0	0.1		8.0	0.7	0.0		211.5	0.0	
Delay (s)		72.8	16.5	8.8		29.0	15.5	8.9		287.5	64.5	
Level of Service		E	B	A		C	B	A		F	E	
Approach Delay (s/veh)			19.6				15.9			259.8		
Approach LOS			B				B			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	36.9	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.99		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	19.3
Intersection Capacity Utilization	85.3%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	4	37
Future Volume (vph)	4	37
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	7.0
Lane Util. Factor	1.00	1.00
Frt	1.00	0.85
Flt Protected	0.96	1.00
Satd. Flow (prot)	1780	1583
Flt Permitted	0.14	1.00
Satd. Flow (perm)	256	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	4	40
RTOR Reduction (vph)	0	34
Lane Group Flow (vph)	54	6
Heavy Vehicles (%)	2%	2%
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Actuated Green, G (s)	28.0	28.0
Effective Green, g (s)	28.0	28.0
Actuated g/C Ratio	0.16	0.16
Clearance Time (s)	7.0	7.0
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	39	246
v/s Ratio Prot		
v/s Ratio Perm	0.21	0.00
v/c Ratio	1.38	0.03
Uniform Delay, d1	76.0	64.4
Progression Factor	1.00	1.00
Incremental Delay, d2	276.9	0.0
Delay (s)	352.9	64.5
Level of Service	F	E
Approach Delay (s/veh)	230.2	
Approach LOS	F	

Intersection Summary

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2366	2449	29	0	33
Future Vol, veh/h	0	2366	2449	29	0	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2629	2721	32	0	37

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1361
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	119
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	119
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	48.43
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	119
HCM Lane V/C Ratio	-	-	0.309
HCM Ctrl Dly (s/v)	-	-	48.4
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	1.2

1.SR 120@ Cotton Mill PI (RIRO)

A.M. Peak Hour

	- Northbound					Cotton Mill Place (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	1	1	0	0	1718	0	1718	0	0	2302	8	2310
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0	0	25	0	25
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	0	3	0	3
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	1	1	0	0	1807	0	1807	0	0	2422	8	2430
Total New Trips:	0	0	0	0	0	0	0	0	23	23	0	0	15	0	15	0	0	3	2	5
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	24	24	0	0	1822	0	1822	0	0	2425	10	2435

P.M. Peak Hour

	- Northbound					Cotton Mill Place (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	14	14	0	0	2104	0	2104	0	0	1795	12	1807
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	23	0	23
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	0	2	0	2
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	15	15	0	0	2224	0	2224	0	0	1892	12	1904
Total New Trips:	0	0	0	0	0	0	0	0	13	13	0	0	8	0	8	0	0	7	5	12
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	28	28	0	0	2232	0	2232	0	0	1899	17	1916

2.SR 120@ Cotton Creek Entry

A.M. Peak Hour

	Brookside Parkway Northbound					Cotton Creek Entry Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	25	1	3	29	0	21	2	29	52	63	13	1694	198	1968	16	22	2310	16	2364
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	112	0	12	124	0	0	0	0	0	10	0	4	20	34	0	25	0	0	25
Adjacent Brookside Parkway Tract Trips:	0	23	0	0	23	0	0	0	0	0	0	0	4	5	9	0	0	3	0	3
No-Build 2030 Volumes:	0	161	1	15	177	0	22	2	30	54	76	14	1770	231	2091	17	48	2405	17	2487
Total New Trips:	0	0	1	0	1	0	15	4	11	30	0	19	0	0	19	0	0	25	1	26
Future 2030 Traffic Volumes:	0	161	2	15	178	0	37	6	41	84	76	33	1770	231	2110	17	48	2430	18	2513

P.M. Peak Hour

	Brookside Parkway Northbound					Cotton Creek Entry Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	126	4	7	137	0	37	2	29	68	32	51	2060	35	2178	24	7	1807	26	1864
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	106	0	30	136	0	0	0	0	0	12	0	-5	25	32	0	42	-19	0	23
Adjacent Brookside Parkway Tract Trips:	0	15	0	0	15	0	0	0	0	0	0	0	11	14	25	0	0	2	0	2
No-Build 2030 Volumes:	0	252	4	37	293	0	38	2	30	70	45	53	2148	75	2321	25	49	1862	27	1963
Total New Trips:	0	0	3	0	3	0	8	2	7	17	0	44	0	0	44	0	0	18	2	20
Future 2030 Traffic Volumes:	0	252	7	37	296	0	46	4	37	87	45	97	2148	75	2365	25	49	1880	29	1983

3.SR 120 @ WatersFerryDr (RIRO)

A.M. Peak Hour

	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	62	62	0	0	1968	0	1968	0	0	1749	62	1811
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	34	0	34	0	0	122	0	122
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	0	26	0	26
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	64	64	0	0	2090	0	2090	0	0	1967	64	2031
Total New Trips:	0	0	0	0	0	0	0	0	22	22	0	0	19	0	19	0	0	34	2	36
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	86	86	0	0	2109	0	2109	0	0	2001	66	2067

P.M. Peak Hour

	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	18	18	0	0	2178	0	2178	0	0	2224	23	2247
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	32	0	32	0	0	99	0	99
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	17	0	17
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	19	19	0	0	2322	0	2322	0	0	2429	24	2453
Total New Trips:	0	0	0	0	0	0	0	0	14	14	0	0	44	0	44	0	0	20	5	25
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	33	33	0	0	2366	0	2366	0	0	2449	29	2478

Community Zoning Information Meeting (CZIM) February 11, 2026

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

MP-26-05/CLUP-26-03/Z-26-03/V-26-03 / Empire Old Milton/Camden Pond MP

NAME	ADDRESS	COMMENTS
CHRISTINA Parish	3080 Camden Way Alpharetta 30005	[redacted]
ANNA DIPRIZITO	3021 Camden Way Alpharetta GA	[redacted]
Joella Strong	3048 Camden Way	[redacted]
Gayla Bell	3075 Camden Way	[redacted]
Adrienne Chin	3073 Camden Way Alpharetta, GA 30005	[redacted]
Dana M. Wilson James L. Wilson	3994 Camden Way 3994 Camden Way	[redacted]

Community Zoning Information Meeting (CZIM) February 11, 2026

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

MP-26-05/CLUP-26-03/Z-26-03/V-26-03 / Empire Old Milton/Camden Pond MP

NAME	ADDRESS	COMMENTS
Taylor Terry	1235 WHITESTONE RDG, 30005	Traffic, Green Way Connection?, Existing Cul-De-Sac?
Haven Kennedy	Camden Pond	Traffic Study
RAY WILLIAMS	3030 Camden WAY	
canan sahin Koyuncu	3020 camden way	
Kelly & Michael Pabst	2280 Whitestone Way MIKEypbr3@gmail.com	Traffic & tree barrier

Community Zoning Information Meeting (CZIM) February 11, 2026

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

MP-26-05/CLUP-26-03/Z-26-03/V-26-03 / Empire Old Milton/Camden Pond MP

NAME	ADDRESS	COMMENTS
Jon Kenkel	3996 camden Way	
Megan Lister	3996 Camden Way	I am very concerned about the environmental impacts, speed at which this is going forward, wear & tear on infrastructure, noise pollution, heat island effect, & harm to property values.
Canan Sahin Koyuncu	3020 camden way.	
Virginia G Bethey	5061 Palm Drive	NO GO! SORRY. Ginny Bethoney [redacted]
Cheryl Zellner	1225 Whitestone Rdg	[redacted]

Community Zoning Information Meeting (CZIM) February 11, 2026

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

MP-26-05/CLUP-26-03/Z-26-03/V-26-03 / Empire Old Milton/Camden Pond MP

NAME	ADDRESS	COMMENTS
Ray Thomas 770-313-0172	5047 Avalon Dr. Camden Pond	Many questions and concerns - too numerous to fit here.
Joella Strong	3048 Camden Way	
Pamela Haywood email: mcdoup@gmail.com	5051 Avalon Dr Camden Pond	Lots & Lots of questions and concerns.
Mary LeClair	2220 Whitestone Pl	Traffic - you know the usual

Community Zoning Information Meeting (CZIM) February 11, 2026

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

MP-26-05/CLUP-26-03/Z-26-03/V-26-03 / Empire Old Milton/Camden Pond MP

NAME	ADDRESS	COMMENTS
DAN OLSEN	2030 WHITESTONE PL	———
margaret olsen	2030 whitestone Place	Traffic studies?
Hollisia Jiggetts	2020 Whitestone Place	
Elizabeth Gomez Autumn Haddad	~~2040~~ Whitestone PL. 3024 Camden Way	Sales prices of the homes. Any walkable areas between communities autumntypes@gmail.com
~~Courtney Cuthp~~ John Shuler Hfanasyeva Olena	3023 Camden Way 2045 Whitestone Pl 2045 Whitestone Pl	
Joel & Beverly Whisenant Ricardo Mejer	1105 Whitestone Rd. 1270 Whitestone Rdg.	Traffic, Access To Old Milton Phase II ?
Rebecca Bevill Susan Frederick	1085 Whitestone Ridge 1130 Whitestone Ridge	rs_bevill@yahoo.com Traffic; construction - [redacted]

name	address	comments
Glynne Latham	3040 Camden Way	
Debra Stewart	2025 White Stone Pl	



troutman pepper locke

Memorandum

TO: City of Alpharetta

FROM: Jessica L. Hill, Esq.

DATE: April 24, 2026

RE: Supplement to Citizen Participation Form – Part B
MP-26-05/CLUP-26-03/Z-26-03/V-26-03 – 3842 Old Milton Pkwy.

I. Scope. This memorandum supplements the Citizen Participation Form – Part B submitted to the City of Alpharetta on February 13th.

II. Community Outreach Background. Following the Community Zoning Information Meeting held on February 11th and the original Part B submittal, the applicant deferred the public hearings for 60 days to facilitate further discussion with the two adjacent townhome communities, Camden Pond and Stoneridge. The applicant hosted meetings with Camden Pond on March 11th and April 9th and with Stoneridge on March 23rd. An additional meeting with Stoneridge is scheduled for April 27th. Sign in sheets from each meeting are attached hereto as Exhibit "A". At the March 11th Camden Pond meeting, Megan Lister and Jon Kenkel, the owners of 3996 Camden Way in Camden Pond also presented the applicant with their written list of concerns, attached hereto as Exhibit "B". Ms. Lister also emailed several requests on March 26th for various documents. Attached as Exhbit "C" is the email chain with Ms. Lister responding to the document requests and also providing a response to her March 11th list of concerns. Attached as Exhibit "D" is a copy of the applicant's response to the March 11th list of concerns from Ms. Lister and Mr. Kenkel. In addition to communications with the homeowners association providing copies of submitted application items, Camden Pond's Board president, Darlene Cutlip requested additional information, which has been shared. Attached as Exhibit "E" are the recent email communications with Ms. Cutlip.

III. Issues Raised. Many of the issues and concerns raised by the adjacent homeowner associations relate to any development of the subject property as opposed to specific concerns with the proposed for-sale townhome use in lieu of the office and commercial development allowed by right. Broadly, concerns have been raised regarding traffic, tree removal, impact on wildlife, impact on wetlands and Big Creek, stormwater detention, setback and buffer on the eastern boundary abutting Camden Pond and Stoneridge, fencing and construction hours. Specifically relating to the townhome development scope, concerns have been raised regarding density, trash location, noise and lighting.

IV. Revisions to the Proposal. Since the original submittal of the application, the following revisions have been made to the proposal:

- The unit count reduced from 207 to 200 units.
- Grades on the property are proposed to be lowered in the northeast corner and the eastern boundary to limit disturbance to existing trees.

- The finished floor of the proposed dwelling units on the eastern property boundary have been lowered approximately six to eight feet to reduce height relative to Camden Pond.
- The setback along the eastern boundary has been increased from 35 feet to 60 feet with a 25 foot tree save area included within the setback.
- Landscaping including a mix of native and adaptive deciduous and evergreen plant material is proposed along the eastern boundary.
- The proposal includes extending the existing sidewalk on Old Milton Parkway offsite to connect to Camden Way, subject to GDOT approval.
- The HOA covenants will include limitations on noise.
- The HOA covenants will require trash receptacle screening. All of the units abutting the eastern property boundary are front load units which will provide for trash receptable locations within the garage on the front of the unit.
- Lighting on the rear of the homes on the eastern boundary will be shielded.
- Subject to applicable governmental approvals, a stop condition will be implemented at the existing intersection of Cotton Mill Place (entry) and Cotton Mill Place.
- The applicant's traffic engineer is engaging with GDOT regarding the current Old Milton Parkway improvement plans to suggest adjustments to the scope to improve access to the property.
- All stormwater is proposed to be managed onsite.

Fencing has been discussed at length with the Camden Pond homeowners association with no clear consensus on the intent and location of the fence. Some residents expressed a desire for a privacy fence to block the view of the development and others wanted a more decorative fence or planted barrier for dogs and to demarcate the boundary line. Installation of a fence along the property boundary would require tree removal in the tree save area and would not be effective for any screening due to topography. The last communication from the Board president of Camden Pond, attached as Exhibit "E", confirms no fencing is currently requested. The applicant is amenable to installing wrought iron style decorative aluminum fencing or wooden privacy fencing to the extent a consensus can be reached on the intent and location.

Exhibit A

CAMDEN POND

Community Meeting with Empire Homes/Toll Brothers
March 11, 2026

NO	NAME	PROPERTY ADDRESS
	Darlene Cutlip	3025 Camden Way
	Lynne Zat + Law	3040 " "
	Ann D. Pruitt	3021 " "
	Paul D. Pruitt	3021
	Pamela Haywood	5051 Avalon Dr.
	Diane M. Wilson	3994 Camden Way
	Megan Lister + Jon Kenkel	3996 Camden Way
	Ana M. Marin	3066 Camden Way
	Charles SROKA	3066 Camden Way
	Kara Kennedy	5073 Avalon Drive
	Gayla Bell	3075 Camden Way
	Vanessa Collins	3091 Camden Way

CAMDEN POND

Community Meeting with Empire Homes/Toll Brothers

April 9, 2026

NO	NAME	PROPERTY ADDRESS
1	[illegible]	3040 Camden Way
2	[illegible]	3025 Camden Way
3	Pamela Haywood McCloud	5051 Avalon Dr
4	[illegible]	5028 Avalon Dr
5	[illegible]	3021 Camden Way
6	[illegible]	3021 Camden Way
7	[illegible] Coli Nishat	3083 Camden Way
8	Mostafa Taj [illegible]	3091 Camden Way
	Vanessa Collins	3066 Camden Way
	[illegible]	3066 [illegible]

Sign In Sheet

Name	Contact Info
Rebecca Bevill	[redacted]
Susan Frederick	[redacted]
Cheryl Zellner	[redacted]
Hollisia Jiggetts	[redacted]
Julius Jiggetts	[redacted]
Susan Willis	[redacted]
Beverley Whisenant	[redacted]
Mary LeClair	[redacted]
Melinda Farley	[redacted]
ARTISH Sinha	[redacted]
Birgit Joel	[redacted]
PAULETTE MUNROE	[redacted]
MJ Farrokhnejad	[redacted]

Exhibit B

EMPIRE HOMES & TOLL BROTHERS COMMUNITY MEETING

For Residents of Camden Pond

March 11th, 2025 at 6:16 pm

Empire Homes Design Center

131 Roswell St. Bldg A

Alpharetta, GA

Resident: Megan Lister and Jon Kenkel

3996 Camden Way

Alpharetta, GA 30005

Concerns (non exhaustive of selves and other residents) and Questions Pertaining to Applicant's Proposed Development

CONCERNS:

(broad overview- environmental impacts, economic impact, greenway access, + need for further transparency and data)

1. **ENVIRONMENTAL/ECONOMICS**. Despite the applicants stating that they believe there should be no significant impact to the land, I and many residents are concerned about the following:
    - loss of native owl, hawk, snake species and other useful predators that perform natural vermin control.
    - loss of unidentified species of turtles and amphibians that make use of the creek.
    - Loss of beneficial insects and pollinators that require such habitat.
    - potential loss of unidentified endangered or protected species of flora and fauna.
    - loss of existing, riparian forest that provides much needed shade, groundwater quality control, reduces pollution (noise, light, air, water, soil), reduces erosion, reduces flood risk for all, reduces heat island effect, reduces economic strain of higher utility bills, reduces surface and ambient temperature, reduces risk of severe or fatal health outcomes related to heat, etc.
    - further loss of canopy that easily takes decades to replace, particularly when valuing native species over non-native or ornamental species. If it takes even

10 years to achieve 25% of previous canopy, there are several significant risks to take into account for the citizens.

- potential permanent loss of long term ecological benefits from native trees or existing forested areas prior to clear cutting.
- cumulative strains on present wetlands, flood plains, and flood zones.
- unexpected changes in groundflow water due to any leveling and development of infrastructure in a risky landscape and sensitive habitats that provide natural flood control.
- impact of invasive landscaping plants.
- impact to quality of soil from signfanct disruption, drying, and erosion.
- impact from additional use of herbicides, pesticides, etc. on remaining flora and fauna.
- habitat reduction and fragmentation.
- potential for increased zoonotic disease transmission like West Nile, Lyme Disease, and many others. This could result from increased sitting water for mosquitos, competition for blood meals and shaded areas for ticks, deer lacking food and corridors for movement, and rodents looking for shelter upon being disturbed and having fewer or no predators. This also goes for those using the Greenway, as it could potentially experience more flooding and sitting water.
- loss of use of the Greenway, already vulnerable to floods, experiencing more extended periods of inaccessibility.
- increased number of individuals experiencing illnesses due to increased pollution from more cars and car trips necessary for a home (asthma, depression, decreased sleep, more stress).
- potential increases to insurance due to worse risks of erosion and flooding.
- costs of vehicle repair or medical care due to increased risk of vehicular collisions from congestion.
- similar concerns to above, but for potentially increased number of deer collisions.
- Increase to costs of aid, reconstruction, and recovery efforts afters disasters like hurricanes, floods, etc. This is a particular concern regarding developing in areas of high flood risk.
- Existence of already severe flooding to Big Creek of up to 7 feet after multiday rain events.
- with further development of roads into the lots for homes and expansions required for Old Milton, will the expected tax revenue of the presently desired number (by the applicants) of homeowners actually cover the cost of repairs/replacement when the time comes? This is especially important considering the increased wear and tear expected for Old Milton.

2. Transparency

- as can be seen in this non exhaustive list, there are many things that should be considered.
- the application submitted does not seem to showcase the results of other studies beyond a traffic and aroborist survey.
- lack of surveys and data specific to this unique area of land.
- confusion regarding zone change to R-10M vs any other residential option? Residents have reported hearing different ratios of rental vs for sale homes.
- confusion regarding attempts to reduce setback requirements from 25' to 25' for the proposed homes closest to Old Milton. There are concerns about space, for example: further loss of buffer (existing or replaced) and decreased desireability to walk along the sidwalks.

3. Greenway Access Design

- a popular, tentative proposal advertised to benefit all residents. As presently designed, however, it lacks accessiblity to the vast majority of existing residents.
- at present, to reach the farthest point of the existing cul-de-sac (which sits along the proposed public route to the Greenway) by walking takes around 8 minutes for myself. This does not include the time necessary for walking up to Old Milton. This also doesn't account for the further distance required to actually reach the existing Greenway, if land is developed as proposed. Why would we, who live arguably the closest, use this if the majority of the time is spent just walking to the Greenway? This is particularly important for children, mothers, the elderly, those with disabilities or impairments, and anyone else who wants an enjoyable walk.
- Risk of car collisions at multiple points for pedestrians, especially with more residents utilizing cars for the majority of needed transportation and more points of conflicts at new roads and home entrances.
- urban heat island effect making walking unbearable or impossible for a large section of the year. This is especially so with clear cutting and existing canopy loss.

4. REQUESTS

- Further time to determine the necessary surveys and reports that may not be listed here, due to the volume and complexity of present concerns.
- An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrustructure.
- A full Environmental Impact Statement for the cumulative impacts to the land proposed for development as well as Big Creek.
- No mass grading of the entire site
- Post development peak flows must be lower than pre development levels
- A certified wetland delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal streams are present
- A formal habitat assessment, as Georgia Dept of Natural Resources identifies this area as habitat for State Threatened species including the Spotted Turtle, Wood Thrush, and Monarch Butterfly
- A Raptor Nest Survey and Avian Habitat Assessment to identify all Red shouldered Hawk nests — including active and inactive nests — and to map potential nesting and hunting habitat. Active nests are protected by federal law under the Migratory Bird Treaty Act, and identified habitat areas may require no disturbance buffers or seasonal clearing restrictions
- A water quality analysis to ensure that stormwater runoff from more than 400 vehicles — including leaked motor oil, gasoline residues, brake pad dust containing copper and other heavy metals, tire wear particles, antifreeze, and transmission fluids — as well as fertilizers and pesticides used in landscaping, does not contaminate Big Creek
- At least 30% tree save area to preserve natural stormwater absorption

Exhibit C

Hill, Jessica L.

From: Hill, Jessica L.
Sent: Friday, April 10, 2026 9:53 AM
To: 'meglianst'
Cc: Woodman, Michael; 'Jake Meek'; 'Jason Banks'; 'Hector Mendoza'; 'Kelley Rhino'; 'Kevin Norton'; Kenneth Wood; 'Peter Ewing'; 'Shade, Eric'; Darlene Cutlip
Subject: documentation request - 3842 Old Milton Pkwy. + response to issues list
Attachments: Issues List from Camden Pond Resident 3.11.26.pdf; Applicant Response to 3.11.26 List of Concerns.pdf

Good afternoon Megan,

Attached is a response to the summarized issues that are identified in your attached March 11th memo. We hope this is helpful in addressing your concerns.

Have a wonderful weekend!

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: Hill, Jessica L.
Sent: Thursday, April 2, 2026 6:29 PM
To: 'meglianst' <meglianst@proton.me>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Jake Meek <jmeek@tollbrothers.com>; Jason Banks <jbanks@tollbrothers.com>; Hector Mendoza <hmendoza@tollbrothers.com>; Kelley Rhino <krhino@empirehomes.com>; Kevin Norton <knorton@empirehomes.com>; Kenneth Wood <Kwood@pec.plus>; Peter Ewing <pewing@empirehomes.com>; Shade, Eric <eric.shade@kimley-horn.com>
Subject: documentation request - 3842 Old Milton Pkwy.

Hi Megan,

Attached and/or linked below are the following documents and information:

1. A list of changes made to the development proposal since the zoning submittal on January 31st (attached);
2. A copy of the zoning application submittal made to the city on January 31st, linked HERE;
3. A copy of the traffic study submitted to the city linked HERE;
4. A copy of the current CUP zoning and master plan documents applicable to the property (two documents attached referencing Camden Pond);
5. A site plan showing one potential example of what an office development on the property could be under the current zoning (attached);
6. Floodplain information can be found using the FEMA online data viewer at the following link: https://www.fema.gov/flood-maps/national-flood-hazard-layer; and
7. Wetlands information can be found at the US Fish & Wildlife Service National Wetlands Inventory map at the following link: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.

The applicant continues to evaluate the plan. Any further revisions will be shared at the April 9th meeting.

As you requested, I have also included Michael Woodman, Alpharetta Planning and Development Services Manager, and the Empire and Toll project team members on the email.

I hope this is helpful in your review and we look forward to seeing you next week.

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: meglianst <meglianst@proton.me>
Sent: Thursday, March 26, 2026 2:07 PM
To: Hill, Jessica L. <Jessica.Hill@troutman.com>
Subject: documentation request

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Good afternoon, Jessica!

Sounds like we've got a meeting all set for next week. I'm looking forward to it!

In the meantime, our community (Camden Ponds I and II) has discussed and does have need of further documentation. We respectfully request the following to be received as soon as possible (ideally by the end of today or early tomorrow morning):

- a 3 to 5 page summary of the modifications/revisions presented on the 11th.
- a list of any newly proposed revisions that may have come about after the meeting on the 11th.
- copies of all studies, surveys, and assessments that have already been done (including any that may have been done between now and the CZIM in February) AND ones that are being considered.
- a copy of the old blueprints designed for the plots of land as they are presently zoned. (these were presented on a small piece of paper at the CZIM)
- a copy of the Master or Development plan as things are presently zoned.

We also ask that the summary be written in plain English, with respect to those of us who are not lawyers, developers, etc.

This, we feel, will help us to understand and communicate the whole picture of this development proposal to all residents. It will also assist us in preparing appropriately for our next meeting. Rather than relying solely on memory and initial understandings, we can refer back to solid information and data. It will also help further transparency between Camden Pond residents and Empire Homes/ Toll Brothers.

We very much appreciate the additional meetings and want to do our due diligence, so as to respect everyone's time.

As discussed at the previous meeting, we would appreciate Ken Wood, the Planning and Development Services manager, and the relevant individuals from Empire and Toll Brothers being either cc'd or bcc'd to this email exchange.

I will also include a digital copy of the concerns/present requests that I handed out at the meeting.

Thank you and hope you are having a great week!
-Megan Lister
385-216-8577
meglianst@proton.me
Secretary of Camden Pond II

Sent with Proton Mail secure email.

Exhibit D

Responses To Summarized March 11, 2026 Camden Pond Concerns
April 10, 2026

1. Concern regarding impact on various animals.
    - Response: The property abuts Big Creek on the western and northern boundaries, which is where the larger trees on the property are also located that support most existing wildlife. The areas near Big Creek are not being developed and the existing trees are remaining in that area, which mitigates the potential impact on animal habittat.
2. Concern regarding impact on any riparian forest or canopy loss.
    - Response: The property was cleared for development around 1999. The proposed development is located in the areas where the site was previously cleared. Additionally, the majority of the trees located in the development area are pine trees and not hardwoods or other flowering species of plants.
3. Concern regarding impact on wetlands, other riparian features and groundwater.
    - Response: The proposed development is located outside of existing wetlands and stream buffer areas. The development will include green infrastructure to remove pollutants and infiltrate water into the site. The development will provide runoff reduction volume, water quality and detention measures required by the city and state as part of the project to ensure the floodplain is not burdened. Ground water flow levels are not expected to be impacted. Stormwater runoff from the development will be collected and piped underground to ponds and infiltration will be provided for the first inch of rainfall.
4. Concern regarding impact on existing soil.
    - Response: No detrimental impact on soil is expected. The project will compact soil in structural areas as required by city standards. Topsoil will be used in planted areas. Georgia has statewide standards for erosion and sediment control during construction that will be implemented and observed.
5. Concern regarding use of pesticides on existing flora and fauna and introduction of invasive landscaping plants.
    - Response: No specific or unique pesticides are targeted to be utilized in the development. Invasive species of landscaping plans are not proposed and the city arborist will oversee the plantings as part of permitting.
6. Concern regarding potential for increased zoonotic disease transmission.
    - Response: The proposed development does not incorporate standing water that would attract insect activity. Any new stormwater ponds will include green infrastructure and be designed to drain down within 48 hours. No increased zoonotic disease impact is expected with the proposed development.
7. Concern regarding impact on the Greenway and its use.
    - Response: The development proposes to implement a publicly accessible connection to the Big Creek Greenway using environmentally sensitive measures that work with the existing terrain. Rather than paving a connection, the expectation is the trail will utilize natural materials. The exact location of the trail connection will have to be field located to work with the existing ground conditions.

8. Concern regarding impact on insurance, medical care, vehicle care and disaster relief for surrounding residents.
    - Response: The property is zoned for development with office and commercial uses. Redevelopment with a residential use is a less intense scope than the current zoning permits. No adverse impact on insurance, medical care, vehicle care or disaster relief is expected as a result of the proposed change.
9. Concern regarding flooding and impact to Big Creek.
    - Response: The project will be designed to take into account potential swells from upstream flows on Big Creek and will adhere to the required stream buffers. The topography of the property places the development area higher than the flood elevations. As noted above, the stormwater management measures required by the city and state will ensure the project does not increase flooding or adversely impact Big Creek.
10. Concern for funding available for Old Milton Parkway improvements and supporting roads for the project.
    - Response: The modifications proposed to Old Milton Parkway are a GDOT project that is funded through the state. The development will pay development fees as part of the construction of the project and the individual homes will pay taxes which the city uses for a variety of city services, including road repairs.
11. Explain why R-10M was the selected zoning district for the project and confirm whether the units will be rental or for sale.
    - Response: The current CUP zoning district applicable to the property requires 100 acres and therefore had to be changed as part of the request. R-10M was selected as it aligned best with the residential only development scope and is consistent with the recently approved R-10M zoning approved immediately across Old Milton Parkway from Camden Pond. All of the units are proposed to be for-sale units and a zoning condition is included in the application proposing that any rentals of the owned units be limited to ten percent (10%). The ten percent (10%) rental condition is customary in ownership communities.
12. Explain the setback variance requested.
    - Response: The applicant has removed the originally submitted setback variance and added a setback variance on Old Milton Parkway to reduce the front yard setback from 65 feet to 50 feet. This setback request is consistent with approved setbacks on the south side of Old Milton Parkway and does not impact the road improvements proposed on Old Milton Parkway.
13. Concern the Big Creek Greenway access is not accessible.
    - Response: Provision of a publicly accessible connection to the Big Creek Greenway is an amenity to both the proposed development as well as the surrounding community. The applicant could choose to make the connection through their property private which would foreclose access by adjacent communities but the proposal is to provide publicly accessible access. To the extent individuals seek to utilize the access, they will have the ability to do so utilizing the new public sidewalks the development will include.
14. Concern regarding pedestrian safety.
    - Response: The development will include new streetscapes with sidewalks and trees along all streets within the project which will improve pedestrian access and safety.

Further, the development will utilize stop controls where necessary and crosswalks at intersections to improve pedestrian access and visibility.

15. Concern the project will have a heat island effect with the redevelopment of the property.
    - Response: The development includes landscaped areas and tree save areas that will offset the development of the property. Typically a heat island effect is raised in developments with significant surface parking areas which are not proposed. Development of the property under the current commercial and office entitlements would have a greater risk for a heat island impact due to the likely surface parking and increased impervious surface.

Responses to Specific Summarized Requests:

1. Further time to determine necessary surveys and reports.
    - Response: The zoning was deferred to the May hearings.
2. An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrastructure.
    - Response: The city is responsible for budgeting tax revenue to meet the various public works and transportation demands of the city. Further, the proposed units will generate tax revenue for the city that can be allocated as the city determines appropriate. The requested report is beyond the scope of a zoning review.
3. A full Environmental Impact Statement for the cumulative impacts to the land for development as well as Big Creek.
    - Response: During permitting for the development, the project will be required to provide engineered erosion control and hydrology studies to the city as part of the permitting review. An Environmental Impact Statement is beyond the scope of a zoning review and its components occur later in permitting.
4. No mass grading of entire site.
    - Response: Many areas along the perimeter of the property will not be disturbed.
5. Post development peak flows must be lower than pre-development levels.
    - Response: This is a city requirement.
6. A certified wetlands delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal stream are present.
    - Response: The property includes wetlands and streams. The appropriate governmental entities will be consulted as part of permitting to ensure related requirements are observed.
7. A formal habitat assessment.
    - Response: The wetlands area is not proposed to be impacted so this is not required.
8. A Raptor Nest Survey and Aviation Habitat Assessment.
    - Response: The requested study is beyond the scope of a zoning review and is not required for development of the property.
9. A water quality analysis to ensure stormwater runoff does not contaminate Big Creek.
    - Response: The development will have water quality and stormwater studies that are generated as a part of the later permitting process. The requested analysis is beyond the scope of a zoning review.
10. At least 30% tree save area for preservation of natural stormwater absorption.
    - Response: The plans for the development reflect tree save areas proposed.

Exhibit E

Hill, Jessica L.

From: Hill, Jessica L.
Sent: Friday, April 10, 2026 8:53 AM
To: 'Darlene Cutlip'
Cc: Peter Ewing; Kelley Rhino; Kevin Norton
Subject: RE: 3842 Old Milton Pkwy Application Amendment - MP-26-05/CLUP-26-03/Z-26-03/V-26-03
Attachments: Project Rendering with Amenity 4.10.26.jpg; Project Rendering 4.10.26.jpg

Hi Darlene,

Thank you again for attending our various meetings and encouraging your neighbors to participate in the discussion. Attached are the two project renderings we have that show the project concept. Linked below is the amendment shared earlier this week. I am getting the line of sight sections we have been sharing as well and will send those separately. Let us know if you need any additional information.

3842 Old Milton Pkwy. Amendment

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: Darlene Cutlip <dcutlip2723@yahoo.com>
Sent: Friday, April 10, 2026 10:17 AM
To: Hill, Jessica L. <Jessica.Hill@troutman.com>
Cc: Peter Ewing <pewing@empirehomes.com>; Kelley Rhino <krhino@empirehomes.com>; Kevin Norton <knorton@empirehomes.com>
Subject: Re: 3842 Old Milton Pkwy Application Amendment - MP-26-05/CLUP-26-03/Z-26-03/V-26-03

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Good morning Jessica,

Once again I want to thank you and Empire for hosting the meeting last night to further go over the development and pointing out the additional changes that have been made to the site plan since our last meeting. The meetings have been very informative for our owners, allowing them to visually see the site plan and other renderings, to present their concerns and the opportunity to bring questions to the forefront.

As mentioned, I would like to include the elevation rendering in an email to our owners, along with the link to the amendment to the zoning application that you had previously sent me. Would you please email that depiction to me?

On our end, we will get feedback regarding the fencing issue in order to come to a mutual decision based on what exactly our residents are wanting to accomplish with the same. We will pass on that decision for consideration in the site plan.

Thank you,

Darlene

Sent from Yahoo Mail

On Wednesday, April 8, 2026, 2:40 PM, Hill, Jessica L. <Jessica.Hill@troutman.com> wrote:

> Hi Darlene,
>
> Linked below is an amendment to the zoning application submitted to Alpharetta this week for the proposed Empire Homes and Toll Brothers development. Please share with your HOA as appropriate. We will walk through the updated materials at the Camden Pond meeting tomorrow night and look forward to seeing you and your neighbors.
>
> 3842 Old Milton Pkwy. Amendment
>
> Thank you,

Jessica L. Hill
Partner
Direct: 404.885.3925
jessica.hill@troutman.com

troutman pepper locke
600 Peachtree Street, NE, Suite 3000
Atlanta, GA 30308
troutman.com

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Hill, Jessica L.

From: Darlene Cutlip <dcutlip2723@yahoo.com>
Sent: Thursday, April 16, 2026 2:59 PM
To: Hill, Jessica L.
Cc: Peter Ewing; Kelley Rhino; Kevin Norton
Subject: Re: 3842 Old Milton Pkwy Application- MP-26-05/CLUP-26-03/Z-26-03/V-26-03 - Sections

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Jessica,

Thank you for sending the copies of the additional sections that have been shown at both the meetings.

As far as the fence, we met briefly with Camden II's Board on Monday and at least the Board members are of the consensus that at this point we are not going to request any fencing, but would like to keep that option open, if possible. But another suggestion was brought up that may be worth looking at that everyone did seem to approve. Megan suggested planting a line of Highland Dog Hobble, which would add more greenery, screening and prevent dogs and other wildlife from going through. So would you please pass that on for us for their consideration?

As far as suppporting the application, for the most part we feel it is probably going to get approved. But to be completely honest, there are still reservations being voiced as to the buffer distance, perferring to have that increased even further, the density of buildings and the question of the variance for the shorter distance of the frontage on Old Milton. In addition, the traffic concerns and preservation of wildlife seem to be the top objections still, as they have been at the meetings and will probably still be voiced by individuals at the zoning meetings. There stll seems to be major concern around the fire exit and the proximity
to that entrance, which as noted is a primary cut through for Stonebridge and our owners wanting to making left hand turns..

Neighbors have said they are still seeing "chatter" on the Neighborhood apps in the area regarding the increase in traffic, not only from this proposed development, but the combination of the Portman development across the street and the prospect of addtional the development further West on Old Milton. So, as Lynne mentioned, there may be some of those further away neighbors that drive through the Old Milton corridor that will be voicing their opposition at the zoning meetings.

So, really nothing that hasn't been brought up during all the meetings, but know that concerns still remain. Appreciation has been shown for the concession that have been made, but as been noted, owners would still like to see more attention to those concerns still being raised.

Just FYI the traffic concern will be front and center, as this week they started removing the trees from the center median on Old Milton and traffic has been down to 1 lane on one side or the other each day, which is already starting major backups. So the "fun" begins.

Megan is finishing up our reports on both meetings and will be sending them to the planning office tomorrow. They are asking us to have them filed by April 20th.

I don't feel that I am going around anyone to advise you of all the above ahead of the meetings. I feel we have had a respectful relationship with you and all the developers' representatives involved and appreciate the effort you have all gone through to make that happen. The owners did appreciate Abdul being there last week to go over the Old Milton widening project. Again, it was very helpful to visualize the plans and to get some of our questions and concerns on that addressed.

Thanks again and if you have questions on any of the above, don't hesitate to get in touch with me.

Darlene

Sent from Yahoo Mail

On Thursday, April 16, 2026, 3:39 PM, Hill, Jessica L. <Jessica.Hill@troutman.com> wrote:

> Hi Darlene,
>
> Attached are the sections that the project team has been sharing on boards in person at the meetings that show the relationship of the proposed development to the adjacent communities. Has Camden Pond's board met yet to discuss the proposal and whether the board would be amenable to supporting the zoning application? I also believe the fence discussion is still open and in need of direction from Camden Pond. Please let us know if there are any additional questions we can answer as we move to the hearings next month.
>
> Thank you,
>
> **Jessica L. Hill**
> **Partner**
> **troutman pepper locke**
> Direct: 404.885.3925
> jessica.hill@troutman.com
>
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troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

NOTICE OF DEFERRAL

February 20, 2026

RE: Public Hearing Application Regarding 3842 Old Milton Parkway
Fulton County Tax Parcel ID 11 002000440209-
MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP

Dear Property Owner:

This application has been deferred by the Applicant until the dates listed below. My client, EAH Acquisitions, LLC, has filed a public hearing application with the City of Alpharetta to allow the development of 207 for-sale townhomes on the currently vacant 29.235 acre property owned by Janet Goethe and addressed as 3842 Old Milton Parkway (Fulton County Tax Parcel 11 002000440209). You are receiving this letter because you own property within 500 feet of the subject property. This letter provides public notice of the application submittal. The application filed requests to (i) rezone the property from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent' or 'For-Sale' Residential), (ii) amend the Future Land Use Map to redesignate the property from Professional Business Office to High Density Residential, (iii) amend existing Camden Pond (Big Creek Landing) Master Plan applicable to the property to align with the proposed development, and (iv) approve a variance to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the minimum front yard setback requirement from 35 feet to 25 feet.

The Public hearings regarding the application will be held on **Thursday, May 7, 2026** @ **6:30pm** and **Monday, May 18, 2026** @ **6:30pm** before the Planning Commission and City Council, respectively. All meetings will take place at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. the Planning Commission and City Council hearings are held in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925.

Sincerely yours,

Jessica L. Hill

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3.	SINGH & PATEL PROPERTIES LLC 3518 OLD MILTON PKWY ALPHARETTA, GA 30005				
4.	YANEZ NILTON 3514 OLD MILTON PKWY ALPHARETTA, GA 30005				
5.	PRIMESOFT AMERICA INC 3510 VAUGHAN DR CUMMING, GA 30041				
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3.	OMC ENTERPRISES LLC 3592 OLD MILTON PKWY ALPHARETTA, GA 30005				
4.	OMC ENTERPRISES LLC 3590 OLD MILTON PKWY ALPHARETTA, GA 30005				
5.	HEALTH CARE PARTNERS OF GEORGIA LLC 3584 OLD MITLON PKWY ALPHARETTA, GA 30005				
6.	ACTION OUTDOOR ADVERTISING JV, LLC 3512 OLD MILTON PKY ALPHARETTA, GA 30005				

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3.	CHAMRAIL INVESTMENT L P 540 LAUREL OAKS LANE MILTON, GA 30004				
4.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA, GA 30004				
5.	COMPASS REAL ESTATE SERVICES 6035 SOUTHHARD TRC CUMMING, GA 30040				
6.	CARIZ ENTERPRISE LLC 8930 INDIAN WELLS CT DULUTH, GA 30097				

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1.	OLIVAE LLC 565 HANLON WAY ALPHARETTA, GA 30009				
2.	NORTH ATLANTA PSYCHIATRY INC 7902 AMAWALK CIR DULUTH, GA 30097				
3.	CJ & LJ LLC 8050 BROOKWOOD WAY CUMMING, GA 30041				
4.	CHAMRAIL INVESTMENT L P 540 LAUREL OAKS LANE ALPHARETTA, GA 30004				
5.	THE MARINETTE BOGERT REVOCABLE LIVING TRUST 574 VAILL POINT RD SAINT AUGUSTINE, FL 32086				
6.	ORTON STEPHEN A 1125 LIBERTY GROVE RD ALPHARETTA, GA 30004				

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2.	UNICENTRO 61 LLC 5025 BRIARSTONE RIDGE WAY ALPHARETTA, GA 30022				
3.	BETTI ERIK T 1100 WHITESTONE RDG ALPHARETTA, GA 30005				
4.	ORTON STEPHEN A 145 WOODHAVEN LN BALL GROUND, GA 30107				
5.	CHAMRAIL INVESTMENT L P 540 LAUREL OAKS LANE ALPHARETTA, GA 30004				
6.	JTK III LLC 3570 OLD MILTON PKWY ALPHARETTA, GA 30009				

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1.	BUCHANAN WILLIAM L 3534 OLD MILTON PKWY ALPHARETTA, GA 30005				
2.	HIGH HOPES PROPERTIES LLC 6435 LAKEAIRES DR CUMMING, GA 30040				
3.	WALTERS PROPERTIES LLC 2435 OLD ALABAMA RD ROSWELL, GA 30076				
4.	WALTERS PROPERTIES LLC 2435 OLD ALABAMA RD ROSWELL, GA 30076				
5.	WALTERS PROPERTIES LLC 2435 OLD ALABAMA RD ROSWELL, GA 30076				
6.	THE KATHRYN C REEDER LIVING TRUST 1465 BADINGHAM DR CUMMING, GA 30041				

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1.	LSC CAPITAL LLC 1030 CAMBRIDGE SQ STE C ALPHARETTA, GA 30009				
2.	THE KATHRYN C REEDER LIVING TRUST 1465 BADINGHAM DR CUMMING, GA 30041				
3.	BUCHANAN WILLIAM L 3534 OLD MILTON PKWY ALPHARETTA, GA 30005				
4.	TAIBIO PROPERTIES LLC 3156 ST IVES COUNTRY CLUB PKWY JOHNS CREEK, GA 30097				
5.	HIGH HOPES PROPERTIES LLC 6435 LAKEAIRES DR CUMMING, GA 30040				
6.	GHOSH ROBIN 105 CLUB FALLS DR ALPHARETTA, GA 30022				

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1.	EMPYREAN LLC 178 SOUTH MAIN ST STE 250 ALPHARETTA, GA 30009				
2.	~~EXCEL REALTY ASSOCIATES LLC~~ 5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA, GA 30005				
3.	EMPYREAN LLC 178 SOUTH MAIN ST STE 250 ALPHARETTA, GA 30009				
4.	PINKERTON FINANCIAL RESOURCES, LLC 3548 OLD MILTON PKWY ALPHARETTA, GA 30005				
5.	~~THE KATHRYN C REEDER LIVING~~ TRUST 1465 BADINGHAM DR CUMMING, GA 30041				
6.	DELOS REAL INVESTMENTS LLC 1065 BUXTON WAY ALPHARETTA, GA 30004				

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1.	STALE MARK JUDITH A 1250 WHITESTONE RIDGE ALPHARETTA, GA 30005				
2.	TULLO MARIAM MARTINEZ 1260 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	MYER RICARDO 1270 WHITESTONE RIDGE ALPHARETTA, GA 30005				
4.	SORIANO YENI H 2040 WHITESTONE PL ALPHARETTA, GA 30005				
5.	KEEVER BRYAN 2060 WHITESTONE PL ALPHARETTA, GA 30005				
6.	DELOS REAL INVESTMENTS LLC 1065 BUXTON WAY ALPHARETTA, GA 30004				

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2.	ZARRIELLO ANNETTE 1200 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	RUSSELL DAWN 1210 WHITESTONE RDG ALPHARETTA, GA 30005				
4.	VESELINOVIC ALEKSANDAR 1220 WHITESTONE RDG ALPHARETTA, GA 30005				
5.	HAGHIGHI MOHSEN KAYANI 1230 WHITSTONE RDG ALPHARETTA, GA 30005				
6.	GREEN KEISHA 1240 WHITESTONE RDG ALPHARETTA, GA 30005				

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1.	FREDERICK SUSAN M 1130 WHITESTONE RIDGE ALPHARETTA, GA 30005				
2.	COLLADO VIVIAN INES 1140 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	NICOLIN STACY M 1150 WHITESTONE RIDGE ALPHARETTA, GA 30055				
4.	LUSBY CHARLOTTE A 1160 WHITESTONE RIDGE ALPHARETTA, GA 30005				
5.	AREHART CONNOR & AREHART JERRY STEVEN 1170 WHITESTONE RDG ALPHARETTA, GA 30005				
6.	MIRFENDERESKI ALI R 1180 WHITESTONE RDG ALPHARETTA, GA 30005				

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1.	MAGNUM TEK RESOURCES INC 945 GARDINER CIR SUWANEE, GA 30024				
2.	ROMERO LORI 1070 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	CHEN JINGJING & CAI JIANJUN P O BOX 4161 ALPHARETTA, GA 30023				
4.	TARIHI FAHIMEH 1090 WHITESTONE RDG ALPHARETTA, GA 30005				
5.	LUCAS LISA 1110 WHITESTONE RDG ALPHARETTA, GA 30005				
6.	MONAGHAN MARY LOU 1120 WHITESTONE RIDGE ALPHARETTA, GA 30005				

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2.	ISLAM ABU NURUL 13300 MORRIS RD 154 ALPHARETTA, GA 30004				
3.	ALIYEVA NARGIZA 2065 WHITESTONE PL ALPHARETTA, GA 30005				
4.	~~YALCIN VOLKAN~~ ~~525 BATESVILLE RD~~ ~~ALPHARETTA, GA 30004~~				
5.	JENNINGS CODY P 1000 WHITESTONE RDG ALPHARETTA, GA 30005				
6.	MAO LIFANG 1010 WHITESTONE RDG ALPHARETTA, GA 30005				

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1.	THE JOEL WHISENANT & BEVERLY WHISENANT, LIVING TRUST 1105 WHITESTONE RDG ALPHARETTA, GA 30005				
2.	KRISHNA ANANTHA 1095 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	BEVILL REBECCA S 1085 WHITESTONE RIDGE ALPHARETTA, GA 30005				
4.	GREENE KAREN M 1020 WHITESTONE RDG ALPHARETTA, GA 30005				
5.	ZITTER KAYLA S 1030 WHITESTONE RIDGE ALPHARETTA, GA 30005				
6.	INTERNATIONAL REALTY LLC 1040 WHITESTONE RDG ALPHARETTA, GA 30005				

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1.	WHITESTONE REALTY GROUP LLC 17140 BURBANK BLVD UNIT 107 ENCINO, CA 91316				
2.	HUNTER DANIEL LEE &, LOBOS CYNTHIA 1005 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	COLLIER JISUN 2005 WHITESTONE PL ALPHARETTA, GA 30005				
4.	XIE BAIPING 10719 VERAWOOD DR RIVERVIEW, FL 33579				
5.	STEWART CLAIRE & DEBRA 950 WHITE OAK PASS JOHNS CREEK, GA 30005				
6.	BLYTHE GWEN S 2035 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	FOREGGER JAMES C JR 1075 WHITESTONE RIDGE ALPHARETTA, GA 30005				
2.	BENAVIDES JUAN J ET AL 1065 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	ARTHAM REALTY LLC 5030 PARK BROOKE WAY ALPHARETTA, GA 30022				
4.	SCUSSEL KATHRYN LOUISE 1045 WHITESTONE RIDGE ALPHARETTA, GA 30005				
5.	RAMIC EMIL 1035 WHITESTONE RDG ALPHARETTA, GA 30005				
6.	POLANCO DAISY ELIGIA DEWENDT &, DEWENDT MARIA ANDREINA 1025 WHITESTONE RDG ALPHARETTA, GA 30005				

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2.	HWANG SUNGJOON & CHUNG HYANG 1155 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	LINDSAY LORRAINE &, LEITNER WILFRIED W 13006 ONE TWENTIETH ST SW MIAMI, FL 33186				
4.	KIM JOO W & CONNIE 1135 WHITESTONE RIDGE ALPHARETTA, GA 30005				
5.	BC 2016 HOLDINGS LLC P O BOX 4161 ALPHARETTA, GA 30023				
6.	VICTOR MATTHEW & HALLIE 1115 WHITESTONE RDG ALPHARETTA, GA 30005				

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1.	ZELLNER CHERYL A 1225 WHITESTONE RDG ALPHARETTA, GA 30005				
2.	THE SB NOEL LIVING TRUST 1215 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	SJM REAL ESTATE HOLDINGS LLC 3980 OLD MILTON PKWY ALPHARETTA, GA 30005				
4.	GOMES HALEMA 1195 WHITESTONE RDG ALPHARETTA, GA 30005				
5.	ORREGO VALENCIA YOLY, LOPEZ JESUS ALBERTO R 1185 WHITESTONE RDG ALPHARETTA, GA 30005				
6.	NADRY NAGHMEH 1175 WHITESTONE RDG ALPHARETTA, GA 30005				

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2.	DIMAURO LAURIE A 1275 WHITESTONE RDG ALPHARETTA, GA 30005				
3.	GALVIS MARBELLA R OTERO 1265 WHITESTONE RDG ALPHARETTA, GA 30005				
4.	BASS KARA M 1255 WHITESTONE RDG ALPHARETTA, GA 30005				
5.	O DONNELL LAURA M 1245 WHITESTONE RIDGE ALPHARETTA, GA 30005				
6.	TERRY MARCUS DEAN & TAYLOR 5023 OAK TRAIL DR ATLANTA, GA 30338				

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1.	BEST HOME REALTY INC 310 KINGWOOD CT SUWANEE, GA 30024				
2.	JIGGETTS HOLLISIA ET AL 2020 WHITESTONE PL ALPHARETTA, GA 30005				
3.	SHIVER MARGARET 2030 WHITESTONE PL ALPHARETTA, GA 30005				
4.	THERIOT TRACEY LYNN 2050 WHITESTONE PL ALPHARETTA, GA 30005				
5.	STOLARIK PAULA S 2070 WHITESTONE PL ALPHARETTA, GA 30005				
6.	ARIAS ASHLEY 2095 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	BARKER BRADY N ET AL 1211 MEADOWBROOK LANE WOODSTOCK, GA 30189				
2.	KENKEL JONATHAN EUGENE &, LISTER MEGAN NICHOLE 3996 CAMDEN WAY ALPHARETTA, GA 30005				
3.	FREEDMAN MOYLAN SINCLAIRE 3990 CAMDEN WAY ALPHARETTA, GA 30005				
4.	WILSON DANA M & JAMES LESTER 3994 CAMDEN WAY ALPHARETTA, GA 30005				
5.	YOUNG GAIL L 3984 CAMDEN WAY ALPHARETTA, GA 30201				
6.	SIDHOM SARAH &, FARAG MERVAT F 2000 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	ASHIFI ROSE K 3064 CAMDEN WAY ALPHARETTA, GA 30005				
2.	ZORRILLA JOHN 3063 CAMDEN WAY ALPHARETTA, GA 30005				
3.	KUMAR VIKRAM KADEVETI 3998 CAMDEN WAY ALPHARETTA, GA 30005				
4.	PENDER TATOM 3992 CAMDEN WAY ALPHARETTA, GA 30005				
5.	NOWICKI JILL A 3986 CAMDEN WAY ALPHARETTA, GA 30005				
6.	JONES ERICA R 3988 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	SHOMAKER PAUL & IRENE 3075 CAMDEN WAY ALPHARETTA, GA 30005				
2.	LATHAM LYNNE R 3040 CAMDEN WAY ALPHARETTA, GA 30201				
3.	THE JULIE S REINHARDT REVOCABLE TRUST 2307 DESCENT BAY DR SOUTHPORT, NC 28461				
4.	SAMPLES CHARITY 3088 CAMDEN WAY ALPHARETTA, GA 30005				
5.	NESHAT GOLI 3083 CAMDEN WAY ALPHARETTA, GA 30005				
6.	CHIN ADRIENNE THERESA 3073 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	IBARRA SILVIA HERNANDEZ 3022 CAMDEN WAY ALPHARETTA, GA 30005				
2.	TUCKER ALYSE 5008 CAMDEN WAY ALPHARETTA, GA 30005				
3.	YOGENDRA DANIEL KIRON 3044 CAMDEN WAY ALPHARETTA, GA 30005				
4.	KALIN IBRAHIM SETTAR 3050 CAMDEN WAY ALPHARETTA, GA 30005				
5.	BARICH SAMANTHA DREW ET AL 5067 AVALON DR ALPHARETTA, GA 30005				
6.	CUTLIP DARLENE S 3025 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	KOYUNCU CANAN S 3020 CAMDEN WAY ALPHARETTA, GA 30005				
2.	DAVIS VERONICA ELISABETH 3028 CAMDEN WAY ALPHARETTA, GA 30005				
3.	MAFFEI THOMAS ROBERT 5006 AVALON DR ALPHARETTA, GA 30005				
4.	KENNEDY KAREN S 5073 AVALON DR ALPHARETTA, GA 30005				
5.	~~HAJJI RAHMATOLLAH &, KADAEI~~ ZAHRA 3067 CAMDEN WAY ALPHARETTA, GA 30005				
6.	KIMBRELL BENJAMIN HARRISON 5075 AVALON DR ALPHARETTA, GA 30005				

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1.	HALL HOPE H & O D 3071 CAMDEN WAY ALPHARETTA, GA 30005				
2.	HADDAD WINONA AUTUMN 3026 CAMDEN WAY ALPHARETTA, GA 30005				
3.	MC BRIDE LISA 4002 CAMDEN WAY ALPHARETTA, GA 30005				
4.	SHINSKY STEPHEN J & ANNETTE M 3089 CAMDEN WAY ALPHARETTA, GA 30005				
5.	WILLIAMS RAYMOND JR &, WILLIAMS EARLENE L 3030 CAMDEN WAY ALPHARETTA, GA 30005				
6.	GRAISER ELIZABETH JANE ET AL 3003 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	BENABDERRAHMANE OMAR & BOUTICHE KARIMA 3085 CAMDEN WAY ALPHARETTA, GA 30005				
2.	CHISUM TYVON R 3023 CAMDEN WAY ALPHARETTA, GA 30005				
3.	HNAT CLAUDIA J 5041 AVALON DR ALPHARETTA, GA 30005				
4.	UCINSKI RICHARD & SHARON 3005 CAMDEN WAY ALPHARETTA, GA 30005				
5.	ROBERTS PATRICIA A 5024 AVALON DR ALPHARETTA, GA 30005				
6.	MARIN ANA MARIA &, SROUR CHARLES A 3066 CAMDEN WAY ALPHARETTA, GA 30004				

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1.	COLLINS VENESSA D 3091 CAMDEN WAY ALPHARETTA, GA 30005				
2.	KORNEGAY LYNN A 3061 CAMDEN WAY ALPHARETTA, GA 30005				
3.	YAYA FAMILY PROPERTIES LLC 1198 DOVE POINT CT MABLETON, GA 30126				
4.	MC CLOUD PAMELA H &, HAMLIN DAREN G 5051 AVALON DR ALPHARETTA, GA 30005				
5.	SANDERS MARION E 3013 CAMDEN WAY ALPHARETTA, GA 30005				
6.	GARCIA MELISSA MARY 3090 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	MC DONNELL JAMES &, MC DONNELL MIA 5005 PARK BROOKE WALK WAY ALPHARETTA, GA 30022				
2.	SINGH KIRAN KAPOOR 5030 AVALON DR ALPHARETTA, GA 30005				
3.	YOUNG SUSAN E 3062 CAMDEN WAY ALPHARETTA, GA 30005				
4.	LEE CHANG J & YEN SHAV F 13400 NEW PROVIDENCE RD MILTON, GA 30004				
5.	TSYMBAL VIKTORIIA 5045 AVALON DR ALPHARETTA, GA 30005				
6.	SNIDOW CLAY & CHAD 4012 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	LARSEN MARK H & RAYANN L 3046 CAMDEN WAY ALPHARETTA, GA 30005				
2.	GIBSON LIZANN 5069 AVALON DR ALPHARETTA, GA 30005				
3.	KAROBI PARVIN 3019 CAMDEN WAY ALPHARETTA, GA 30005				
4.	BANDARU LOHITHA 3024 CAMDEN WAY ALPHARETTA, GA 30005				
5.	OSHINSKI JOSHUA 5010 AVALON DR ALPHARETTA, GA 30005				
6.	MOSKOWITZ GLORIA CHRISTINA & JACOB 3042 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	LOTLIKAR PRAKASH & SMITA 5020 AVALON DR ALPHARETTA, GA 30005				
2.	GAVIRA LUCAS 5000 AVALON DR ALPHARETTA, GA 30005				
3.	SUBRAMANIAN THAMARAI S 3001 CAMDEN WAY ALPHARETTA, GA 30005				
4.	WAINER MAX M & GEORGIA M 3032 CAMDEN WAY ALPHARETTA, GA 30005				
5.	SABA CAROLYNN 3060 CAMDEN WAY ALPHARETTA, GA 30005				
6.	DOYAL RYAN JORDAN & BETHANY FRANCES 5071 AVALON DR ALPHARETTA, GA 30005				

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1.	MAHAN RYAN 5063 AVALON DR ALPHARETTA, GA 30005				
2.	YEN SHAW F & LEE CHANG JUNG 13400 NEW PROVIDENCE RD MILTON, GA 30004				
3.	PRUUL KULLI 5049 AVALON DR UNIT 5049 ALPHARETTA, GA 30005				
4.	CHI YI JEN 5295 TWILLINGATE PL DULUTH, GA 30097				
5.	DIPRIZITO ANNE 3021 CAMDEN WAY ALPHARETTA, GA 30005				
6.	NUDELMAN SARAH H 3082 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	KOLLER MATTHEW 3084 CAMDEN WAY ALPHARETTA, GA 30005				
2.	GRIFFITH SARAH 4008 CAMDEN WAY ALPHARETTA, GA 30005				
3.	JONES JACQUELYN ANNE 3065 CAMDEN WAY ALPHARETTA, GA 30005				
4.	STRONG JOELLA 3048 CAMDEN WAY ALPHARETTA, GA 30005				
5.	SIMON NOELLE MARIA 2656 PASS CIR ALPHARETTA, GA 30022				
6.	MC COLLUM MERIN 3027 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	TAYLOR MICHAEL S& HAROLD T 3086 CAMDEN WAY ALPHARETTA, GA 30201				
2.	MC KELVEY MELINDA 4004 CAMDEN WAY ALPHARETTA, GA 30005				
3.	THE SALABARRIA FAMILY TRUST 716 HIDEAWAY BAY LN LONGBOAT KEY, FL 34228				
4.	DOVA LLC 106 BIRCH TREE WAY CUMMING, GA 30040				
5.	WYANT JANE REED 5004 AVALON DR ALPHARETTA, GA 30005				
6.	MORENO FRANCOISE H & FREEMAN SYLVIA M 5065 AVALON DR ALPHARETTA, GA 30005				

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1.	FOLIA AT OLD MILTON HOMEOWNERS, ASSOCIATION INC 101 PILGRIM VILLAGE DR STE 200 CUMMING, GA 30040				
2.	MITCHELL NATHAN 3009 CAMDEN WAY ALPHARETTA, GA 30005				
3.	DE MARTINO CAROLYN &, PARISH CHRISTINA M 3080 CAMDEN WAY ALPHARETTA, GA 30005				
4.	BEHPOUR HELEN & MOSALEHEH MAHYAR 3015 CAMDEN WAY ALPHARETTA, GA 30005				
5.	HASKIC EMINA 5043 AVALON DR ALPHARETTA, GA 30005				
6.	FENTON CHRISTINA 3068 CAMDEN WAY ALPHARETTA, GA 30005				

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1.	STEWART PRISCILLA D, STEWART KENNETH SLADE 3007 CAMDEN WAY ALPHARETTA, GA 30005				
2.	MOHAMMAD FAROOQ & GUL SANOBAR 3070 CAMDEN WAY ALPHARETTA, GA 30005				
3.	SALEKI MASOOD & NOORANI NAGHMEH 3087 CAMDEN WAY ALPHARETTA, GA 30005				
4.	DOWLING LIEWELLA JAMITA 5028 AVALON DR ALPHARETTA, GA 30005				
5.	CHIZIK RITA K 3011 CAMDEN WAY ALPHARETTA, GA 30005				
6.	FEENEY SUZANNE 5061 AVALON DR ALPHARETTA, GA 30005				

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2.	EMPYREAN LLC 178 SOUTH MAIN ST STE 250 ALPHARETTA, GA 30009				
3.	FEI ALPHARETTA IL OWNER LLC 200 W MADISON STE 2650 CHICAGO, IL 60606				
4.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS, CA 92375				
5.	HWY 120 SENIOR HOLDINGS LLC 171 STONEBRIDGE BLVD EDMOND, OK 73013				
6.	SWNC ASPEN STATION LLC 1616 2ND AVE S STE 100 BIRMINGHAM, AL 35233				

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1.	LOYALTY OLD MILTON PROPERTY LLC 3324 PEACHTREE RD # 3005 ATLANTA, GA 30326				
2.	3750 BROOKSIDE LLC 6400 POWERS FERRY RD SUITE 150 ATLANTA, GA 30339				
3.	COSTELLO ERIN M 11640 FOLIA CIR ALPHARETTA, GA 30005				
4.	MDZ TRUST 11560 GREAT OAKS WAY STE 200 ALPHARETTA, GA 30022				
5.	BRYANT ALYSSA 11630 FOLIA CIR ALPHARETTA, GA 30005				
6.	TOROSS STEPHEN ANDREW & LINDA MICHELLE 140 CHISWICK CIR ALPHARETTA, GA 30009				

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1.		JOSHI SWATIDEVI D 2130 WHITESTONE PL ALPHARETTA, GA 30005				
2.		GORTALOV GENNADY 2165 WHITESTONE PL ALPHARETTA, GA 30005				
3.		NASIRUDDIN NURUDDIN & CHARANIA TASNEEM 11650 FOLIA CIR UNIT 15 ALPHARETTA, GA 30005				
4.		WALIA SURINDER P 2310 WHITESTONE PL ALPHARETTA, GA 30005				
5.		MALOON DANYA & RABIN NATHAN 2100 WHITESTONE PL ALPHARETTA, GA 30005				
6.		VELAYUDAM RAVI K 2340 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	DIXON HALEY 2145 WHITESTONE PL ALPHARETTA, GA 30005				
2.	HARANDI LYDA 2145 NORTHWICK PASS ALPHARETTA, GA 30022				
3.	DAVIDIAN ROBERT & LIRA 2115 WHITESTONE PL ALPHARETTA, GA 30005				
4.	SPRINGER LATISHA P.O. BOX 143 ALPHARETTA, GA 30009				
5.	CRUMP JAMES 685 POLK ST MARIETTA, GA 30064				
6.	RAWOOL ROHIT & AAROHI ROHIT 2155 WHITESTONE PL ALPHARETTA, GA 30005				

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2.	OGDEN DORIS 2080 WHITESTONE PL ALPHARETTA, GA 30005				
3.	FARLEY MELINDA 2160 WHITESTONE PL ALPHARETTA, GA 30005				
4.	MAZZAGLIA RICHARD C 2110 WHITESTONE PL ALPHARETTA, GA 30005				
5.	CRIPPEN JEFFREY STUART 2140 WHITESTONE PL ALPHARETTA, GA 30006				
6.	PRASADA KALLI 2120 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	SCHWARTZ TRACY A 2190 WHITESTONE PL ALPHARETTA, GA 30005				
2.	PAK SANG 2175 WHITESTONE PL ALPHARETTA, GA 30005				
3.	LAYTON ANGELA BILLUR 2135 WHITESTONE PL ALPHARETTA, GA 30005				
4.	LORRAIN KARINA 2200 WHITESTONE PL ALPHARETTA, GA 30005				
5.	NAIEM ABDEMENAM 2170 WHITESTONE PL ALPHARETTA, GA 30005				
6.	SINHA RATISH 2150 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	POOR LULA A 5598 BRIDGE POINTE DR ALPHARETTA, GA 30005				
2.	BUCKLEY ROBIN G 5578 BRIDGE POINTE DR ALPHARETTA, GA 30005				
3.	YARANGA LUIS &, SANCHEZ GREGORIO 5604 BRIDGE POINTE DR ALPHARETTA, GA 30005				
4.	UMBALDIN LUCYANA AVILA 2105 WHITESTONE PL ALPHARETTA, GA 30005				
5.	DARDEN BRIAN & KIRBY 2090 WHITESTONE PL ALPHARETTA, GA 30005				
6.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA, GA 30005				

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1.	STRANGE PHILLIP JOSEPH & CLAUDIA 5654 BRIDGE POINTE DR ALPHARETTA, GA 30005				
2.	PRATHER JACQUELINE MICHELLE 5644 BRIDGE POINTE DR ALPHARETTA, GA 30005				
3.	CASTANEDA SAUCEDO MARCO A &, PEREZ OSORIO BETZABETH J 5674 BRIDGE POINTE DR ALPHARETTA, GA 30005				
4.	CHUNG KYUNG HWAN & JUNG VINCE 5588 BRIDGE POINTE DR ALPHARETTA, GA 30005				
5.	MITCHELL CANDACE 2320 WHITESTONE PL ALPHARETTA, GA 30005				
6.	OWENS MICHELLE D 2330 WHITESTONE PL ALPHARETTA, GA 30005				

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1.	HEALY SPENCER IAN 800 BRIDGE POINTE CT ALPHARETTA, GA 30005				
2.	WILSON JAMES & HUBER BROOKE 5614 BRIDGE POINTE DR ALPHARETTA, GA 30005				
3.	SHATTUCK MARTHA M 820 BRIDGE POINTE CT ALPHARETTA, GA 30005				
4.	MAMMOLA RAYMOND FRANCIS 5634 BRIDGE POINTE DR ALPHARETTA, GA 30005				
5.	GARCIA AMAYA RUBEN D &, SIERRA BAIDE ELSY A 5664 BRIDGE POINTE DR ALPHARETTA, GA 30005				
6.	LIMYANSKY SMITH HOPE KATHLEEN &, SMITH DANIEL ALEXANDER 5624 BRIDGE POINTE DR ALPHARETTA, GA 30005				

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1.	ZAITSEV MAXIM & ZAITSAVA LIUDMILA 1929 NOBLIN WOODS TRL DULUTH, GA 30097				
2.	CH RETAIL FUND II ATLANTA OLD MILTON, FESTIVAL LLC 3819 MAPLE AVE DALLAS, TX 75219				
3.	GOETHE JANET 48 E 48TH ST SAVANNAH, GA 31405				
4.	BIAS BRIAN R & KATHLEEN M 470 SUMMER BREEZE TER ALPHARETTA, GA 30005				
5.	AHMAD ANBAR &, BACHAR MOSHE 4098 BIG CREEK OVERLOOK ALPHARETTA, GA 30005				
6.	FOAMWORKS ALPHARETTA LLC P O BOX 368 ROSWELL, GA 30077				

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1.	TOUCHMARK NATIONAL BANK 3651 OLD MILTON PKWY ALPHARETTA, GA 30005				
2.	BOF II GA BROOKSIDE LLC FIVE CONCOURSE DR SUITE 3100 ATLANTA, GA 30328				
3.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA, GA 30004				
4.	BLUE ATLANTIC PRESTON RIDGE LP 1025 KANE CONCOURSE STE 215 MIAMI, FL 33154				
5.	WILLIS SUSAN 1060 WHITESTONE RIDGE ALPHARETTA, GA 30005				
6.	DENIS NANCY 460 SUMMER BREEZE CT ALPHARETTA, GA 30005				

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Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

February 13, 2026

City of Alpharetta Planning and Zoning
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman, Planning and Development Services Manager

RE: MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP

Dear Michael:

Enclosed is the completed Citizen Participation Form B. Please amend the above captioned application with the enclosed materials.

Sincerely,

Jessica L. Hill

Enclosure

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: Empire Communities - 3842 Old Milton Parkway

Contact Name: Jessica L. Hill Telephone: (404) 885-3925

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.

The property owners within 500 feet of the property were contacted by letter regarding the application. Attached is a copy of the letter sent and the certificate of mailing confirming the parties receiving the letter.

Following receipt of the letter, two homeowners made inquiries regarding the size and price point of the units. Attached is the correspondence with the owners.

Additionally, the applicant contacted the two adjacent homeowners associations, Camden Pond and Stoneridge, and held meetings with each homeowners association on January 22, 2026. The discussion at the homeowners association meetings included the following topics: (i) request to abandon the Cotton Creek Entry cul de sac to eliminate existing reckless driving usage; (ii) erosion control; (iii) tree removal; (iv) traffic; (v) use of amenities; (vi) home value impacts; and (vii) trail connections. Follow up communication has been provided with concerns about detention and traffic.

The CZIM held on February 11, 2026 was well attended by homeowners in two adjacent townhome communities and attached are the sign in sheets. Issues discussed at the meeting broadly included traffic, stormwater, erosion, landscaping and buffers, impact on existing HOA documentation, development timing, construction hours, price point, unit types, scope and location of pedestrian trails and access.

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
- [x] 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.

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: Jessica L. Hill Date: 2/13/26

Print Form

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

January 23, 2026

RE: Public Hearing Application Regarding 3842 Old Milton Parkway
Fulton County Tax Parcel ID 11 002000440209
MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP

Dear Property Owner:

My client, EAH Acquisitions, LLC, has filed a public hearing application with the City of Alpharetta to allow the development of 207 for-sale townhomes on the currently vacant 29.235 acre property owned by Janet Goethe and addressed as 3842 Old Milton Parkway (Fulton County Tax Parcel 11 002000440209). You are receiving this letter because you own property within 500 feet of the subject property. This letter provides public notice of the application submittal. The application filed requests to (i) rezone the property from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent' or 'For-Sale' Residential), (ii) amend the Future Land Use Map to redesignate the property from Professional Business Office to High Density Residential, (iii) amend existing Camden Pond (Big Creek Landing) Master Plan applicable to the property to align with the proposed development, and (iv) approve a variance to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the minimum front yard setback requirement from 35 feet to 25 feet.

A Community Zoning Information Meeting (CZIM) will be held on **February 11, 2026** @ **6pm** for the public to have an opportunity to discuss the zoning proposal and project and the project directly with the applicant. Public hearings regarding the application will be held on **March 5, 2026 @ 6:30pm** and **March 23, 2026 @ 6:30pm** before the Planning Commission and City Council, respectively. All meetings take place at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. The CZIM is held in the Community Room and the Planning Commission and City Council hearings are held in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925 or attend the CZIM on February 11th.

Sincerely yours,

Jessica L. Hill

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
11 002000440373	TOUCHMARK NATIONAL BANK	3651 OLD MILTON PKWY			ALPHARETTA, GA 30005	
11 002000440365	BOF II GA BROOKSIDE LLC	FIVE CONCOURSE DR SUITE 3100			ATLANTA, GA 30328	
11 001000450234	CITY OF ALPHARETTA	2 SOUTH MAIN ST			ALPHARETTA, GA 30004	
11 001000010186	BLUE ATLANTIC PRESTON RIDGE LP	1025 KANE CONCOURSE STE 215			MIAMI, FL 33154	
11 001000450382	WILLIS SUSAN	1060 WHITESTONE RIDGE			ALPHARETTA, GA 30005	
11 013000480327	DENIS NANCY	460 SUMMER BREEZE CT			ALPHARETTA, GA 30005	
11 013000480335	ZAITSEV MAXIM & ZAITSAVA LIUDMILA	1929 NOBLIN WOODS TRL			DULUTH, GA 30097	
11 002000440340	CH RETAIL FUND II ATLANTA OLD MILTON, FESTIVAL LLC	3819 MAPLE AVE			DALLAS, TX 75219	
11 002000440209	GOETHE JANET	48 E 48TH ST			SAVANNAH, GA 31405	
11 013000480319	BIAS BRIAN R & KATHLEEN M	470 SUMMER BREEZE TER			ALPHARETTA, GA 30005	
11 013000470864	AHMAD ANBAR &, BACHAR MOSHE	4098 BIG CREEK OVERLOOK			ALPHARETTA, GA 30005	
11 002000440332	FOAMWORKS ALPHARETTA LLC	P O BOX 368			ROSWELL, GA 30077	
11 013100480409	HEALY SPENCER IAN	800 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480474	WILSON JAMES & HUBER BROOKE	5614 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480391	SHATTUCK MARTHA M	820 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480458	MAMMOLA RAYMOND FRANCIS	5634 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480425	GARCIA AMAYA RUBEN D &, SIERRA BAIDE ELSY A	5664 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480466	LIMYANSKY SMITH HOPE KATHLEEN &, SMITH DANIEL ALEXAND	5624 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480433	STRANGE PHILLIP JOSEPH & CLAUDIA	5654 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480441	PRATHER JACQUELINE MICHELLE	5644 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480417	CASTANEDA SAUCEDO MARCO A &, PEREZ OSORIO BETZABETH	5674 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480508	CHUNG KYUNG HWAN &, JUNG VINCE	5588 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 014000480655	MITCHELL CANDACE	2320 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480663	OWENS MICHELLE D	2330 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480465	JOSHI SWATIDEVI D	2130 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490746	GORTALOV GENNADY	2165 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000491124	NASIRUDDIN NURUDDIN & CHARANIA TASNEEM	11650 FOLIA CIR UNIT 15			ALPHARETTA, GA 30005	
11 014000480648	WALIA SURINDER P	2310 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480432	MALOON DANYA & RABIN NATHAN	2100 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480671	VELAYUDAM RAVI K	2340 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490720	DIXON HALEY	2145 WHITESTONE PL			ALPHARETTA, GA 30005	
11 013100480524	HARANDI LYDA	2145 NORTHWICK PASS			ALPHARETTA, GA 30022	
11 014000490696	DAVIDIAN ROBERT & LIRA	2115 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480515	SPRINGER LATISHA	P.O. BOX 143			ALPHARETTA, GA 30009	
11 014000490704	CRUMP JAMES	685 POLK ST			MARIETTA, GA 30064	
11 014000490738	RAWOOL ROHIT & AAROHI ROHIT	2155 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480630	JASTHI RAMA M &, JASTHI UDAYA	2300 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480416	OGDEN DORIS	2080 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480499	FARLEY MELINDA	2160 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480440	MAZZAGLIA RICHARD C	2110 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480473	CRIPPEN JEFFREY STUART	2140 WHITESTONE PL			ALPHARETTA, GA 30006	
11 014000480457	PRASADA KALLI	2120 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480523	SCHWARTZ TRACY A	2190 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490753	PAK SANG	2175 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490712	LAYTON ANGELA BILLUR	2135 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480531	LORRAIN KARINA	2200 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480507	NAIEM ABDEMENAM	2170 WHITESTONE PL			ALPHARETTA, GA 30005	

11 014000480481	SINHA RATISH	2150 WHITESTONE PL	ALPHARETTA, GA 30005
11 013100480490	POOR LULA A	5598 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480516	BUCKLEY ROBIN G	5578 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480482	YARANGA LUIS &, SANCHEZ GREGORIO	5604 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 014000480689	UMBALDIN LUCYANA AVILA	2105 WHITESTONE PL	ALPHARETTA, GA 30005
11 014000480424	DARDEN BRIAN & KIRBY	2090 WHITESTONE PL	ALPHARETTA, GA 30005
11 002000440175	PSC HOLDINGS ALPHARETTA LLC	11745 BENTHAM CT	ALPHARETTA, GA 30005
11 002000440191	COLLEDGE ROAD LLC	2310 HOPEWELL PLANTATION DR	ALPHARETTA, GA 30004
11 001100020226	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 002000430390	FFI ALPHARETTA IL OWNER LLC	200 W MADISON STE 2650	CHICAGO, IL 60606
11 002000030299	JD LD ATLANTA LLC	P.O. BOX 7555	REDLANDS, CA 92375
11 002000440407	HWY 120 SENIOR HOLDINGS LLC	171 STONEBRIDGE BLVD	EDMOND, OK 73013
11 002000030323	SWNC ASPEN STATION LLC	1616 2ND AVE S STE 100	BIRMINGHAM, AL 35233
11 002000030315	LOYALTY OLD MILTON PROPERTY LLC	3324 PEACHTREE RD # 3005	ATLANTA, GA 30326
11 014000490829	3750 BROOKSIDE LLC	6400 POWERS FERRY RD SUITE 150	ATLANTA, GA 30339
11 014000491116	COSTELLO ERIN M	11640 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491199	MDZ TRUST	11560 GREAT OAKS WAY STE 200	ALPHARETTA, GA 30022
11 014000491256	BRYANT ALYSSA	11630 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491249	TOROSS STEPHEN ANDREW & LINDA MICHELLE	140 CHISWICK CIR	ALPHARETTA, GA 30009
11 014000490050	FOLIA AT OLD MILTON HOMEOWNERS, ASSOCIATION INC	101 PILGRIM VILLAGE DR STE 200	CUMMING, GA 30040
11 014100490281	MITCHELL NATHAN	3009 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490513	DE MARTINO CAROLYN &, PARISH CHRISTINA M	3080 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490570	BEHPOUR HELEN & MOSALEHEH MAHYAR	3015 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490059	HASKIC EMINA	5043 AVALON DR	ALPHARETTA, GA 30005
11 014100490414	FENTON CHRISTINA	3068 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490273	STEWART PRISCILLA D, STEWART KENNETH SLADE	3007 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490422	MOHAMMAD FAROOQ & GUL SANOBAR	3070 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490745	SALEKI MASOOD & NOORANI NAGHMEH	3087 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490034	DOWLING LIEWELLA JAMITA	5028 AVALON DR	ALPHARETTA, GA 30005
11 014100490299	CHIZIK RITA K	3011 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490505	FEENEY SUZANNE	5061 AVALON DR	ALPHARETTA, GA 30005
11 014100490547	TAYLOR MICHAEL S& HAROLD T	3086 CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490653	MC KELVEY MELINDA	4004 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490661	SALABARRIA FAMILY TRUST THE	716 HIDEAWAY BAY LN	LONGBOAT KEY, FL 34228
11 014100490679	DOVA LLC	106 BIRCH TREE WAY	CUMMING, GA 30040
11 014100490208	WYANT JANE REED	5004 AVALON DR	ALPHARETTA, GA 30005
11 014100490489	MORENO FRANCOISE H & FREEMAN SYLVIA M	5065 AVALON DR	ALPHARETTA, GA 30005
11 014100490497	MAHAN RYAN	5063 AVALON DR	ALPHARETTA, GA 30005
11 014100490711	YEN SHAW F & LEE CHANG JUNG	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490091	PRUUL KULLI	5049 AVALON DR UNIT 5049	ALPHARETTA, GA 30005
11 014100490224	CHI YI JEN	5295 TWILLINGATE PL	DULUTH, GA 30097
11 014100490604	DIPRIZITO ANNE	3021 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490521	NUDELMAN SARAH H	3082 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490539	KOLLER MATTHEW	3084 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490703	GRIFFITH SARAH	4008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490828	JONES JACQUELYN ANNE	3065 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490356	STRONG JOELLA	3048 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490588	SIMON NOELLE MARIA	2656 PASS CIR	ALPHARETTA, GA 30022

11 014100490638	MC COLLUM MERIN	3027 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490349	LARSEN MARK H & RAYANN L	3046 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490463	GIBSON LIZANN	5069 AVALON DR	ALPHARETTA, GA 30005
11 014100490596	KAROBI PARVIN	3019 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490166	BANDARU LOHITHA	3024 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490182	OSHINSKI JOSHUA	5010 AVALON DR	ALPHARETTA, GA 30005
11 014100490323	MOSKOWITZ GLORIA CHRISTINA & JACOB	3042 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490042	LOTLIKAR PRAKASH & SMITA	5020 AVALON DR	ALPHARETTA, GA 30005
11 014100490232	GAVIRA LUCAS	5000 AVALON DR	ALPHARETTA, GA 30005
11 014100490240	SUBRAMANIAN THAMARAI S	3001 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490158	WAINER MAX M & GEORGIA M	3032 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490372	SABA CAROLYNN	3060 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490455	DOYAL RYAN JORDAN & BETHANY FRANCES	5071 AVALON DR	ALPHARETTA, GA 30005
11 014100490729	COLLINS VENESSA D	3091 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490802	KORNEGAY LYNN A	3061 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490067	YAYA FAMILY PROPERTIES LLC	1198 DOVE POINT CT	MABLETON, GA 30126
11 014100490109	MC CLOUD PAMELA H &, HAMLIN DAREN G	5051 AVALON DR	ALPHARETTA, GA 30005
11 014100490307	SANDERS MARION E	3013 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490562	GARCIA MELISSA MARY	3090 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490760	MC DONNELL JAMES &, MC DONNELL MIA	5005 PARK BROOKE WALK WAY	ALPHARETTA, GA 30022
11 014100490018	SINGH KIRAN KAPOOR	5030 AVALON DR	ALPHARETTA, GA 30005
11 014100490380	YOUNG SUSAN E	3062 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490646	LEE CHANG J & YEN SHAV F	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490083	TSYMBAL VIKTORIIA	5045 AVALON DR	ALPHARETTA, GA 30005
11 014100490687	SNIDOW CLAY & CHAD	4012 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490752	BENABDERRAHMANE OMAR &, BOUTICHE KARIMA	3085 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490612	CHISUM TYVON R	3023 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490075	HNAT CLAUDIA J	5041 AVALON DR	ALPHARETTA, GA 30005
11 014100490265	UCINSKI RICHARD & SHARON	3005 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490026	ROBERTS PATRICIA A	5024 AVALON DR	ALPHARETTA, GA 30005
11 014100490406	MARIN ANA MARIA &, SROUR CHARLES A	3066 CAMDEN WAY	ALPHARETTA, GA 30004
11 014100490851	HALL HOPE H & O D	3071 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490133	HADDAD WINONA AUTUMN	3026 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490695	MC BRIDE LISA	4002 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490737	SHINSKY STEPHEN J & ANNETTE M	3089 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490174	WILLIAMS RAYMOND JR &, WILLIAMS EARLENE L	3030 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490257	GRAISER ELIZABETH JANE ET AL	3003 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490117	KOYUNCU CANAN S	3020 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490141	DAVIS VERONICA ELISABETH	3028 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490216	MAFFEI THOMAS ROBERT	5006 AVALON DR	ALPHARETTA, GA 30005
11 014100490448	KENNEDY KAREN S	5073 AVALON DR	ALPHARETTA, GA 30005
11 014100490836	HAJJI RAHMATOLLAH &, KADAEI ZAHRA	3067 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490430	KIMBRELL BENJAMIN HARRISON	5075 AVALON DR	ALPHARETTA, GA 30005
11 014100490125	IBARRA SILVIA HERNANDEZ	3022 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490190	TUCKER ALYSE	5008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490331	YOGENDRA DANIEL KIRON	3044 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490364	KALIN IBRAHIM SETTAR	3050 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490471	BARICH SAMANTHA DREW ET AL	5067 AVALON DR	ALPHARETTA, GA 30005

11 014100490620	CUTLIP DARLENE S	3025	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490877	SHOMAKER PAUL & IRENE	3075	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490315	LATHAM LYNNE R	3040	CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490844	JULIE S REINHARDT REVOCABLE TRUST THE	2307	DESCENT BAY DR	SOUTHPORT, NC 28461
11 014100490554	SAMPLES CHARITY	3088	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490778	NESHAT GOLI	3083	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490869	CHIN ADRIENNE THERESA	3073	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490398	ASHIFI ROSE K	3064	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490810	ZORRILLA JOHN	3063	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480886	KUMAR VIKRAM KADEVETI	3998	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480910	PENDER TATOM	3992	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480943	NOWICKI JILL A	3986	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480936	JONES ERICA R	3988	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480969	BARKER BRADY N ET AL	1211	MEADOWBROOK LANE	WOODSTOCK, GA 30189
11 014100480893	KENKEL JONATHAN EUGENE &, LISTER MEGAN NICHOLE	3996	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480928	FREEDMAN MOYLAN SINCLAIRE	3990	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480901	WILSON DANA M & JAMES LESTER	3994	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480950	YOUNG GAIL L	3984	CAMDEN WAY	ALPHARETTA, GA 30201
11 001000450911	SIDHOM SARAH &, FARAG MERVAT F	2000	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450929	BEST HOME REALTY INC	310	KINGWOOD CT	SUWANEE, GA 30024
11 001000450937	JIGGETTS HOLLISIA ET AL	2020	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450945	SHIVER MARGARET	2030	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480967	THERIOT TRACEY LYNN	2050	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480983	STOLARIK PAULA S	2070	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480900	ARIAS ASHLEY	2095	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480892	MC LEAN ADRIAN A	2085	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000451000	DIMAURO LAURIE A	1275	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451018	GALVIS MARBELLA R OTERO	1265	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451026	BASS KARA M	1255	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451034	O DONNELL LAURA M	1245	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000451042	TERRY MARCUS DEAN & TAYLOR	5023	OAK TRAIL DR	ATLANTA, GA 30338
11 001000451059	ZELLNER CHERYL A	1225	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451067	SB NOEL LIVING TRUST THE	1215	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450606	SJM REAL ESTATE HOLDINGS LLC	3980	OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001000450614	GOMES HALEMA	1195	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450622	ORREGO VALENCIA YOLY, LOPEZ JESUS ALBERTO R	1185	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450630	NADRY NAGHMEH	1175	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450648	MUNROE PAULETTE	1165	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450655	HWANG SUNGJOON & CHUNG HYANG	1155	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450663	LINDSAY LORRAINE &, LEITNER WILFRIED W	13006	ONE TWENTIETH ST SW	MIAMI, FL 33186
11 001000450671	KIM JOO W & CONNIE	1135	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450689	BC 2016 HOLDINGS LLC	P O BOX 4161		ALPHARETTA, GA 30023
11 001000450697	VICTOR MATTHEW & HALLIE	1115	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450705	JOEL WHISENANT & BEVERLY WHISENANT, LIVING TRUST THE	1105	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450713	KRISHNA ANANTHA	1095	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450721	BEVILL REBECCA S	1085	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450739	FOREGGER JAMES C JR	1075	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450747	BENAVIDES JUAN J ET AL	1065	WHITESTONE RDG	ALPHARETTA, GA 30005

11 001000450754	ARTHAM REALTY LLC	5030 PARK BROOKE WAY	ALPHARETTA, GA 30022
11 001000450762	SCUSSEL KATHRYN LOUISE	1045 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450770	RAMIC EMIL	1035 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450788	POLANCO DAISY ELIGIA DEWENDT &, DEWENDT MARIA ANDRE	1025 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450796	WHITESTONE REALTY GROUP LLC	17140 BURBANK BLVD UNIT 107	ENCINO, CA 91316
11 001000450804	HUNTER DANIEL LEE &, LOBOS CYNTHIA	1005 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450812	COLLIER JISUN	2005 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450820	XIE BAIPING	10719 VERAWOOD DR	RIVERVIEW, FL 33579
11 001000450838	STEWART CLAIRE & DEBRA	950 WHITE OAK PASS	JOHNS CREEK, GA 30005
11 001000450846	BLYTHE GWEN S	2035 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450853	AFANASYEVA OLENA	2045 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450861	ISLAM ABU NURUL	13300 MORRIS RD 154	ALPHARETTA, GA 30004
11 001000450879	ALIYEVA NARGIZA	2065 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450887	YALCIN VOLKAN	525 BATESVILLE RD	ALPHARETTA, GA 30004
11 001000450325	JENNINGS CODY P	1000 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450333	MAO LIFANG	1010 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450341	GREENE KAREN M	1020 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450358	ZITTER KAYLA S	1030 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450366	INTERNATIONAL REALTY LLC	1040 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450374	MAGNUM TEK RESOURCES INC	945 GARDINER CIR	SUWANEE, GA 30024
11 001000450390	ROMERO LORI	1070 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450408	CHEN JINGJING & CAI JIANJUN	P O BOX 4161	ALPHARETTA, GA 30023
11 001000450416	TARIHI FAHIMEH	1090 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450432	LUCAS LISA	1110 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450440	MONAGHAN MARY LOU	1120 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450457	FREDERICK SUSAN M	1130 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450465	COLLADO VIVIAN INES	1140 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450473	NICOLIN STACY M	1150 WHITESTONE RIDGE	ALPHARETTA, GA 30055
11 001000450481	LUSBY CHARLOTTE A	1160 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450499	AREHART CONNOR &, AREHART JERRY STEVEN	1170 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450507	MIRFENDERESKI ALI R	1180 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450515	FARROKHNEJAD MOHAMMAD J	1190 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450523	ZARRIELLO ANNETTE	1200 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450531	RUSSELL DAWN	1210 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450549	VESELINOVIC ALEKSANDAR	1220 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450556	HAGHIGHI MOHSEN KAYANI	1230 WHITSTONE RDG	ALPHARETTA, GA 30005
11 001000450564	GREEN KEISHA	1240 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450572	STALE MARK JUDITH A	1250 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450580	TULLO MARIAM MARTINEZ	1260 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450598	MYER RICARDO	1270 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000480959	SORIANO YENI H	2040 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480975	KEEVER BRYAN	2060 WHITESTONE PL	ALPHARETTA, GA 30005
11 001100020184	DELOS REAL INVESTMENTS LLC	1065 BUXTON WAY	ALPHARETTA, GA 30004
11 001100020200	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020192	EXCEL REALTY ASSOCIATES LLC	5455 MCGINNIS VILLAGE PL SUITE 102	ALPHARETTA, GA 30005
11 001100020218	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020150	PINKERTON FINANCIAL RESOURCES, LLC	3548 OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001100020051	KATHRYN C REEDER LIVING TRUST THE	1465 BADINGHAM DR	CUMMING, GA 30041

11 001100020176	DELOS REAL INVESTMENTS LLC	1065	BUXTON WAY			ALPHARETTA, GA 30004
11 001100020085	BUCHANAN WILLIAM L	3534	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020093	HIGH HOPES PROPERTIES LLC	6435	LAKEAIRES DR			CUMMING, GA 30040
11 001100020028	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020010	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020036	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020069	KATHRYN C REEDER LIVING TRUST THE	1465	BADINGHAM DR			CUMMING, GA 30041
11 001100020143	LSC CAPITAL LLC	1030	CAMBRIDGE SQ STE C			ALPHARETTA, GA 30009
11 001100020044	KATHRYN C REEDER LIVING TRUST THE	1465	BADINGHAM DR			CUMMING, GA 30041
11 001100020077	BUCHANAN WILLIAM L	3534	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020168	TAIBIO PROPERTIES LLC	3156	ST IVES COUNTRY CLUB PKWY			JOHNS CREEK, GA 30097
11 001100020101	HIGH HOPES PROPERTIES LLC	6435	LAKEAIRES DR			CUMMING, GA 30040
11 001100020135	GHOSH ROBIN	105	CLUB FALLS DR			ALPHARETTA, GA 30022
11 001100020119	PAXIN SEBASTIAN SAM	3540	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020127	UNICENTRO 61 LLC	5025	BRIARSTONE RIDGE WAY			ALPHARETTA, GA 30022
11 001000450424	BETTI ERIK T	1100	WHITESTONE RDG			ALPHARETTA, GA 30005
11 001100020234	ORTON STEPHEN A	145	WOODHAVEN LN			BALL GROUND, GA 30107
11 001100020408	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			ALPHARETTA, GA 30004
11 001100020267	JTK III LLC	3570	OLD MILTON PKWY			ALPHARETTA, GA 30009
11 001100020432	SG MOB HOLDINGS LLC	5887	GLENRIDGE DR NE STE 350			ATLANTA, GA 30328
11 001100020283	HEALTH CARE PARTNERS OF GEORGIA LLC	2006	HUNTERS GREEN CIR			LAWRENCEVILLE, GA 30043
11 001100020382	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			MILTON, GA 30004
11 001100020424	CITY OF ALPHARETTA	2	SOUTH MAIN ST			ALPHARETTA, GA 30004
11 001100020317	COMPASS REAL ESTATE SERVICES LLC	6035	SOUTHHARD TRC			CUMMING, GA 30040
11 001100020358	CARIZ ENTERPRISE LLC	8930	INDIAN WELLS CT			DULUTH, GA 30097
11 001100020309	OLIVAE LLC	565	HANLON WAY			ALPHARETTA, GA 30009
11 001100020325	NORTH ATLANTA PSYCHIATRY INC	7902	AMAWALK CIR			DULUTH, GA 30097
11 001100020275	CJ & LJ LLC	8050	BROOKWOOD WAY			CUMMING, GA 30041
11 001100020390	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			ALPHARETTA, GA 30004
11 001100020341	MARINETTE BOGERT REVOCABLE LIVING TRUST, THE	574	VAILL POINT RD			SAINT AUGUSTINE, FL 32086
11 001100020242	ORTON STEPHEN A	1125	LIBERTY GROVE RD			ALPHARETTA, GA 30004
11 001100020259	KEW RAY LLC	3568	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020291	HEALTH CARE PARTNERS OF GEORGIA LLC	2006	HUNTERS GREEN CIR			LAWRENCEVILLE, GA 30043
11 001100020374	OMC ENTERPRISES LLC	3592	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020366	OMC ENTERPRISES LLC	3590	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020333	HEALTH CARE PARTNERS OF GEORGIA LLC	3584	OLD MITLON PKWY			ALPHARETTA, GA 30005
11 001100020473	ACTION OUTDOOR ADVERTISING JV, L L C	3512	OLD MILTON PKY	CONDO PH III		ALPHARETTA, GA 30005
11 001100020523	DIVAGNO ALBERT J JR & SELENA E	3502	OLD MILTON PKY			ALPHARETTA, GA 30005
11 001100020457	EXCEL REALTY ASSOCIATES LLC	5455	MCGINNIS VILLAGE PL SUITE 102			ALPHARETTA, GA 30005
11 001100020507	SINGH & PATEL PROPERTIES LLC	3518	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020481	YANEZ NILTON	3514	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020499	PRIMESOFT AMERICA INC	3510	VAUGHAN DR			CUMMING, GA 30041
11 001100020465	EXCEL REALTY ASSOCIATES LLC	5455	MCGINNIS VILLAGE PL SUITE 102			ALPHARETTA, GA 30005
11 001100020515	DIVAGNO ALBERT J JR & SELENA E	3502	OLD MILTON PKY			ALPHARETTA, GA 30005
	CAMDEN POND HOA, ATTN: DARLENE CUTLIP	KCOOMER@BEACONMANAGEMENTSERVICES.COM			404-907-2112	

[redacted]

From: Angela [redacted]
Sent: Monday, February 9, 2026 9:47 AM
To: Hill, Jessica L.
Subject: Re: New community in Alpharetta

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Hi Jessica,

Thanks so much for your response. That sounds great. Looking forward to hearing more about the new community as it develops!

Best regards,
Angela

On Mon, Feb 9, 2026, 9:36 AM Hill, Jessica L. <Jessica.Hill@troutman.com> wrote:

> Good morning Angela,
>
> The proposed townhomes are estimated to start in the $500,000s and are expected to range from 1,550 square feet to 2,600 square feet. I hope this is helpful.
>
> **Jessica L. Hill**
> **Partner**
> **troutman pepper locke**
> Direct: 404.885.3925
> jessica.hill@troutman.com
>
> **From:** Angela <acosguner@gmail.com>
> **Sent:** Saturday, February 7, 2026 10:46 AM
> **To:** Hill, Jessica L. <Jessica.Hill@troutman.com>
> **Subject:** New community in Alpharetta
>
> **CAUTION: The sender's email address is unknown (not previously received).**

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Hello Jessica,

I'm a resident of Stoneridge community in Alpharetta. There is a plan for a new townhome community nearby off of Old Milton Pkwy. I'm interested in learning more about the builders and proposed plans.

I'm currently in the market for a new home and if I could learn more about the price range/square footage they are planning on, that would be great.

Looking forward to hearing from you,

Angela Layton

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[redacted]

From: Hill, Jessica L.
Sent: Wednesday, February 11, 2026 2:30 PM
To: Conerly, Caroline Leigh
Subject: : Empire/Toll - Camden Pond Follow Up

From: Darlene Cutlip [redacted]
Sent: Wednesday, February 11, 2026 1:01 PM
To: Peter Ewing <pewing@empirehomes.com>
Cc: Kevin Norton <knorton@empirehomes.com>; Kelley Rhino <krhino@empirehomes.com>; Kenneth Wood <kwood@pec.plus>; Jake Meek <jmeek@tollbrothers.com>
Subject: [External]-Re: Empire/Toll - Camden Pond Follow Up

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Hi Peter., We don't have any specific questions at this time. We discussed the project at our HOA's Annual Meeting. There were several concerns and questions raised at that time, so we have encouraged all owners to attend the informational meeting this evening. I know there are residents from both the associations that plan to attend. See you this evening, Darlene

Sent from Yahoo Mail for iPhone

On Wednesday, February 11, 2026, 12:42 PM, Peter Ewing <pewing@empirehomes.com> wrote:

> Darlene,
>
> Good afternoon! I wanted to follow up with you regarding our January 22nd meeting with you and the rest of the Camden Pond board. As discussed, we have our CZIM public meeting this afternoon at Alpharetta City Hall at 6 pm.
>
> Please let us know if you have any additional questions or comments regarding the application.
>
> Thanks,

Peter Ewing
Land Acquisition Manager

T +1-770-541-5250, 6132
M 1-404-290-5870
E pewing@empirehomes.com

A Willowdale Asset Management Company
5775 Glenridge Drive Building D, Suite 350, Atlanta, Georgia, 30328
empirehomes.com

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[redacted]

From: Hill, Jessica L.
Sent: Monday, February 9, 2026 2:03 PM
To: Conerly, Caroline Leigh
Subject: Empire/Toll - Stoneridge Follow Up

Follow Up Flag: Follow up
Flag Status: Flagged

From: Julius Jiggetts [redacted]
Sent: February 9, 2026 1:29 PM
To: Peter Ewing <pewing@empirehomes.com>
Subject: [External]-Re: Empire/Toll - Stoneridge Follow Up

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Good afternoon Peter, the big concerns about the development that our community has is the use of the shared lake and the traffic. The community wants to know how the entryways and exits on Cotton Creek as well as Old Milton. The addition of 207 units will be an additional strain on the current lake. How will you remedy this problem and how will the cost be divided when it comes to maintenance and repairs?
Sent from my iPhone

> On Feb 4, 2026, at 3:36 PM, Julius Jiggetts [redacted] wrote:
>
> Hello Peter, sorry we haven't followed up with you. We have been busy with some projects on the property. We are currently consulting a land engineer, and reviewing the zoning material so that we may fully understand the impact of the new development to our property. A board member, along with our community liaison will be attending the meeting on February 11. We will continue to gather questions from the community and try to get them to you before the meeting. We will like to schedule another meeting sometime after the zoning meeting on the 11th. Thank you for reaching out.
> Sent from my iPhone
>
> > On Feb 4, 2026, at 3:19 PM, Peter Ewing <pewing@empirehomes.com> wrote:
> >
> > Julius,
> >
> > Good afternoon! I wanted to follow up with you regarding our January 22nd meeting with you and the rest of the Stoneridge HOA board. As discussed, we have our CZIM public meeting next week on February 11.

Please let us know if you have any additional questions or comments regarding the application.

Thanks,

Peter Ewing
Land Acquisition Manager

T +1-770-541-5250, 6132
M 1-404-290-5870
E pewing@empirehomes.com



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600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

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Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

February 13, 2026

City of Alpharetta Planning and Zoning
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman, Planning and Development Services Manager

RE: MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP

Dear Michael:

Enclosed is the completed Citizen Participation Form B. Please amend the above captioned application with the enclosed materials.

Sincerely,

Jessica L. Hill

Enclosure

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: Empire Communities - 3842 Old Milton Parkway

Contact Name: Jessica L. Hill Telephone: (404) 885-3925

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.

The property owners within 500 feet of the property were contacted by letter regarding the application. Attached is a copy of the letter sent and the certificate of mailing confirming the parties receiving the letter.

Following receipt of the letter, two homeowners made inquiries regarding the size and price point of the units. Attached is the correspondence with the owners.

Additionally, the applicant contacted the two adjacent homeowners associations, Camden Pond and Stoneridge, and held meetings with each homeowners association on January 22, 2026. The discussion at the homeowners association meetings included the following topics: (i) request to abandon the Cotton Creek Entry cul de sac to eliminate existing reckless driving usage; (ii) erosion control; (iii) tree removal; (iv) traffic; (v) use of amenities; (vi) home value impacts; and (vii) trail connections. Follow up communication has been provided with concerns about detention and traffic.

The CZIM held on February 11, 2026 was well attended by homeowners in two adjacent townhome communities and attached are the sign in sheets. Issues discussed at the meeting broadly included traffic, stormwater, erosion, landscaping and buffers, impact on existing HOA documentation, development timing, construction hours, price point, unit types, scope and location of pedestrian trails and access.

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
- [x] 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.

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: Jessica L. Hill Date: 2/13/26

Print Form

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

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troutman pepper locke

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

January 23, 2026

RE: Public Hearing Application Regarding 3842 Old Milton Parkway
Fulton County Tax Parcel ID 11 002000440209
MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton/Camden Pond MP

Dear Property Owner:

My client, EAH Acquisitions, LLC, has filed a public hearing application with the City of Alpharetta to allow the development of 207 for-sale townhomes on the currently vacant 29.235 acre property owned by Janet Goethe and addressed as 3842 Old Milton Parkway (Fulton County Tax Parcel 11 002000440209). You are receiving this letter because you own property within 500 feet of the subject property. This letter provides public notice of the application submittal. The application filed requests to (i) rezone the property from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent' or 'For-Sale' Residential), (ii) amend the Future Land Use Map to redesignate the property from Professional Business Office to High Density Residential, (iii) amend existing Camden Pond (Big Creek Landing) Master Plan applicable to the property to align with the proposed development, and (iv) approve a variance to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the minimum front yard setback requirement from 35 feet to 25 feet.

A Community Zoning Information Meeting (CZIM) will be held on **February 11, 2026** @ **6pm** for the public to have an opportunity to discuss the zoning proposal and project and the project directly with the applicant. Public hearings regarding the application will be held on **March 5, 2026 @ 6:30pm** and **March 23, 2026 @ 6:30pm** before the Planning Commission and City Council, respectively. All meetings take place at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. The CZIM is held in the Community Room and the Planning Commission and City Council hearings are held in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925 or attend the CZIM on February 11th.

Sincerely yours,

Jessica L. Hill

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
11 002000440373	TOUCHMARK NATIONAL BANK	3651 OLD MILTON PKWY			ALPHARETTA, GA 30005	
11 002000440365	BOF II GA BROOKSIDE LLC	FIVE CONCOURSE DR SUITE 3100			ATLANTA, GA 30328	
11 001000450234	CITY OF ALPHARETTA	2 SOUTH MAIN ST			ALPHARETTA, GA 30004	
11 001000010186	BLUE ATLANTIC PRESTON RIDGE LP	1025 KANE CONCOURSE STE 215			MIAMI, FL 33154	
11 001000450382	WILLIS SUSAN	1060 WHITESTONE RIDGE			ALPHARETTA, GA 30005	
11 013000480327	DENIS NANCY	460 SUMMER BREEZE CT			ALPHARETTA, GA 30005	
11 013000480335	ZAITSEV MAXIM & ZAITSAVA LIUDMILA	1929 NOBLIN WOODS TRL			DULUTH, GA 30097	
11 002000440340	CH RETAIL FUND II ATLANTA OLD MILTON, FESTIVAL LLC	3819 MAPLE AVE			DALLAS, TX 75219	
11 002000440209	GOETHE JANET	48 E 48TH ST			SAVANNAH, GA 31405	
11 013000480319	BIAS BRIAN R & KATHLEEN M	470 SUMMER BREEZE TER			ALPHARETTA, GA 30005	
11 013000470864	AHMAD ANBAR &, BACHAR MOSHE	4098 BIG CREEK OVERLOOK			ALPHARETTA, GA 30005	
11 002000440332	FOAMWORKS ALPHARETTA LLC	P O BOX 368			ROSWELL, GA 30077	
11 013100480409	HEALY SPENCER IAN	800 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480474	WILSON JAMES & HUBER BROOKE	5614 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480391	SHATTUCK MARTHA M	820 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480458	MAMMOLA RAYMOND FRANCIS	5634 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480425	GARCIA AMAYA RUBEN D &, SIERRA BAIDE ELSY A	5664 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480466	LIMYANSKY SMITH HOPE KATHLEEN &, SMITH DANIEL ALEXAND	5624 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480433	STRANGE PHILLIP JOSEPH & CLAUDIA	5654 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480441	PRATHER JACQUELINE MICHELLE	5644 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480417	CASTANEDA SAUCEDO MARCO A &, PEREZ OSORIO BETZABETH	5674 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480508	CHUNG KYUNG HWAN &, JUNG VINCE	5588 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 014000480655	MITCHELL CANDACE	2320 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480663	OWENS MICHELLE D	2330 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480465	JOSHI SWATIDEVI D	2130 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490746	GORTALOV GENNADY	2165 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000491124	NASIRUDDIN NURUDDIN & CHARANIA TASNEEM	11650 FOLIA CIR UNIT 15			ALPHARETTA, GA 30005	
11 014000480648	WALIA SURINDER P	2310 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480432	MALOON DANYA & RABIN NATHAN	2100 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480671	VELAYUDAM RAVI K	2340 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490720	DIXON HALEY	2145 WHITESTONE PL			ALPHARETTA, GA 30005	
11 013100480524	HARANDI LYDA	2145 NORTHWICK PASS			ALPHARETTA, GA 30022	
11 014000490696	DAVIDIAN ROBERT & LIRA	2115 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480515	SPRINGER LATISHA	P.O. BOX 143			ALPHARETTA, GA 30009	
11 014000490704	CRUMP JAMES	685 POLK ST			MARIETTA, GA 30064	
11 014000490738	RAWOOL ROHIT & AAROHI ROHIT	2155 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480630	JASTHI RAMA M &, JASTHI UDAYA	2300 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480416	OGDEN DORIS	2080 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480499	FARLEY MELINDA	2160 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480440	MAZZAGLIA RICHARD C	2110 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480473	CRIPPEN JEFFREY STUART	2140 WHITESTONE PL			ALPHARETTA, GA 30006	
11 014000480457	PRASADA KALLI	2120 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480523	SCHWARTZ TRACY A	2190 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490753	PAK SANG	2175 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490712	LAYTON ANGELA BILLUR	2135 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480531	LORRAIN KARINA	2200 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480507	NAIEM ABDEMENAM	2170 WHITESTONE PL			ALPHARETTA, GA 30005	

11 014000480481	SINHA RATISH	2150 WHITESTONE PL	ALPHARETTA, GA 30005
11 013100480490	POOR LULA A	5598 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480516	BUCKLEY ROBIN G	5578 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480482	YARANGA LUIS &, SANCHEZ GREGORIO	5604 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 014000480689	UMBALDIN LUCYANA AVILA	2105 WHITESTONE PL	ALPHARETTA, GA 30005
11 014000480424	DARDEN BRIAN & KIRBY	2090 WHITESTONE PL	ALPHARETTA, GA 30005
11 002000440175	PSC HOLDINGS ALPHARETTA LLC	11745 BENTHAM CT	ALPHARETTA, GA 30005
11 002000440191	COLLEDGE ROAD LLC	2310 HOPEWELL PLANTATION DR	ALPHARETTA, GA 30004
11 001100020226	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 002000430390	FFI ALPHARETTA IL OWNER LLC	200 W MADISON STE 2650	CHICAGO, IL 60606
11 002000030299	JD LD ATLANTA LLC	P.O. BOX 7555	REDLANDS, CA 92375
11 002000440407	HWY 120 SENIOR HOLDINGS LLC	171 STONEBRIDGE BLVD	EDMOND, OK 73013
11 002000030323	SWNC ASPEN STATION LLC	1616 2ND AVE S STE 100	BIRMINGHAM, AL 35233
11 002000030315	LOYALTY OLD MILTON PROPERTY LLC	3324 PEACHTREE RD # 3005	ATLANTA, GA 30326
11 014000490829	3750 BROOKSIDE LLC	6400 POWERS FERRY RD SUITE 150	ATLANTA, GA 30339
11 014000491116	COSTELLO ERIN M	11640 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491199	MDZ TRUST	11560 GREAT OAKS WAY STE 200	ALPHARETTA, GA 30022
11 014000491256	BRYANT ALYSSA	11630 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491249	TOROSS STEPHEN ANDREW & LINDA MICHELLE	140 CHISWICK CIR	ALPHARETTA, GA 30009
11 014000490050	FOLIA AT OLD MILTON HOMEOWNERS, ASSOCIATION INC	101 PILGRIM VILLAGE DR STE 200	CUMMING, GA 30040
11 014100490281	MITCHELL NATHAN	3009 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490513	DE MARTINO CAROLYN &, PARISH CHRISTINA M	3080 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490570	BEHPOUR HELEN & MOSALEHEH MAHYAR	3015 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490059	HASKIC EMINA	5043 AVALON DR	ALPHARETTA, GA 30005
11 014100490414	FENTON CHRISTINA	3068 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490273	STEWART PRISCILLA D, STEWART KENNETH SLADE	3007 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490422	MOHAMMAD FAROOQ & GUL SANOBAR	3070 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490745	SALEKI MASOOD & NOORANI NAGHMEH	3087 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490034	DOWLING LIEWELLA JAMITA	5028 AVALON DR	ALPHARETTA, GA 30005
11 014100490299	CHIZIK RITA K	3011 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490505	FEENEY SUZANNE	5061 AVALON DR	ALPHARETTA, GA 30005
11 014100490547	TAYLOR MICHAEL S& HAROLD T	3086 CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490653	MC KELVEY MELINDA	4004 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490661	SALABARRIA FAMILY TRUST THE	716 HIDEAWAY BAY LN	LONGBOAT KEY, FL 34228
11 014100490679	DOVA LLC	106 BIRCH TREE WAY	CUMMING, GA 30040
11 014100490208	WYANT JANE REED	5004 AVALON DR	ALPHARETTA, GA 30005
11 014100490489	MORENO FRANCOISE H & FREEMAN SYLVIA M	5065 AVALON DR	ALPHARETTA, GA 30005
11 014100490497	MAHAN RYAN	5063 AVALON DR	ALPHARETTA, GA 30005
11 014100490711	YEN SHAW F & LEE CHANG JUNG	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490091	PRUUL KULLI	5049 AVALON DR UNIT 5049	ALPHARETTA, GA 30005
11 014100490224	CHI YI JEN	5295 TWILLINGATE PL	DULUTH, GA 30097
11 014100490604	DIPRIZITO ANNE	3021 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490521	NUDELMAN SARAH H	3082 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490539	KOLLER MATTHEW	3084 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490703	GRIFFITH SARAH	4008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490828	JONES JACQUELYN ANNE	3065 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490356	STRONG JOELLA	3048 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490588	SIMON NOELLE MARIA	2656 PASS CIR	ALPHARETTA, GA 30022

11 014100490638	MC COLLUM MERIN	3027 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490349	LARSEN MARK H & RAYANN L	3046 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490463	GIBSON LIZANN	5069 AVALON DR	ALPHARETTA, GA 30005
11 014100490596	KAROBI PARVIN	3019 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490166	BANDARU LOHITHA	3024 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490182	OSHINSKI JOSHUA	5010 AVALON DR	ALPHARETTA, GA 30005
11 014100490323	MOSKOWITZ GLORIA CHRISTINA & JACOB	3042 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490042	LOTLIKAR PRAKASH & SMITA	5020 AVALON DR	ALPHARETTA, GA 30005
11 014100490232	GAVIRA LUCAS	5000 AVALON DR	ALPHARETTA, GA 30005
11 014100490240	SUBRAMANIAN THAMARAI S	3001 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490158	WAINER MAX M & GEORGIA M	3032 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490372	SABA CAROLYNN	3060 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490455	DOYAL RYAN JORDAN & BETHANY FRANCES	5071 AVALON DR	ALPHARETTA, GA 30005
11 014100490729	COLLINS VENESSA D	3091 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490802	KORNEGAY LYNN A	3061 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490067	YAYA FAMILY PROPERTIES LLC	1198 DOVE POINT CT	MABLETON, GA 30126
11 014100490109	MC CLOUD PAMELA H &, HAMLIN DAREN G	5051 AVALON DR	ALPHARETTA, GA 30005
11 014100490307	SANDERS MARION E	3013 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490562	GARCIA MELISSA MARY	3090 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490760	MC DONNELL JAMES &, MC DONNELL MIA	5005 PARK BROOKE WALK WAY	ALPHARETTA, GA 30022
11 014100490018	SINGH KIRAN KAPOOR	5030 AVALON DR	ALPHARETTA, GA 30005
11 014100490380	YOUNG SUSAN E	3062 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490646	LEE CHANG J & YEN SHAV F	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490083	TSYMBAL VIKTORIIA	5045 AVALON DR	ALPHARETTA, GA 30005
11 014100490687	SNIDOW CLAY & CHAD	4012 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490752	BENABDERRAHMANE OMAR &, BOUTICHE KARIMA	3085 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490612	CHISUM TYVON R	3023 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490075	HNAT CLAUDIA J	5041 AVALON DR	ALPHARETTA, GA 30005
11 014100490265	UCINSKI RICHARD & SHARON	3005 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490026	ROBERTS PATRICIA A	5024 AVALON DR	ALPHARETTA, GA 30005
11 014100490406	MARIN ANA MARIA &, SROUR CHARLES A	3066 CAMDEN WAY	ALPHARETTA, GA 30004
11 014100490851	HALL HOPE H & O D	3071 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490133	HADDAD WINONA AUTUMN	3026 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490695	MC BRIDE LISA	4002 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490737	SHINSKY STEPHEN J & ANNETTE M	3089 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490174	WILLIAMS RAYMOND JR &, WILLIAMS EARLENE L	3030 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490257	GRAISER ELIZABETH JANE ET AL	3003 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490117	KOYUNCU CANAN S	3020 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490141	DAVIS VERONICA ELISABETH	3028 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490216	MAFFEI THOMAS ROBERT	5006 AVALON DR	ALPHARETTA, GA 30005
11 014100490448	KENNEDY KAREN S	5073 AVALON DR	ALPHARETTA, GA 30005
11 014100490836	HAJJI RAHMATOLLAH &, KADAEI ZAHRA	3067 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490430	KIMBRELL BENJAMIN HARRISON	5075 AVALON DR	ALPHARETTA, GA 30005
11 014100490125	IBARRA SILVIA HERNANDEZ	3022 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490190	TUCKER ALYSE	5008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490331	YOGENDRA DANIEL KIRON	3044 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490364	KALIN IBRAHIM SETTAR	3050 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490471	BARICH SAMANTHA DREW ET AL	5067 AVALON DR	ALPHARETTA, GA 30005

11 014100490620	CUTLIP DARLENE S	3025	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490877	SHOMAKER PAUL & IRENE	3075	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490315	LATHAM LYNNE R	3040	CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490844	JULIE S REINHARDT REVOCABLE TRUST THE	2307	DESCENT BAY DR	SOUTHPORT, NC 28461
11 014100490554	SAMPLES CHARITY	3088	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490778	NESHAT GOLI	3083	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490869	CHIN ADRIENNE THERESA	3073	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490398	ASHIFI ROSE K	3064	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490810	ZORRILLA JOHN	3063	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480886	KUMAR VIKRAM KADEVETI	3998	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480910	PENDER TATOM	3992	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480943	NOWICKI JILL A	3986	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480936	JONES ERICA R	3988	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480969	BARKER BRADY N ET AL	1211	MEADOWBROOK LANE	WOODSTOCK, GA 30189
11 014100480893	KENKEL JONATHAN EUGENE &, LISTER MEGAN NICHOLE	3996	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480928	FREEDMAN MOYLAN SINCLAIRE	3990	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480901	WILSON DANA M & JAMES LESTER	3994	CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480950	YOUNG GAIL L	3984	CAMDEN WAY	ALPHARETTA, GA 30201
11 001000450911	SIDHOM SARAH &, FARAG MERVAT F	2000	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450929	BEST HOME REALTY INC	310	KINGWOOD CT	SUWANEE, GA 30024
11 001000450937	JIGGETTS HOLLISIA ET AL	2020	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450945	SHIVER MARGARET	2030	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480967	THERIOT TRACEY LYNN	2050	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480983	STOLARIK PAULA S	2070	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480900	ARIAS ASHLEY	2095	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480892	MC LEAN ADRIAN A	2085	WHITESTONE PL	ALPHARETTA, GA 30005
11 001000451000	DIMAURO LAURIE A	1275	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451018	GALVIS MARBELLA R OTERO	1265	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451026	BASS KARA M	1255	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451034	O DONNELL LAURA M	1245	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000451042	TERRY MARCUS DEAN & TAYLOR	5023	OAK TRAIL DR	ATLANTA, GA 30338
11 001000451059	ZELLNER CHERYL A	1225	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451067	SB NOEL LIVING TRUST THE	1215	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450606	SJM REAL ESTATE HOLDINGS LLC	3980	OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001000450614	GOMES HALEMA	1195	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450622	ORREGO VALENCIA YOLY, LOPEZ JESUS ALBERTO R	1185	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450630	NADRY NAGHMEH	1175	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450648	MUNROE PAULETTE	1165	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450655	HWANG SUNGJOON & CHUNG HYANG	1155	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450663	LINDSAY LORRAINE &, LEITNER WILFRIED W	13006	ONE TWENTIETH ST SW	MIAMI, FL 33186
11 001000450671	KIM JOO W & CONNIE	1135	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450689	BC 2016 HOLDINGS LLC	P O BOX 4161		ALPHARETTA, GA 30023
11 001000450697	VICTOR MATTHEW & HALLIE	1115	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450705	JOEL WHISENANT & BEVERLY WHISENANT, LIVING TRUST THE	1105	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450713	KRISHNA ANANTHA	1095	WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450721	BEVILL REBECCA S	1085	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450739	FOREGGER JAMES C JR	1075	WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450747	BENAVIDES JUAN J ET AL	1065	WHITESTONE RDG	ALPHARETTA, GA 30005

11 001000450754	ARTHAM REALTY LLC	5030 PARK BROOKE WAY	ALPHARETTA, GA 30022
11 001000450762	SCUSSEL KATHRYN LOUISE	1045 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450770	RAMIC EMIL	1035 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450788	POLANCO DAISY ELIGIA DEWENDT &, DEWENDT MARIA ANDRE	1025 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450796	WHITESTONE REALTY GROUP LLC	17140 BURBANK BLVD UNIT 107	ENCINO, CA 91316
11 001000450804	HUNTER DANIEL LEE &, LOBOS CYNTHIA	1005 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450812	COLLIER JISUN	2005 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450820	XIE BAIPING	10719 VERAWOOD DR	RIVERVIEW, FL 33579
11 001000450838	STEWART CLAIRE & DEBRA	950 WHITE OAK PASS	JOHNS CREEK, GA 30005
11 001000450846	BLYTHE GWEN S	2035 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450853	AFANASYEVA OLENA	2045 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450861	ISLAM ABU NURUL	13300 MORRIS RD 154	ALPHARETTA, GA 30004
11 001000450879	ALIYEVA NARGIZA	2065 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450887	YALCIN VOLKAN	525 BATESVILLE RD	ALPHARETTA, GA 30004
11 001000450325	JENNINGS CODY P	1000 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450333	MAO LIFANG	1010 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450341	GREENE KAREN M	1020 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450358	ZITTER KAYLA S	1030 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450366	INTERNATIONAL REALTY LLC	1040 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450374	MAGNUM TEK RESOURCES INC	945 GARDINER CIR	SUWANEE, GA 30024
11 001000450390	ROMERO LORI	1070 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450408	CHEN JINGJING & CAI JIANJUN	P O BOX 4161	ALPHARETTA, GA 30023
11 001000450416	TARIHI FAHIMEH	1090 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450432	LUCAS LISA	1110 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450440	MONAGHAN MARY LOU	1120 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450457	FREDERICK SUSAN M	1130 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450465	COLLADO VIVIAN INES	1140 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450473	NICOLIN STACY M	1150 WHITESTONE RIDGE	ALPHARETTA, GA 30055
11 001000450481	LUSBY CHARLOTTE A	1160 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450499	AREHART CONNOR &, AREHART JERRY STEVEN	1170 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450507	MIRFENDERESKI ALI R	1180 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450515	FARROKHNEJAD MOHAMMAD J	1190 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450523	ZARRIELLO ANNETTE	1200 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450531	RUSSELL DAWN	1210 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450549	VESELINOVIC ALEKSANDAR	1220 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450556	HAGHIGHI MOHSEN KAYANI	1230 WHITSTONE RDG	ALPHARETTA, GA 30005
11 001000450564	GREEN KEISHA	1240 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450572	STALE MARK JUDITH A	1250 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450580	TULLO MARIAM MARTINEZ	1260 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450598	MYER RICARDO	1270 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000480959	SORIANO YENI H	2040 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480975	KEEVER BRYAN	2060 WHITESTONE PL	ALPHARETTA, GA 30005
11 001100020184	DELOS REAL INVESTMENTS LLC	1065 BUXTON WAY	ALPHARETTA, GA 30004
11 001100020200	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020192	EXCEL REALTY ASSOCIATES LLC	5455 MCGINNIS VILLAGE PL SUITE 102	ALPHARETTA, GA 30005
11 001100020218	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020150	PINKERTON FINANCIAL RESOURCES, LLC	3548 OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001100020051	KATHRYN C REEDER LIVING TRUST THE	1465 BADINGHAM DR	CUMMING, GA 30041

11 001100020176	DELOS REAL INVESTMENTS LLC	1065	BUXTON WAY			ALPHARETTA, GA 30004
11 001100020085	BUCHANAN WILLIAM L	3534	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020093	HIGH HOPES PROPERTIES LLC	6435	LAKEAIRES DR			CUMMING, GA 30040
11 001100020028	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020010	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020036	WALTERS PROPERTIES LLC	2435	OLD ALABAMA RD			ROSWELL, GA 30076
11 001100020069	KATHRYN C REEDER LIVING TRUST THE	1465	BADINGHAM DR			CUMMING, GA 30041
11 001100020143	LSC CAPITAL LLC	1030	CAMBRIDGE SQ STE C			ALPHARETTA, GA 30009
11 001100020044	KATHRYN C REEDER LIVING TRUST THE	1465	BADINGHAM DR			CUMMING, GA 30041
11 001100020077	BUCHANAN WILLIAM L	3534	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020168	TAIBIO PROPERTIES LLC	3156	ST IVES COUNTRY CLUB PKWY			JOHNS CREEK, GA 30097
11 001100020101	HIGH HOPES PROPERTIES LLC	6435	LAKEAIRES DR			CUMMING, GA 30040
11 001100020135	GHOSH ROBIN	105	CLUB FALLS DR			ALPHARETTA, GA 30022
11 001100020119	PAXIN SEBASTIAN SAM	3540	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020127	UNICENTRO 61 LLC	5025	BRIARSTONE RIDGE WAY			ALPHARETTA, GA 30022
11 001000450424	BETTI ERIK T	1100	WHITESTONE RDG			ALPHARETTA, GA 30005
11 001100020234	ORTON STEPHEN A	145	WOODHAVEN LN			BALL GROUND, GA 30107
11 001100020408	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			ALPHARETTA, GA 30004
11 001100020267	JTK III LLC	3570	OLD MILTON PKWY			ALPHARETTA, GA 30009
11 001100020432	SG MOB HOLDINGS LLC	5887	GLENRIDGE DR NE STE 350			ATLANTA, GA 30328
11 001100020283	HEALTH CARE PARTNERS OF GEORGIA LLC	2006	HUNTERS GREEN CIR			LAWRENCEVILLE, GA 30043
11 001100020382	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			MILTON, GA 30004
11 001100020424	CITY OF ALPHARETTA	2	SOUTH MAIN ST			ALPHARETTA, GA 30004
11 001100020317	COMPASS REAL ESTATE SERVICES LLC	6035	SOUTHHARD TRC			CUMMING, GA 30040
11 001100020358	CARIZ ENTERPRISE LLC	8930	INDIAN WELLS CT			DULUTH, GA 30097
11 001100020309	OLIVAE LLC	565	HANLON WAY			ALPHARETTA, GA 30009
11 001100020325	NORTH ATLANTA PSYCHIATRY INC	7902	AMAWALK CIR			DULUTH, GA 30097
11 001100020275	CJ & LJ LLC	8050	BROOKWOOD WAY			CUMMING, GA 30041
11 001100020390	CHAMRAIL INVESTMENT L P	540	LAUREL OAKS LANE			ALPHARETTA, GA 30004
11 001100020341	MARINETTE BOGERT REVOCABLE LIVING TRUST, THE	574	VAILL POINT RD			SAINT AUGUSTINE, FL 32086
11 001100020242	ORTON STEPHEN A	1125	LIBERTY GROVE RD			ALPHARETTA, GA 30004
11 001100020259	KEW RAY LLC	3568	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020291	HEALTH CARE PARTNERS OF GEORGIA LLC	2006	HUNTERS GREEN CIR			LAWRENCEVILLE, GA 30043
11 001100020374	OMC ENTERPRISES LLC	3592	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020366	OMC ENTERPRISES LLC	3590	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020333	HEALTH CARE PARTNERS OF GEORGIA LLC	3584	OLD MITLON PKWY			ALPHARETTA, GA 30005
11 001100020473	ACTION OUTDOOR ADVERTISING JV, L L C	3512	OLD MILTON PKY	CONDO PH III		ALPHARETTA, GA 30005
11 001100020523	DIVAGNO ALBERT J JR & SELENA E	3502	OLD MILTON PKY			ALPHARETTA, GA 30005
11 001100020457	EXCEL REALTY ASSOCIATES LLC	5455	MCGINNIS VILLAGE PL SUITE 102			ALPHARETTA, GA 30005
11 001100020507	SINGH & PATEL PROPERTIES LLC	3518	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020481	YANEZ NILTON	3514	OLD MILTON PKWY			ALPHARETTA, GA 30005
11 001100020499	PRIMESOFT AMERICA INC	3510	VAUGHAN DR			CUMMING, GA 30041
11 001100020465	EXCEL REALTY ASSOCIATES LLC	5455	MCGINNIS VILLAGE PL SUITE 102			ALPHARETTA, GA 30005
11 001100020515	DIVAGNO ALBERT J JR & SELENA E	3502	OLD MILTON PKY			ALPHARETTA, GA 30005
	CAMDEN POND HOA, ATTN: DARLENE CUTLIP	KCOOMER@BEACONMANAGEMENTSERVICES.COM			404-907-2112	

[redacted]

From: Angela [redacted]
Sent: Monday, February 9, 2026 9:47 AM
To: Hill, Jessica L.
Subject: Re: New community in Alpharetta

CAUTION: The sender's email address is unknown (not previously received).
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Hi Jessica,

Thanks so much for your response. That sounds great. Looking forward to hearing more about the new community as it develops!

Best regards,
Angela

On Mon, Feb 9, 2026, 9:36 AM Hill, Jessica L. <Jessica.Hill@troutman.com> wrote:

> Good morning Angela,
>
> The proposed townhomes are estimated to start in the $500,000s and are expected to range from 1,550 square feet to 2,600 square feet. I hope this is helpful.
>
> **Jessica L. Hill**
> **Partner**
> **troutman pepper locke**
> Direct: 404.885.3925
> jessica.hill@troutman.com
>
> **From:** Angela <acosguner@gmail.com>
> **Sent:** Saturday, February 7, 2026 10:46 AM
> **To:** Hill, Jessica L. <Jessica.Hill@troutman.com>
> **Subject:** New community in Alpharetta
>
> **CAUTION: The sender's email address is unknown (not previously received).**

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Hello Jessica,

I'm a resident of Stoneridge community in Alpharetta. There is a plan for a new townhome community nearby off of Old Milton Pkwy. I'm interested in learning more about the builders and proposed plans.

I'm currently in the market for a new home and if I could learn more about the price range/square footage they are planning on, that would be great.

Looking forward to hearing from you,

Angela Layton

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[redacted]

From: Hill, Jessica L.
Sent: Wednesday, February 11, 2026 2:30 PM
To: Conerly, Caroline Leigh
Subject: : Empire/Toll - Camden Pond Follow Up

From: Darlene Cutlip [redacted]
Sent: Wednesday, February 11, 2026 1:01 PM
To: Peter Ewing <pewing@empirehomes.com>
Cc: Kevin Norton <knorton@empirehomes.com>; Kelley Rhino <krhino@empirehomes.com>; Kenneth Wood <kwood@pec.plus>; Jake Meek <jmeek@tollbrothers.com>
Subject: [External]-Re: Empire/Toll - Camden Pond Follow Up

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Hi Peter., We don't have any specific questions at this time. We discussed the project at our HOA's Annual Meeting. There were several concerns and questions raised at that time, so we have encouraged all owners to attend the informational meeting this evening. I know there are residents from both the associations that plan to attend. See you this evening, Darlene

Sent from Yahoo Mail for iPhone

On Wednesday, February 11, 2026, 12:42 PM, Peter Ewing <pewing@empirehomes.com> wrote:

> Darlene,
>
> Good afternoon! I wanted to follow up with you regarding our January 22nd meeting with you and the rest of the Camden Pond board. As discussed, we have our CZIM public meeting this afternoon at Alpharetta City Hall at 6 pm.
>
> Please let us know if you have any additional questions or comments regarding the application.
>
> Thanks,

Peter Ewing
Land Acquisition Manager

T +1-770-541-5250, 6132
M 1-404-290-5870
E pewing@empirehomes.com

A Willowdale Asset Management Company
5775 Glenridge Drive Building D, Suite 350, Atlanta, Georgia, 30328
empirehomes.com

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[redacted]

From: Hill, Jessica L.
Sent: Monday, February 9, 2026 2:03 PM
To: Conerly, Caroline Leigh
Subject: Empire/Toll - Stoneridge Follow Up

Follow Up Flag: Follow up
Flag Status: Flagged

From: Julius Jiggetts [redacted]
Sent: February 9, 2026 1:29 PM
To: Peter Ewing <pewing@empirehomes.com>
Subject: [External]-Re: Empire/Toll - Stoneridge Follow Up

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Good afternoon Peter, the big concerns about the development that our community has is the use of the shared lake and the traffic. The community wants to know how the entryways and exits on Cotton Creek as well as Old Milton. The addition of 207 units will be an additional strain on the current lake. How will you remedy this problem and how will the cost be divided when it comes to maintenance and repairs?
Sent from my iPhone

> On Feb 4, 2026, at 3:36 PM, Julius Jiggetts [redacted] wrote:
>
> Hello Peter, sorry we haven't followed up with you. We have been busy with some projects on the property. We are currently consulting a land engineer, and reviewing the zoning material so that we may fully understand the impact of the new development to our property. A board member, along with our community liaison will be attending the meeting on February 11. We will continue to gather questions from the community and try to get them to you before the meeting. We will like to schedule another meeting sometime after the zoning meeting on the 11th. Thank you for reaching out.
> Sent from my iPhone
>
> > On Feb 4, 2026, at 3:19 PM, Peter Ewing <pewing@empirehomes.com> wrote:
> >
> > Julius,
> >
> > Good afternoon! I wanted to follow up with you regarding our January 22nd meeting with you and the rest of the Stoneridge HOA board. As discussed, we have our CZIM public meeting next week on February 11.

Please let us know if you have any additional questions or comments regarding the application.

Thanks,

Peter Ewing
Land Acquisition Manager

T +1-770-541-5250, 6132
M 1-404-290-5870
E pewing@empirehomes.com



A Willowdale Asset Management Company
5775 Glenridge Drive Building D, Suite 350, Atlanta, Georgia, 30328
empirehomes.com



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From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: Re: Camden Pond I and IIs Community Meeting Report
Date: Monday, July 20, 2026 8:58:49 PM
Attachments: 4th Community and Developer Meeting Report 7.14.26 FINAL DRAFT.pdf

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Thank you, Megan. We will add this to our files. Appreciate you keeping the City in the loop.

Sent from my iPhone

> On Jul 20, 2026, at 3:57 PM, meglianst <meglianst@proton.me> wrote:
>
> Good afternoon, Mr. Woodman!
>
> I hope that your week is starting out well and that you've been able to escape the worst of July's heat!
>
> This is the report from the last meeting between Empire Homes / Toll Brothers and the Camden Pond Community. Included as a separate attachment is the sign in sheet. The report has been approved by both HOAs.
>
> I was not asked to submit any supplemental reports from any residents, so as far as I am aware, this is the only report for our community at this time.
>
> If you have any questions or if I've made a mistake that needs addressing, just let me know!
>
> Thank you again very much for working with us.
> Have a great day!
>
> -Megan Lister
> Secretary of Camden Pond II
> 385-216-8577
> [redacted]
> Sent with Proton Mail secure email.

CAMDEN POND

Community Meeting with Empire Homes/Toll Brothers

July 13, 2026

NO	NAME	PROPERTY ADDRESS
	Darlene Cuttip	3025 Camden Way
	Dana Wilson	3994 Camden Way
	[illegible]	3040 Camden Pkwy
	James L. Wilson	3994 Camden Way
	Megan Lister	3996 Camden Way
	Ashley Battistelli	3996 Camden Way
	Autumn Haddad	3026 Camden Way
	Vanessa Collins	3091 Camden Way
	Ray Thomas	5047 Avalon Dr.

Empire Homes / Toll Brothers and Camden Pond 4th Community Meeting Report

Camden Pond Owner Concerns & Developer Responses

Location: Empire Design Center

131 Roswell St. Alpharetta, GA 30009 Bldg A

Date: Monday 2026, July 13th

Time: 6:30pm - 7:30pm

Document: Staff Report Inputs from Camden Pond Community, from the 4th of 4 total public community meetings.

Purpose: The purpose of this document is to provide the City of Alpharetta Planning & Development Services Department with accurate and comprehensive input for preparation of the Staff Report regarding the Empire Homes and Toll Brothers rezoning application. The subject property is currently zoned with an existing C4 Community Unit Plan (CUP) and the applicant is requesting rezoning to R-10M (High Density Residential). The 29.5 acre parcel, located at 3842 Old Milton Parkway, Alpharetta, GA 30005 (Parcel ID: 11 002000440209), is proposed for redevelopment into two adjacent communities totaling more than 195 three-story townhomes.

Source: The content of this document is based on input gathered during the recent meeting involving Empire Homes, Toll Brothers, and the Camden Pond Condominium Community, situated directly east of the subject property. Additional content is provided by received reactions from the collective community of Camden Pond immediately following the July meeting. The first public community meeting was held at Alpharetta City Hall on February 11th, 2026 and had property owners from both Camden Pond and Stoneridge. The 2nd, 3rd, and 4th meetings were held privately for only Camden Pond on the following dates this year: March 11th, April 9th, and July 14th. These were held at the Empire Homes Design Center.

Jessica Hill, attorney representing the applicant, called the meeting to a start. Both Empire Homes and Toll Brothers teams were present, along with traffic engineer Abdul. Similar attendees by Camden Pond, minus some that were unable to attend due to work or other engagements. The developers presented a few changes since the prior meeting in April, attempted to answer to concerns by Camden Pond homeowners, and reiterated clarifications when asked. Questions were allowed during the presentation.

Changes to Development

The following changes to the site plan and other updates are summarized below:

- changes to looks of proposed buildings (different materials).
- reduced number of buildings.
- increased amount of guest parking.
- proposed entryway on Cotton Mill Pl to community has shifted further away from Old Milton Pkwy. The previously proposed entryway will now be gated and reserved only for emergency fire services.
- no further variance changes to the property. Setback from Old Milton Pkwy will now be 60 ft
- clarified landscaping proposals, undisturbed buffer between Avalon Dr and proposed development.
- fencing is no longer being considered.
- traffic engineer Abdul presented intent to assist GDOT with chokepoint concerns around Andy's Frozen Custard.
- clarification of potential impact reduction strategies for Cotton Creek Entry congestion at intersection.
- discussed concerns regarding pedestrian and motorist safety.
- explained process of standard expectations for control of sediment runoff.
- discussed concerns regarding sewage pipe placements and impact to Big Creek.
- revealed that new expected price range for homes is $600,000 – upper $800,000s.
- discussed developer's confidence that the prices will not increase further.

Presentation, Questions, and Answers

While residents seemed to be allowed to ask questions during the presentation, most were held until after. Concerns surrounding traffic congestion, safety of pedestrians, environmental impact, and financial transparency were repeat topics.

Below is a summary of the discussions between Camden Pond and the developers Empire Homes/ Toll Brothers. It does not reflect the entirety of the conversations, a consensus on any points, or any legally binding agreements.

- **Reason for delays to planning commission and city council hearings**
    - *Company stakeholders and City Council wanted a different design approach to the proposed development. "A more timeless, traditional look" vs. the white brick trend for the last few years. This required the developers to "almost start from scratch". Thus, substantial time was needed for revisions.*

- **Changes/ Ammendments made since April**
    - *Different Design and Building Materials*
        - *Many buildings (particularly the townhomes facing Camden Pond property) will now be brick of varying beiges/browns.*
        - *Camden Pond homeowner question: might some of the brick homes be able to be painted white?*
            - *Possibly. The Development Team would need to look into it.*
        - *A few buildings will be made with white painted materials (a more centrally located building and the townhomes along Old Milton Pkwy).*
        - *Both proposed development sites have more central green space.*
        - *More guest parking was added to the Toll Brothers side.*
    - *Previous elevation changes are anticipated to be conditional for the zone change.*
    - *Number of units went from 202 to 195 (taken from Toll Brothers side).*
    - *Cotton Mill Pl, new community entry point proposed. It would be placed as far back along the road as possible, making a fork intersection.*
    - *Setback for the proposed townhomes along Old Milton Pkwy would now be 60-65 ft. (not expected to change further)*
        - *Previously proposed community entryway would be a gated access point for fire and emergency services.*
    - *Fencing along the undisturbed buffer will no longer be considered.*

- **GDOT/ Developers**
    - *Clarification: Old Milton Pkwy expansion will be into the previous median, not outward.*
    - *A proposed, designated left turn lane for Cotton Creek Entry might be lengthened to accomodate congestion.*
    - *Traffic Engineer Abdul described hope for improving signal timing.*
    - *Andy's Frozen Custard.*
        - *Reported to have the busiest business hours on the weekends.*
        - *Most pressure comes from drive-through customers.*
        - *Traffic gets so severe that access to the business via Cotton Creek Entry is purposely blocked off. This is to force customers to enter via Cotton Creek Circle.*
        - *Abdul hopes that he and the developers might be able to alleviate congestion issues for both the business and the present/proposed communities.*

- *Camden Pond homeowner question: does GDOT plan on any median existing for Old Milton Parkway?*
    - *Yes. Though it will be very narrow.*
- *Camden Pond homeowner question: will there be any trees planted to help provide shade or cool the asphalt?*
    - *The only thing certain is that it will be cement for at least some amount of time.*
- *A 3 way stop may be added where Cotton Creek Entry meets Cotton Mill Pl. to try to slow down traffic.*

– **Congestion/Chopkepoint Concerns**
    - *Camden Pond homeowner question: the number of expected occupants (from proposed development and existing communities) will result in potentially significant clogging of Cotton Creek Entry. Stonebridge in particular will only have one way in and out. How does the math work out that Cotton Creek Entry can handle that capacity?*
        - *Abdul Response: the Impact Traffic Study done doesn't indicate to them that this will be a problem.*
        - *If it is an issue, he is confident that drivers can use Cotton Creek Cir or Cotton Mill Pl as alternatives to get onto Old Milton Pkwy.*
        - *The widening of Old Milton Pkwy by GDOT should relieve a lot of congestion.*
        - *Not all 400 potential residents or existing Stonebridge homeowners will be leaving at the exact same time.*
        - *Perhaps they can assist GDOT with improving the geometry of the intersection and signal timing.*
        - *By working with GDOT, Abdul claimed it's possible that they might be able to solve all issues with this.*
    - *A "timing chart" was offered to be shared with the Camden Pond community.*

– **Impact Traffic Study Concerns**
    - *Camden Pond homeowner concern: reiteration that the traffic study was done during the off season (winter) for Andy's Frozen Custard and Foamworks Auto Spa. How can they have an accurate comprehension of the severe traffic congestion during the spring and summer months?*
        - *Abdul indicated that he has been a customer at Andy's Frozen Custard. He doesn't believe that they/GDOT cannot mitigate it.*
        - *Reiterated that they will work with GDOT on strategies as they go.*
        - *Ken Wood emphasized that the hope is that the residents of their proposed development will walk vs drive to Andy's.*

- *Camden Pond homeowner question: how many cars are indicated in the Impact Traffic Study to fit between the traffic light and Cotton Creek Circle?*
  - *Abdul's response - he anticipates an average of 4 cars per 100 ft, which would be around 15 cars.*

- **Landscaping Clarifications**
  - *Camden Pond homeowner question: could the Development Team clarify again the amount of disturbed vs undisturbed buffer?*
    - *about 25 ft of undisturbed buffer between Avalon Dr and the beginning of landscaping. The landscaping touching the buffer and the backs of the proposed townhomes would be about 35 ft.*
    - *The disturbed buffer would be a combination of adaptive plants and natives. Evergreens.*

- **Clarification of Permission to Build Proposed Public Access to Greenway on Property**
  - *it is a multistage process of obtaining permission.*
  - *permission from City Council will be granted or denied at the zone change request hearing.*

- **Pedestrian, Motorist, and Homeowner Safety Concerns**
  - *Camden Pond homeowner question: there is still significant concern for pedestrian safety. Old Milton Pkwy has a speed limit of 45 mph. There's a strong chance that motorists will still be traveling at high speeds by the time they get to the proposed fork intersection. Have they considered proposing raised sidwalks to GDOT?*
    - *Abdul response - could possibly suggest something like that. But he thinks that it's unnecessary and wouldn't even be implented.*
    - *City Council often finds maintaining such infrastructure to be very inconvenient.*
  - *Camden Pond homeowner question: would pedestrian lights (HAWK beacons) be able to be constructed?*
    - *There likely wouldn't be enough traffic or foot traffic to warrant one.*
  - *Camden Pond homeowner question: studies have repeatedly shown that wider lanes lead to faster speeds from drivers. How would the expanding of Old Milton Pkwy not lead to drivers taking turns at higher speeds when they feel safer to do so? (returning to concern about risk to pedestrians or motorists on Cotton Mill Pl or Cotton Creek Entry).*
    - *Abdul response - admitted that while these studies are true, he firmly believes that no driver will exceed 15 mph on a turn. Regardless of how many extra lanes there are, drivers cannot exceed that limit. Thus, the*

high speed concern is not applicable between pedestrians and vehicles/right turns.

- *Jessica Hill response – in her experience, she drives fast in undeveloped areas and slows down in developed ones with homes. (implication seems to be that most drivers also do this and that the proposed development, if permitted to be built, will make Cotton Mill Pl safer)*
- *Abdul – believes that 25 mph speed limits will prevent speeding and mitigate dangers concerning pedestrians.*

- **Sediment Runoff Concerns**
  - *Camden Pond homeowner question: Columbus, GA recently faced major destructive impacts from sediment runoff into the Chattahoochee River by a negligent developer (failed to adhere to Clean Water Act, protecting nearby waterways from sediment runoff during the construction process). What kinds of Best Management Practices might we expect to protect both Big Creek and the neighboring wetlands?*
    - *Ken Wood response – they do not wish to incur fines by Alpharetta. Thus, they would install silt fences, sediment ponds, silt savers, and backups to those. Additionally, a large sign on any permitted construction site would have direct contact information to a member of the development team should they fail to properly mitigate sedimentation.*
  - *Camden Pond homeowner question: what mitigation strategies would be used if, for example, a tropical storm or hurricane came through that would exceed the capacity those tools have?*
    - *Ken Wood response - the development team would keep a close eye on weather developments. Should a very strong, unexpected storm arrive (like a cloud burst storm), they will have workers come out to dig holes to redirect/ contain water.*

- **Sewage Impact to Big Creek/Wetlands Concerns**
  - *Camden Pond homeowner question: during one of the recent heavy rains this summer, many areas in Fulton County experienced flooding. Atlanta had a discharge of sewage that made its way into the Chattahoochee River, causing a massive fish kill for 16 miles. There are already sewage lines throughout Big Creek. Are they planning on building more to accomodate their proposed residential development? (in concern with the extremely close proximity to wetlands and Big Creek)*
    - *Ken Wood response – he doesn't believe it'll be a problem. They won't need to build as much new infrastructure for sewage in this case. He also thinks that the residents in their proposed development would be spared from these risks, as they would be on higher elevation.*

- **Impact of Gas Prices, Tariffs, and other Increases in Costs Concerns**
    - *Camden Pond homeowner question: how much is the present price range of homes impacted by the new building materials, gas prices, inflation, and import taxes?*
        - *Kelly Rhino response – the new price range being $600,000 - the upper $800,000s reflects more the cost of choosing to use bricks. And while they have observered the increase in transportation costs and import taxes, it has not substantially impacted the prices of the homes. He is uncertain of exactly how things will go considering the present state of foreign affairs, but barring something as impactful as the initial Covid-19 lockdowns in 2020... he believes that prices should stabilize.*
        - *Addtional response by Kelly Rhino – they also are on excellent terms with their subcontractors, with whom they have negotiated prices for labor and materials.*
    - *Camden Pond homeowner question: would further delays increase the costs of the homes?*
        - *Kelly Rhino response - No.*
    - *Abdul question: would any of the new affordability laws impact the expected price points of these homes?*
        - *Kelly Rhino response - No, it is not applicable in this case.*

- **Next Meeting with Stonebridge**
    - *When asked if they would be meeting again with any other communities, the Development Team stated they had one additional meeting with Stonebridge on Monday, July 20th.*

No further questions were asked at the time. Jessica Hill called the meeting to an end at 7:30 PM.

Concerns Held by Camden Pond Homeowners Following the Meeting

In the week following this meeting, homeowners across Camden Pond expressed a variety of concerns, questions, and sentiments. Many are repeated concerns. Compiled below is their list, organized as much by topic as possible. It is not an exhaustive list, but will help provide context to any public comments at the Planning Commission and City Council Hearings.

- **Major concerns around traffic safety.**
    - Cotton Mill Pl and Cotton Creek Entry still have the issue of blind turns. Cars turning right off of Old Milton Pkwy (45 mph) can't see potential obstacles until there is likely not enough time or room to stop. Additionally, they could still be traveling at speeds high enough to cause significant risk of collisions. This could be dangerous for pedestrians and motorists alike.
        - Abdul, the traffic engineer, would respond to concerns in a way that didn't provide satisfactory answers. Either they would be vague reassurances that they hoped answers could found later, that traffic light timing could be improved, or vague dismissing of things he personally didn't find to be a problem. This did not provide mich, if anyc specific data that could be fact checked.

- **Major concerns around traffic congestion and density.**
    - what about school transportation? How will a school bus halting all traffic impact cotton creek entry and the ability for people to get in or out?
    - the traffic study being used is still not one that would accurately depict the severity of traffic congestion around Andy's Frozen Custard and the car wash. The study was done in the middle of December, during the time of lowest activity for both businesses.
    - How is anyone from Camden Pond supposed to be able to safely jump three lanes, in order to do a U turn and go left? Even if the left turn lane is extended, there will still be even more competition to navigate from all of the other developments and induced demand.
    - Abdul says that any traffic congestion on Cotton Creek Entry can be alleviated by alternative routes such as Cotton Creek Cir or Cotton Mill Pl. The alternative way to turn left out of Camden Pond is to turn right on Cotton Mill Pl, then left on Cotton Creek Entry to turn left at the light. So there is now a much stronger likelihood of both roads getting backed up with all the competition.

- **Major concerns regarding safety to residents of Stonebridge.**
    - Stonebridge has one way in, one way out through Cotton Creek Entry. How will emergency vehicles be able to reach anyone if the chokepoint on that road is backed up significantly? Or if any of the connecting roads like Cotton Creek Cir or Cotton Mill Pl are also packed?
        - What if someone gets into an accident along Cotton Creek Entry, causing backups that could take significant time to sort?
        - Even in the event that there isn't an active emergency, disruptions to mobility could be very significant for residents. Individuals could be harmed by being late for work, missing very important medical appointments or treatments, etc.

- The development team described how Andy's Frozen Custard gets so busy that the owner is forced to block traffic coming from Cotton Creek Entry. Instead, he must direct the traffic to Waters Ferry Dr and along Cotton Creek Cir.
    - Reassurances that they are confident they will find an answer with GDOT or that they will figure it out as they go does not adequately satisfy these concerns.

– **Major concerns about pedestrian safety.**
    - There are well supported statistics that do not indicate this proposed development style would be safe for pedestrians. Old Milton Pkwy is an arterial road with a 45 mph speed limit. With the stores and restaurants people need to get to, in addition to homes such as Stonebridge or others seeking to safely turn left like Camden Pond homeowners, this creates points of conflict for pedestrians with motorists. Even at lower speed limits, such as on Cotton Creek Entry, there is already significant risk for those walking. This would likely only be exacerbated by increasing the density with a large residential development. Especially if sidewalks are not deliberately separated from traffic.
        - according to the CDC, "*most pedestrian deaths (60% in 2021) occur on high-capacity urban roads that typically have posted speeds limits of 45-55 mph*."
            - As expressed repeatedly to the development team, Old Milton Pkwy has such a speed limit that is often exceeded. Homeowners do not feel safe even walking on a sidewalk that is beside Old Milton, much less dodging traffic that is turning any direction.
        - The CDC also states the following statistic: "*Many of these roads suffer from a design conflict between providing destinations (e.g., stores, restaurants) that people need to access and allowing high travel speeds that often prioritize vehicle movement. For example, among 60 roads that had the most pedestrian deaths during 2001-2016, all were roads with adjacent commercial retail space, nearly all were multilane roads, and more than three-quarters had speed limits of 30 miles per hour or higher*."
        - The Insurance Institute for Highway Safety also cites very recent research indicating the severity of significant injury at speeds traditionally seen in residential areas. *"Regardless of vehicle height, higher speeds were associated with increased risk of injury at all severities. Pedestrians struck at 20 mph had a 46% chance of sustaining at least a moderate injury, such as a broken bone or concussion, and an 18% chance of a serious injury, such as a broken bone that protrudes from the skin. At 35 mph, the risk of moderate injury climbed to 86% and the risk of a serious injury rose to 67%. As*

far as fatalities were concerned, pedestrians struck at 20 mph had only a 1% chance of dying from their injuries, but at 35 mph, the risk reached 19%; at 50 mph, it exceeded 80%. In general, higher vehicle front ends increased the likelihood of both moderate and serious pedestrian injuries. At 27 mph, the average speed of all 202 crashes, a median-height car had a 60% chance of causing moderate injuries to a pedestrian and a 30% chance of causing serious injuries. In comparison, a median-height pickup — with a front end 13 inches higher than that of a median car — had an 83% chance of causing moderate injuries and a 62% chance of causing serious injuries."

        - They describe a commonly used benchmark for a "safe" crash speed is one at which the risk of injury is 10% or less. In their study, that threshold occurred at about 15 mph.
        - Given such statistics that are readily available, it is alarming that the development team does not appear to take driving speeds seriously for the citizens of Alpharetta.
- The development team didn't appear motivated to advocate for raised crosswalks, guard rails, vegetation to separate pedestrians and traffic, hawk beacons, shade, or other tools to protect pedestrians.
- All of this further reinforces the repeated concerns about accessibility of the Greenway, as it is presently designed by Empire Homes / Toll Brothers. Indeed, there is another statistic by the CDC that would indicate lack of accessibility to the elderly.
    - *"Adults ages 65 years and older accounted for about 17% of the U.S. population in 2022. However, this group accounted for 22% of all pedestrian deaths in 2022."*

– **Stormwater Dangers.**
- Despite the implication that anything of higher elevation will have less risk for water quality issues, such as the proposed development area, it also implies the opposite. Lower elevations/downstream properties and infrastructure would face higher risk. This risk of flooding would likely be increased with such an expansive residential development being approved.
- The National Weather Service recorded that Big Creek officially reached its expected crest of 8.5 feet, which is well above the 7 ft flood stage. They also reported that local authorities noted that this is the highest the river has crested since March 2020.
    - Given the familiarity of Big Creek with Camden Pond homeowners, many expressed concern of intensified flood risk, should the development be approved to continue. Of specific focus were individuals that already use the Greenway being at increased risk of flash floods, risk of drowning should someone fall into flooded waters, and being unable to access the Greenway for longer or more frequent periods.

- **Financial Impacts.**
    - Does the build style support that there will there actually be a return on public investment? It is concerning that the developers have refused to compare the value per acre against the cost to support/maintain infrastructure.he
    - With the income taxes being cut from 5.19% to 4.99% and taking effect the month of July, there are concerns that a project like this wouldn't be as financially viable to cover the costs of additional strain on infrastructure. For example, the increased wear and tear on Old Milton Pkwy.
    - impact to property values
        - There have been numerous concerns surrounding the elevated position of proposed 3 story townhomes compared to the 2 story townhomes of camden pond. Even with the attempts at lowering the grading, there will still be a height difference. After the development team suddenly decided to drop a fence between the undisturbed buffer and landscaped buffer, there will be more visual impact. Residents remain concerned that this reflect negatively on property values for Camden Pond.
            - Residents were under the impression from the last meeting that the develoment team would likely be adding a solid fence and planted berm to help mitigate visual, noise, odor, and buidling height compatibility concerns.

- **Financial Transparency.**
    - who are the stakeholders that maintain sway over the development team to start from the ground up on design and building materials? are any of these people appointed or elected representatives?

- **Zoning Compatibility.**
    - The land has remained basically untouched for decades. The application claims it's due to the extreme challenges with the geography. If other projects with the present zoning couldn't be justified, this seemingly larger scope project shouldn't be either. If the applicant made a poor investment in purchasing the land, it shouldn't be on the citizens of Alpharetta to subsidize them.
    - Given the substantial concerns above, does increased density of this type make sense here? Many residents would argue that it does not.
    - Several homeowners have repeatedly expressed that the environmental concerns alone warrants a drastically lower impact project, such as an expansion of the Greenway instead of residential or business expansion.

- **Major concerns regarding environmental safety of development.**
    - The vast majority of environmental concerns and desires remain the same from the previous report.
    - Recent events have spurred deeper concerns to the environment. For example, the sedimentation pollution of the Chattahoochee River in Columbus, Ga... the fish kill and sewage pollution of the same river, but in Fulton County... the historic temperatures reach at the end of June through the 4th of July... the severe droughts experienced throughout GA... and the highest flooding crest Big Creek has seen in years.

- **Concerns Surrounding Quality of Meetings.**
    - There is a substantial concern surrounding what has been described as a "chilling effect" about environmental concerns presented to the development team. Delayed responses, lack of answers in meetings, and a sudden declaration that no further studies would be conducted led many to fear that this was done to discourage even asking.
    - Not taking note of repeated concerns surround things like environmental concerns and being able to present actual statistics is discouraging to residents taking these issues seriously. It also wastes the time of homeowners/ representatives who have done their best to show up and research such things.
    - Redundant answers with no data presented also disrespects the time taken and concerns presented by homeowners. For example, the attorney responding to the concern of speeding in residential areas with the fact that she does not is not relevant.
    - Reassurances without presenting supportive data in response to concerns is also unhelpful for the homeowners of Camden Pond. At best, it wastes time and at worst, could lead residents to consent to a project that is not in their best interests.

- **Present Spectrum of Sentiments and Desired Outcomes/Compromises.**
    - At least two residents verbally expressed feeling encouraged by some of the landscaping changes
    - The vast majority have expressed verbally at the meetings or to the author of this report that they cannot consent to this proposed development. Neighboring communities, and Alpharetta tax payers as a whole, will ultimately be the ones to face the steep impacts if such a zone change or project is approved.
    - It is very uncertain that this proposed zone change and development style would yield many sustainable benefits for anyone besides the applicants. Especially considering the risky area to build, large scope of the project, and reluctance to investigate relevant environmental impact... many homeowners

believe it best to oppose the development. If such concerns are addressed in good faith, then it would provide a more appropriate opportunity to consider development options.

- One possible compromise that garnered vast enthusiastic support: Reduce scope of the project by 80-85% for both builders. Place a public park behind or very close to Andy's Frozen Custard. Extend the Greenway with trails that connect to the park and Old Milton Pkwy (weaving between Avalon Dr. and Cotton Mill Pl). This would accomplish numerous things. A few examples are:
    - satisfies nearly all concerns by Camden Pond residents across the board.
    - improves walkability and safety by following The General Theory of Walkability, by city planner Jeff Speck. The four main conditions of which are a walk must be useful, safe, comfortable, and interesting. Each condition being essential and none sufficient if separate.
    - increased foot traffic for the popular local businesses, keeping more more spending local than if spent on gas.
    - increase property value for existing and new homeowners.
    - would further provide relief to some traffic congestion.
    - preserves more existing canopy and shade, reducing urband heat island effect.
    - reduces impact to Big Creek, the surrounding wetlands, and risk of flooding.
- a proposal that has also garnered popular support was suggested to developers early on. This alternative solution requested that the developers revise their site plan to instead have a minimum 100 ft total preserved tree buffer, utilizing the most mature trees wherever possible, and to include a double row of the tallest available evergreens at the time of planting.
    - this would preserve existing 25-40 yr old mature forest canopy trees.
    - It would reduce the overall impact immediately felt by Camden Pond.
    - would achieve the same goals of mitigating visual, noise, odor, and building height compatibility concerns.

EMPIRE HOMES & TOLL BROTHERS COMMUNITY MEETING

For Residents of Camden Pond

March 11th, 2025 at 6:16 pm

Empire Homes Design Center

131 Roswell St. Bldg A

Alpharetta, GA

Resident: Megan Lister and Jon Kenkel

3996 Camden Way

Alpharetta, GA 30005

Concerns (non exhaustive of selves and other residents) and Questions Pertaining to Applicant's Proposed Development

CONCERNS:

(broad overview- environmental impacts, economic impact, greenway access, + need for further transparency and data)

1. **ENVIRONMENTAL/ECONOMICS**. Despite the applicants stating that they believe there should be no significant impact to the land, I and many residents are concerned about the following:
    - loss of native owl, hawk, snake species and other useful predators that perform natural vermin control.
    - loss of unidentified species of turtles and amphibians that make use of the creek.
    - Loss of beneficial insects and pollinators that require such habitat.
    - potential loss of unidentified endangered or protected species of flora and fauna.
    - loss of existing, riparian forest that provides much needed shade, groundwater quality control, reduces pollution (noise, light, air, water, soil), reduces erosion, reduces flood risk for all, reduces heat island effect, reduces economic strain of higher utility bills, reduces surface and ambient temperature, reduces risk of severe or fatal health outcomes related to heat, etc.
    - further loss of canopy that easily takes decades to replace, particularly when valuing native species over non-native or ornamental species. If it takes even

10 years to achieve 25% of previous canopy, there are several significant risks to take into account for the citizens.

- potential permanent loss of long term ecological benefits from native trees or existing forested areas prior to clear cutting.
- cumulative strains on present wetlands, flood plains, and flood zones.
- unexpected changes in groundflow water due to any leveling and development of infrastructure in a risky landscape and sensitive habitats that provide natural flood control.
- impact of invasive landscaping plants.
- impact to quality of soil from signfanct disruption, drying, and erosion.
- impact from additional use of herbicides, pesticides, etc. on remaining flora and fauna.
- habitat reduction and fragmentation.
- potential for increased zoonotic disease transmission like West Nile, Lyme Disease, and many others. This could result from increased sitting water for mosquitos, competition for blood meals and shaded areas for ticks, deer lacking food and corridors for movement, and rodents looking for shelter upon being disturbed and having fewer or no predators. This also goes for those using the Greenway, as it could potentially experience more flooding and sitting water.
- loss of use of the Greenway, already vulnerable to floods, experiencing more extended periods of inaccessibility.
- increased number of individuals experiencing illnesses due to increased pollution from more cars and car trips necessary for a home (asthma, depression, decreased sleep, more stress).
- potential increases to insurance due to worse risks of erosion and flooding.
- costs of vehicle repair or medical care due to increased risk of vehicular collisions from congestion.
- similar concerns to above, but for potentially increased number of deer collisions.
- Increase to costs of aid, reconstruction, and recovery efforts afters disasters like hurricanes, floods, etc. This is a particular concern regarding developing in areas of high flood risk.
- Existence of already severe flooding to Big Creek of up to 7 feet after multiday rain events.
- with further development of roads into the lots for homes and expansions required for Old Milton, will the expected tax revenue of the presently desired number (by the applicants) of homeowners actually cover the cost of repairs/replacement when the time comes? This is especially important considering the increased wear and tear expected for Old Milton.

2. Transparency

- as can be seen in this non exhaustive list, there are many things that should be considered.
- the application submitted does not seem to showcase the results of other studies beyond a traffic and aroborist survey.
- lack of surveys and data specific to this unique area of land.
- confusion regarding zone change to R-10M vs any other residential option? Residents have reported hearing different ratios of rental vs for sale homes.
- confusion regarding attempts to reduce setback requirements from 25' to 25' for the proposed homes closest to Old Milton. There are concerns about space, for example: further loss of buffer (existing or replaced) and decreased desireability to walk along the sidwalks.

3. Greenway Access Design

- a popular, tentative proposal advertised to benefit all residents. As presently designed, however, it lacks accessiblity to the vast majority of existing residents.
- at present, to reach the farthest point of the existing cul-de-sac (which sits along the proposed public route to the Greenway) by walking takes around 8 minutes for myself. This does not include the time necessary for walking up to Old Milton. This also doesn't account for the further distance required to actually reach the existing Greenway, if land is developed as proposed. Why would we, who live arguably the closest, use this if the majority of the time is spent just walking to the Greenway? This is particularly important for children, mothers, the elderly, those with disabilities or impairments, and anyone else who wants an enjoyable walk.
- Risk of car collisions at multiple points for pedestrians, especially with more residents utilizing cars for the majority of needed transportation and more points of conflicts at new roads and home entrances.
- urban heat island effect making walking unbearable or impossible for a large section of the year. This is especially so with clear cutting and existing canopy loss.

4. REQUESTS

- Further time to determine the necessary surveys and reports that may not be listed here, due to the volume and complexity of present concerns.
- An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrustructure.
- A full Environmental Impact Statement for the cumulative impacts to the land proposed for development as well as Big Creek.
- No mass grading of the entire site
- Post development peak flows must be lower than pre development levels
- A certified wetland delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal streams are present
- A formal habitat assessment, as Georgia Dept of Natural Resources identifies this area as habitat for State Threatened species including the Spotted Turtle, Wood Thrush, and Monarch Butterfly
- A Raptor Nest Survey and Avian Habitat Assessment to identify all Red shouldered Hawk nests — including active and inactive nests — and to map potential nesting and hunting habitat. Active nests are protected by federal law under the Migratory Bird Treaty Act, and identified habitat areas may require no disturbance buffers or seasonal clearing restrictions
- A water quality analysis to ensure that stormwater runoff from more than 400 vehicles — including leaked motor oil, gasoline residues, brake pad dust containing copper and other heavy metals, tire wear particles, antifreeze, and transmission fluids — as well as fertilizers and pesticides used in landscaping, does not contaminate Big Creek
- At least 30% tree save area to preserve natural stormwater absorption

Responses To Summarized March 11, 2026 Camden Pond Concerns
April 10, 2026

1. Concern regarding impact on various animals.
    - Response: The property abuts Big Creek on the western and northern boundaries, which is where the larger trees on the property are also located that support most existing wildlife. The areas near Big Creek are not being developed and the existing trees are remaining in that area, which mitigates the potential impact on animal habittat.
2. Concern regarding impact on any riparian forest or canopy loss.
    - Response: The property was cleared for development around 1999. The proposed development is located in the areas where the site was previously cleared. Additionally, the majority of the trees located in the development area are pine trees and not hardwoods or other flowering species of plants.
3. Concern regarding impact on wetlands, other riparian features and groundwater.
    - Response: The proposed development is located outside of existing wetlands and stream buffer areas. The development will include green infrastructure to remove pollutants and infiltrate water into the site. The development will provide runoff reduction volume, water quality and detention measures required by the city and state as part of the project to ensure the floodplain is not burdened. Ground water flow levels are not expected to be impacted. Stormwater runoff from the development will be collected and piped underground to ponds and infiltration will be provided for the first inch of rainfall.
4. Concern regarding impact on existing soil.
    - Response: No detrimental impact on soil is expected. The project will compact soil in structural areas as required by city standards. Topsoil will be used in planted areas. Georgia has statewide standards for erosion and sediment control during construction that will be implemented and observed.
5. Concern regarding use of pesticides on existing flora and fauna and introduction of invasive landscaping plants.
    - Response: No specific or unique pesticides are targeted to be utilized in the development. Invasive species of landscaping plans are not proposed and the city arborist will oversee the plantings as part of permitting.
6. Concern regarding potential for increased zoonotic disease transmission.
    - Response: The proposed development does not incorporate standing water that would attract insect activity. Any new stormwater ponds will include green infrastructure and be designed to drain down within 48 hours. No increased zoonotic disease impact is expected with the proposed development.
7. Concern regarding impact on the Greenway and its use.
    - Response: The development proposes to implement a publicly accessible connection to the Big Creek Greenway using environmentally sensitive measures that work with the existing terrain. Rather than paving a connection, the expectation is the trail will utilize natural materials. The exact location of the trail connection will have to be field located to work with the existing ground conditions.

8. Concern regarding impact on insurance, medical care, vehicle care and disaster relief for surrounding residents.
    - Response: The property is zoned for development with office and commercial uses. Redevelopment with a residential use is a less intense scope than the current zoning permits. No adverse impact on insurance, medical care, vehicle care or disaster relief is expected as a result of the proposed change.
9. Concern regarding flooding and impact to Big Creek.
    - Response: The project will be designed to take into account potential swells from upstream flows on Big Creek and will adhere to the required stream buffers. The topography of the property places the development area higher than the flood elevations. As noted above, the stormwater management measures required by the city and state will ensure the project does not increase flooding or adversely impact Big Creek.
10. Concern for funding available for Old Milton Parkway improvements and supporting roads for the project.
    - Response: The modifications proposed to Old Milton Parkway are a GDOT project that is funded through the state. The development will pay development fees as part of the construction of the project and the individual homes will pay taxes which the city uses for a variety of city services, including road repairs.
11. Explain why R-10M was the selected zoning district for the project and confirm whether the units will be rental or for sale.
    - Response: The current CUP zoning district applicable to the property requires 100 acres and therefore had to be changed as part of the request. R-10M was selected as it aligned best with the residential only development scope and is consistent with the recently approved R-10M zoning approved immediately across Old Milton Parkway from Camden Pond. All of the units are proposed to be for-sale units and a zoning condition is included in the application proposing that any rentals of the owned units be limited to ten percent (10%). The ten percent (10%) rental condition is customary in ownership communities.
12. Explain the setback variance requested.
    - Response: The applicant has removed the originally submitted setback variance and added a setback variance on Old Milton Parkway to reduce the front yard setback from 65 feet to 50 feet. This setback request is consistent with approved setbacks on the south side of Old Milton Parkway and does not impact the road improvements proposed on Old Milton Parkway.
13. Concern the Big Creek Greenway access is not accessible.
    - Response: Provision of a publicly accessible connection to the Big Creek Greenway is an amenity to both the proposed development as well as the surrounding community. The applicant could choose to make the connection through their property private which would foreclose access by adjacent communities but the proposal is to provide publicly accessible access. To the extent individuals seek to utilize the access, they will have the ability to do so utilizing the new public sidewalks the development will include.
14. Concern regarding pedestrian safety.
    - Response: The development will include new streetscapes with sidewalks and trees along all streets within the project which will improve pedestrian access and safety.

Further, the development will utilize stop controls where necessary and crosswalks at intersections to improve pedestrian access and visibility.

15. Concern the project will have a heat island effect with the redevelopment of the property.
    - Response: The development includes landscaped areas and tree save areas that will offset the development of the property. Typically a heat island effect is raised in developments with significant surface parking areas which are not proposed. Development of the property under the current commercial and office entitlements would have a greater risk for a heat island impact due to the likely surface parking and increased impervious surface.

Responses to Specific Summarized Requests:

1. Further time to determine necessary surveys and reports.
    - Response: The zoning was deferred to the May hearings.
2. An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrastructure.
    - Response: The city is responsible for budgeting tax revenue to meet the various public works and transportation demands of the city. Further, the proposed units will generate tax revenue for the city that can be allocated as the city determines appropriate. The requested report is beyond the scope of a zoning review.
3. A full Environmental Impact Statement for the cumulative impacts to the land for development as well as Big Creek.
    - Response: During permitting for the development, the project will be required to provide engineered erosion control and hydrology studies to the city as part of the permitting review. An Environmental Impact Statement is beyond the scope of a zoning review and its components occur later in permitting.
4. No mass grading of entire site.
    - Response: Many areas along the perimeter of the property will not be disturbed.
5. Post development peak flows must be lower than pre-development levels.
    - Response: This is a city requirement.
6. A certified wetlands delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal stream are present.
    - Response: The property includes wetlands and streams. The appropriate governmental entities will be consulted as part of permitting to ensure related requirements are observed.
7. A formal habitat assessment.
    - Response: The wetlands area is not proposed to be impacted so this is not required.
8. A Raptor Nest Survey and Aviation Habitat Assessment.
    - Response: The requested study is beyond the scope of a zoning review and is not required for development of the property.
9. A water quality analysis to ensure stormwater runoff does not contaminate Big Creek.
    - Response: The development will have water quality and stormwater studies that are generated as a part of the later permitting process. The requested analysis is beyond the scope of a zoning review.
10. At least 30% tree save area for preservation of natural stormwater absorption.
    - Response: The plans for the development reflect tree save areas proposed.

Empire Homes/ Toll Brothers and Camden Pond

1st & 2nd Community Meeting Report

1st Meeting
Location: City Hall, Alpharetta, GA
Date: February 11, 2026

2nd Meeting
Location: Empire Design Center
Date: March 11, 2026

Document: Staff Report Inputs from Camden Pond Community, from the **1st** and **2nd** of 3 total public community meetings.

Purpose: The purpose of this document is to provide the City of Alpharetta Planning & Development Services Department with accurate and comprehensive input for preparation of the Staff Report regarding the Empire Homes and Toll Brothers rezoning application. The subject property is currently zoned with an existing C4 Community Unit Plan (CUP) and the applicant is requesting rezoning to R-10M (High Density Residential). The 29.5-acre parcel, located at 3842 Old Milton Parkway, Alpharetta, GA 30005 (Parcel ID: 11 002000440209), is proposed for redevelopment into two adjacent residential communities totaling more than 200 three-story townhomes, with a combined maximum on-site vehicle capacity of approximately 848 automobiles.

Source: The content of this document is based on input gathered during two sequential public community meetings involving Empire Homes, Toll Brothers, and the Camden Pond Condominium Community, situated directly east of the subject property. The first public community meeting was held at Alpharetta City Hall on February 11, 2026 and had property owners from both Camden Pond and Stoneridge. The 2nd community meeting was held privately for only Camden Pond property owners on March 11th, 2026 at the Empire Homes Design Center, 131 Roswell St. Bldg A, Alpharetta, GA.

8 Categories of Camden Pond Unit Owner Concerns Presented at the 2nd Community Meeting at Empire Homes Alpharetta Design Center 3/11/2026 and Responses Given by The Development Team (representatives from Toll Brothers, Empire Homes, their Engineer, Mr. Ken Wood, their Attorney, Ms. Jessica Hill, etc):

1. Camden Concern Presented: Buffer

The Developer Team first told the Camden Pond unit owners that the entire 29.5-acre parcel of land they are seeking to rezone was completely clear cut from all trees 40 years ago. They said there was another development planned at that time, but after clear cutting the land, the developers abandoned the project. This information is important because it means that the entire mature forest providing significant canopy of mature trees on this parcel are close to 40 years old. After providing this information, the Developer Team proposed to clear cut

all these 40 yr old mature trees on the entire parcel except for the first 30-38 feet depth of these mature 40 year old forested trees from the Camden Pond property line to be classified as a tree perseveration area. They then proposed planting an additional 22–30 feet of 14-foot tall evergreens, to provide a total buffer depth of 60 feet between the Camden Pond property line and the proposed three-story, rear-facing townhomes. In response, Camden Pond condo owners expressed the following concerns:

A) Community Height Incompatibility

The height disparity between the proposed three-story townhomes and the existing two-story Camden Pond buildings is deeply troubling, especially because the new structures would sit far higher on the large hill that rises above the Camden Pond property. This elevated position would dramatically amplify the visual and physical impact on the neighboring homes.

B) Visual Intrusion

Adjacent Camden Pond condominium owners would likely experience visual intrusion of the new rear-facing townhouse buildings and their balconies, replacing the current peaceful sense of privacy created by the current 40 yr old mature tree forest's natural screening canopy. This concern was also voiced during the 1st Community Meeting at City Hall. At such time a few Camden Pond unit owners requested the developer to complete the following **studies**:

1) Line of Sight Visual Impact Study,
2) Modeling Sightlines Analysis from Camden Pond showing seasonal visibility (leaf on/leaf off),
3) Screening Effectiveness Modeling at new evergreen sapling buffer planting, 5 yrs later, 10 yrs later and at maturity,
4) Elevation Cross Section rendering showing proposed grading, building height and vegetation; and a
5) Lighting Impact Analysis.

The developer verbally agreed to completing all of these studies and sharing the results publicly before the Planning Commission Review.

C) Rear-yard Garbage Storage Odors

A high likelihood that foul odors from rear-yard townhouse garbage storage areas could be carried towards and potentially into the living spaces of the adjacent Camden Pond condominiums, creating a significant nuisance.

D) Directed Nighttime Lighting

A high likelihood that the townhomes' rear-yard balcony lights, rear-yard outside property lights, automobile headlights shining between buildings, and even inside lights shining through curtain and blind open windows will cast nighttime lighting toward—and potentially into—the bedrooms of the adjacent Camden Pond condominiums, creating a significant nuisance.

E) Balcony Directed Noise

A high likelihood that noise from the townhomes' rear-yard balconies would also carry toward—and potentially into—the bedrooms of the adjacent Camden Pond condominiums, creating a significant nuisance. Some Camden Pond condo owners suggested a potential mitigating solution for both the noise and nighttime lighting of the developers installing a planted berm at least 4 ft tall and a tall solid material fence placed within the buffer zone.

Developer Team Response: Buffer

A) Community Height Incompatibility

The Developer Team said that they decided prior to the 2nd Community Meeting to revise their site plan and reduce the grade elevation of the property hill to help reduce the height incompatibility difference. They didn't define an actual number of feet grade elevation reduction, but they did say it would not be lower than the current Camden Pond building grade elevation. This means their townhouses would still be at least 1-story taller than the adjacent Camden Pond 2-story condo buildings, still representing community height incompatibility.

B) Visual Intrusion

The Developer Team presented only 2 of the 5 different studies they previously committed to, the Line of Sight and Elevation Cross Section renderings showing proposed grading, building height and vegetation. They presented this on large visual boards using their revised proposal of a combined 60-ft transitional zone (25 ft persevered tree buffer + 35 ft setback with 14 ft tall planted evergreen saplings). Not having completed any other studies, Camden unit owners lacked confidence that the Developer Team's proposed 60 ft transitional zone would have capability to visually block their 3-story townhouses from the Camden Pond 2-story buildings sharing the same property line during any season when leaves are present and when they are not on the trees and vegetation. Also, the community height incompatibility was still a concern for Camden Pond owners.

C) Rear-yard Garbage Storage Odors

For rear-facing townhouses' rear-yard garbage storage odor, the developer claimed trash would be stored in the townhouse garages.

Camden Pond Follow-Up Concern – Rear-Yard Garbage Storage Odors

Camden Pond condominium owners question the validity of this assertion. A developer can only ensure a consistent and predictable trash-storage location by constructing a centralized dumpster facility on-site, as exists at Camden Pond and is intentionally positioned away from residential buildings. Absent such infrastructure, there is no reliable basis to assume that future practices will remain unchanged, even if the developer anticipates that HOA regulations will mandate garage-based trash storage. Historically, HOA enforcement has proven inconsistent, and comparable Alpharetta townhouse communities

uniformly rely on rear-yard garbage storage. The developer did not provide any additional response addressing this concern.

D) Directed Nighttime Lighting

The Developer Team's initial reaction to this community concern implied that either they had not previously defined any shielding solutions for adjacent communities or that they didn't believe directed nighttime lighting could be fully blocked from an elevated 3-story townhouse to a 2-story condo building with their proposed 60-ft transitional zone. The Developer Team said their balcony roofs should reduce nighttime lighting from those balconies; however they did not address the directed nighttime lighting radiating from outside property lights, from inside home light fixtures through open curtain/blind windows, etc.

E) Balcony Directed Noise

Regarding noise, the Developer Team argued that current mixed-use zoning of the property could allow large office buildings or a restaurant to be built on the property instead of their townhouse community, causing lots of noise to Camden; however Camden Pond unit owners nullified those counter-arguments stating that office buildings usually are empty & silent after 6pm M-F and closed weekends. Camden Pond unit owners also said that Alpharetta City Council's track record shows they prefer mixed use commercial property to be built adjacent to a 40-yr old 2-story condo building residential community like Camden Pond to have daytime operation hours only, to attempt nighttime noise prevention. The Developer Team yielded. Also the Developer Team said that they would not install any type of berm for either nighttime lighting or noise mitigation because they said it would cause significant damage to the 60-ft transitional zone. They also refused to install any type of solid fencing to help block all directed noise or lighting towards Camden Pond. They said that the only solid material fencing that is available is treated wood, but it would require maintenance and replacement over time which they refuse to consider.

Requested Solution – Camden Pond

After Camden Pond condo owners heard the developer team reject the idea of installing a solid fence and a planted berm to help mitigate visual, noise, odor and building height compatibility concerns, some Camden Pond unit owners proposed an alternative solution they think would provide significantly better protection: to create further distance of these potential nuisances away from the Camden Pond community. They requested the developers revise their site plan to instead have a 100-foot preserved tree buffer—using the existing 40 yr old mature forest canopy trees wherever possible and to also include adding a double row of the tallest available evergreens at time of planting.

Requested Solution – Developer Response

The Developer Team expressed reluctance to consider Camden Pond unit owners' request for a 100-foot preserved forest buffer to further mitigate visuals, noise, lighting, odor risks, and the height mismatch between 3-story townhomes and the Camden Pond 2-story condo buildings.

2. Camden Concern Presented: Environmental Protection – Federal Protected Species

Camden Pond unit owners told the developer that on a frequent basis they witness many large predatory raptor migratory bird species that live/nest and hunt on this 29 acre property intended for rezoning to include large Red-Shouldered Hawks, other species of Hawks, Owls and other related species. Camden Pond unit owners told the developers that it is their understanding that all predatory raptor species that are listed as migratory birds have their active nests fully protected under the U.S. Federal Migratory Bird Treaty Act (MBTA) and identified habitat areas may require no disturbance buffers or seasonal clearing restrictions. Camden Pond unit owners expressed their deep concern for the environmental protection of this wildlife species category by request the developers to identify all the predatory raptor species' nests on the property including active and inactive nests and to map potential nesting and hunting habitat, PRIOR to site clearing through the following 2 **studies**:

1) Raptor Nest Survey and an
2) Avian Habitat Assessment

Developer Team Response: Environmental Protection – Federal Protected Species

The Developer Team said that only Bald Eagles are protected by Federal Law and they have no belief that there is any type of restriction for other raptor species including Hawks or Owls. The Developer Team said they would not consider doing any type of environmental studies like this, because they feel those are not needed or required. However, at the end of the meeting, the engineer said he was planning to further investigate this potential issue to validate if it is legitimate.

3. Camden Concern Presented: Environmental Protection – State Threatened Species

Some Camden Pond unit owners communicated that Georgia Department of Natural Resources has identified that Big Creek Gateway and land adjacent to it like this 29-acre forested parcel are potential habitat areas of various plant and animal State Threatened species including the Spotted Turtle, Wood Thrush, Monarch Butterfly and specific plant species. With that said many Camden Pond unit owners are concerned that clear cutting this mature 40 yr old tree forest which is adjacent to Big Creek Gateway to build the proposed high-density townhouse community could cause further decline to the already threatened animal and plant species. To help mitigate this potential, Camden Pond unit owners requested a formal **Study** of a Habitat Assessment of the area to be conducted by a Wildlife Biologist.

Developer Team Response: Environmental Protection – State Threatened Species

The developer team said they would not consider doing any type of environmental studies like this, because they feel those are not needed or required.

4. Camden Concern Presented: Environmental Protection – Wetlands

A Camden Pond unit owner raised concerns that construction of the proposed high-density townhouse development may adversely affect the two validated large wetland areas shown on the site plan, as well as any seasonal streams located within the 29-acre parcel. The resident requested that the development team consult with the U.S. Army Corps of Engineers regarding these potential impacts. Following the meeting, the resident provided the engineer with a document outlining additional environmental studies that several Camden Pond unit owners would like to see completed, including a Certified Wetland Delineation.

Developer Team Response: Environmental Protection – Wetlands

The development team said they already had consultation with the U.S. Army Corps of Engineers. The developers' original site plan they included in their Rezoning request to the City of Alpharetta indicates for the wetlands adjacent to the Camden Pond property line says: "Approx Location of Wetlands per City of Alpharetta. Field Survey is Required for Precise Location."

5. Camden Concern Presented: Environmental Protection – Water Quality

Several Camden Pond unit owners raised concerns that the proposed high-density townhouse project—with more than 200 units—could increase polluted stormwater runoff into Big Creek. With up to 848 resident vehicles expected onsite, pollutants such as leaked oil, gasoline residues, brake-pad dust, heavy metals, tire particles, antifreeze, and transmission fluids could wash into the creek. Camden Pond unit owners also noted that fertilizers, herbicides, and pesticides used in landscaping would add to the contamination risk. They further emphasized that clear-cutting and mass grading the site would greatly increase runoff volume, worsening potential environmental impacts on Big Creek. With that said, the Camden Pond unit owners requested a **Water Quality Analysis** to be competed by the developer and results to be made public before the Planning Commission Review.

Developer Team Response: Environmental Protection – Water Quality

The developer said they were working on this and agreed to make it available publicly before the Planning Commission Review, including all the studies Camden Pond unit owners requested which the developer agrees to complete.

6. Camden Concern Presented: Construction Schedule

A few Camden Pond unit owners asked what was the construction schedule after breaking ground for this proposed high-density townhouse project. The developer said it was likely to be 4 years of continuous construction and the hours of construction as defined by the City

of Alpharetta is 6 days per week, M-F: 7:00 AM to 7:00 PM and Saturdays 8:00 AM to 6:00 PM. The Camden Pond unit owners expressed concern of losing property value during this long construction period feeling new buyers would be disinterested in the noise levels especially having only a 60 ft transitional zone vs a 100 ft continuous tree buffer using the current mature tree forest to help reduce the noise. The Camden Pond unit owners requested shorter weekly construction hours from 8am to 6pm only between M-F.

Developer Team Response: Construction Schedule

The developer stated that adopting a reduced construction schedule would extend the project well beyond four years, which they are unwilling to do. He emphasized that they have the right to follow the construction hours permitted by the City of Alpharetta. He also implied that the only circumstance under which they would consider shorter construction hours is if the City required it as a zoning condition. At no point did he express concern about the noise impacts on the Camden Pond community.

7. Camden Concern Presented: Traffic Congestion

A) Old Milton Pkwy Turning Lane



During the 1st Community Meeting, Camden Pond owners expressed concern that there is only one eastbound entrance from Old Milton Pkwy onto Cotton Creek Entry, and the single turning lane is often over capacity. As shown in the red circle of the diagram on the left, this backup blocks both the turning lane and the adjacent left lane, especially during peak hours. Adding up to 848 vehicles from the proposed high-density townhouse development is expected to worsen this congestion.

B) Traffic Impact Study

During the 2nd Community Meeting, a few Camden Pond unit owners pointed out that within the developers' rezoning application to the city on Dec 31, 2025, there is a blank page with the title "Traffic Impact Study." These unit owners requested when this study would be completed and made publicly available?

Developer Team Response: Traffic Congestion

A) Old Milton Pkwy Turning Lane

The Developer Team said they expect this problem to be fixed when the Georgia Department of Transportation widens Old Milton Pkwy within the next couple of years, possibly by adding a 2nd left-hand turning lane next to the current turning lane off Old Milton Pkwy.

B) Traffic Impact Study
The Developer Team admitted that during the original submission date they had not yet completed this study; however they have since completed and submitted it to the city. They said this study is publicly available on the City of Alpharetta's website. The attorney said she would be happy to email it to anyone interested and she provided her business card.

Camden Follow-up Concerns – Traffic Congestion / Traffic Impact Study

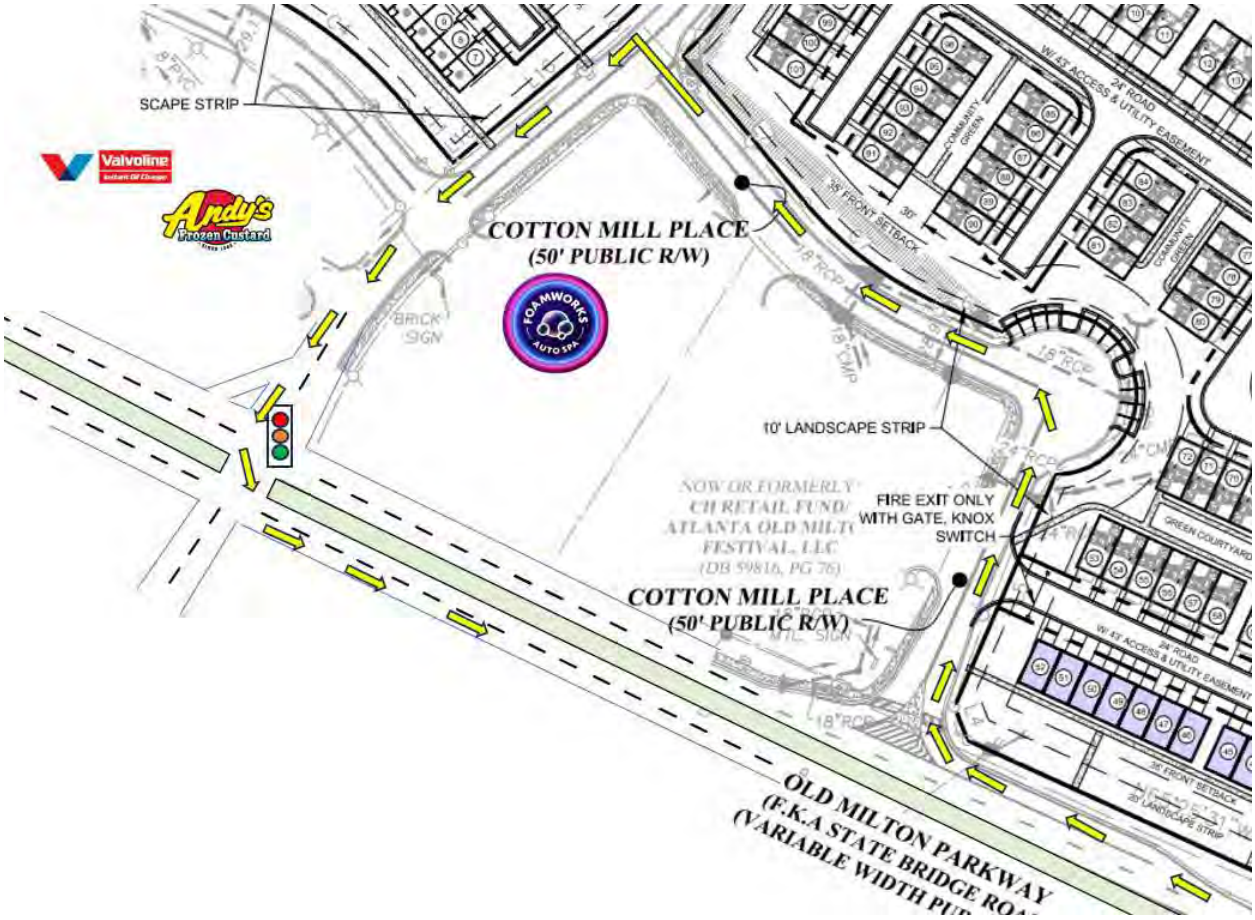
Update: Camden Pond HOA board members received the Traffic Impact Study 1-2 wks later, among a few other documents from Ms. Hill.

Camden Pond unit owners read the Traffic Impact Study and discovered the data collection period was conducted only during 1 weekday in December 2025. Because of this, Camden Pond unit owners believe the conclusions of the Traffic Impact Study is inaccurate/greatly underestimated. Cotton Creek Entry serves 11 businesses, including two with direct entry from this road that draws heavy vehicle traffic in Spring, Summer, and Fall: Foamworks Auto Spa Carwash, a high-volume tunnel system with typical industry capacities of 100–200 cars per hour, and Andy's Frozen Custard. Both businesses experience minimal activity during the winter months, but operate at high volume at least 9 months of the year during Spring, Summer and Autumn seasons, resulting in substantial traffic congestion. These establishments are located directly on Cotton Creek Entry, immediately in front of the proposed townhouse community main entrances.

Cotton Creek Entry already struggles during warmer months to support these two businesses, nine other adjacent businesses, the Stoneridge townhouse community, and nearby neighborhoods including Camden Pond, whose unit owners and visitors heavily rely daily on Cotton Creek Entry and Cotton Mill PL as the closest and safest place to turn around on Old Milton Pkwy when traveling westbound in order to head east. Without this turnaround option only 0.2 miles away, Camden Pond owners and visitors would instead be forced to drive 1.1 miles west through heavy traffic to make a legal U-turn past North Bridge Pkwy, since U-turns at North Bridge Pkwy are prohibited. If traffic congestion or safety issues make Cotton Mill PL and Cotton Creek Entry unusable for this maneuver, Camden Pond unit owners would be pushed into that 1.1-mile detour—an inconvenience that could significantly diminish property values. Adding 200+ townhomes—up to 848 additional vehicles—would further strain an already overburdened Cotton Creek Entry and Cotton Mill PL roadways, greatly increasing gridlock and safety risks.

8. Camden Concern Presented: Traffic Safety

As stated above, Camden Pond unit owners and visitors heavily depend upon the combination of Cotton Mill Pl and Cotton Creek Entry as our closest and safest method for turning around our vehicles to travel eastbound after exiting the Camden Pond community westbound on Old Milton Pkwy. See the diagram below showing the yellow arrows for this path of travel.



Regarding dependence upon this path of travel, Camden Pond unit owners voiced traffic safety concerns regarding 3 specific locations within this travel path, especially if this high-density proposed townhouse project is implemented and up to 848 onsite automobiles will be sharing these roadways.



A) Cotton Mill Pl – Blind Turn

The first area of major concern appears on the developers' site plan, where they propose a 24-foot-wide road connecting to Cotton Mill Pl, shown in the red circle on the diagram. During the first Community Meeting, several Camden Pond owners expressed serious worries that this tie-in could create significant traffic-safety risks and sudden accidents. Their concern is well-founded: vehicles turning from Old Milton Pkwy westbound onto Cotton Mill Pl are already traveling at a moderate speed, and the turn itself is blind. Drivers cannot see the roadway ahead until they have fully completed the turn, leaving little time to react to any vehicle entering from the proposed new road.

The proposed road tie-in sits extremely close to this blind turn, creating a high likelihood of collisions between vehicles exiting the new road and drivers approaching at speed after rounding the blind curve on Cotton Mill Pl. Vehicles pulling out would also have limited reaction time because the turn is blind from their perspective as well. Even if a fast-approaching driver manages to brake suddenly after the curve, cars behind them may not be able to stop in time, increasing the risk of rear-end crashes. In its current location, this tie-in could easily trigger a multi-car pile-up.



B) Cotton Creek Entry – Blind Hill #1

The second area of major concern raised by Camden Pond owners is the area we will refer to as Blind Hill #1, shown in the red circle on the diagram. The yellow arrow marks where drivers turn left from Cotton Mill Pl onto Cotton Creek Entry — this is the highest elevation of the road (top of the hill). When a vehicle makes this turn, the driver cannot see oncoming traffic from the right because the downward slope creates a blind spot. Likewise, drivers coming up the hill cannot easily see pedestrians, turning vehicles, or slow-moving cars at the top. It is already a dangerous situation, and the risk would likely increase significantly if the proposed high-density double-townhouse development is added here.

With the new development placing both townhouse entrances directly on this blind hill (shown in the red circle), each entrance would generate up to 425 vehicles entering and exiting daily, dramatically increasing safety risks. A single accident at this spot could immediately gridlock all three communities—the two new townhouse developments plus the Stoneridge Townhouse Community—affecting more than 300 homes and potentially up to 1,000 people. Stoneridge residents would be hit the hardest, as they have only one way in and out; an incident here could prevent them from leaving for work or receiving essential emergency services such as medical or fire response. This location could quickly become a severe choke point, especially for Stoneridge.



C) Cotton Creek Entry – Blind Hill #2

The third major concern raised by Camden Pond owners involves the area we will refer to as Blind Hill #2, shown in the two red circles on the diagram. The yellow arrow at the top right marks the left turn from Cotton Mill Pl onto Cotton Creek Entry, which sits at the highest point of the hill. From this position, drivers cannot easily see oncoming traffic from the left because the downward slope creates a significant blind spot. Similarly, drivers coming up the hill have limited visibility of pedestrians, turning vehicles, or slow-moving cars at the top. This is already a hazardous situation, and the danger would likely increase substantially if the proposed high-density double-townhouse development is built along this roadway.

After making the left turn onto Cotton Creek Entry, drivers immediately encounter two additional blind turns, each marked by a red circle. These create a high risk of collisions because many vehicles are entering and exiting the two connector roads at points where visibility is severely limited—for both downhill drivers and those pulling in or out of these access roads. This is already a hazardous situation, and it will worsen significantly if the high-density townhouse project is built, adding up to 848 additional vehicles to this same stretch of roadway.

With hundreds of existing vehicles from the Stoneridge Townhouse Community and heavy daily traffic during non-winter months from Foamworks Car Wash, Andy's Frozen Custard, and nine other businesses, all current drivers must compete for the single left-turn opportunity onto Old Milton Pkwy at the traffic light. Adding up to 848 vehicles at the townhome project will surely overwhelm the roadway's capacity, creating gridlock and greatly increasing the likelihood of accidents.

Developer Team Response: Traffic Safety

A) Cotton Mill Pl – Blind Turn
Regarding this Camden Pond owner concern, the Developer Team said during the 1st Community Meeting that they were planning for this road tie-in to Cotton Mill Pl to be as a Fire Exit only with a Gate and a Knox Switch.

Camden Pond Follow-Up Concern – Blind Turn
Camden Pond unit owners voiced additional concern that there is no guarantee the developers' plan for this roadway will not be changed later by the HOA and opened for daily use by residents—especially if gridlock develops at the main entrance on Cotton Creek Entry, as many Camden Pond unit owners predict. They also believe there is still a significant risk of accidents if vehicles are ever allowed to enter or exit at this location on Cotton Mill Pl, given the higher speeds of drivers coming off Old Milton Pkwy and the limited visibility created by the blind turn.

B) Cotton Creek Entry – Blind Hill #1
The Developer Team said they were considering to add a few stop signs to try and help the situation.

Some Camden Pond owners support this idea because it may initially improve safety; however, many remain concerned that adding stop signs will eventually create major slowdowns and gridlock. With up to 848 new vehicles using these entrances—especially those trying to make the only left turn onto Old Milton Pkwy to travel eastbound—traffic backups are highly probable.

C) Cotton Creek Entry – Blind Hill #2
Same answer as above. Also same follow up concerns.

From:	Woodman, Michael
To:	Taylor, Elicia
Subject:	Fwd: Opposition-MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 Empire Old Milton Pkwy / Camden Pond 3902 Old Milton Parkway
Date:	Tuesday, February 24, 2026 7:55:35 AM

FYI

Sent from my iPhone

Begin forwarded message:

From: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Date: February 23, 2026 at 9:16:33 PM EST
To: Ginny Bethoney [redacted]
Cc: Planning/Zoning <Planning@alpharetta.ga.us>, Council <council@alpharetta.ga.us>, Mayor <mayor@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Re: Opposition-MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 Empire Old Milton Pkwy / Camden Pond 3902 Old Milton Parkway

Virginia,

Thank you for providing comments. The comments will be reviewed by staff and provided to the Planning Commission and City Council for careful consideration.

Best-

Kathi Cook
Director
Community Development

On Feb 23, 2026, at 1:20 PM, Ginny Bethoney [redacted] wrote:

Dear Members of the Alpharetta Planning Commission and Alpharetta City Council,

My name is Virginia Bethoney, and I reside at 5061 Avalon Drive, directly adjacent to the proposed development identified as:

MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04
Empire Old Milton Pkwy / Camden Pond
3902 Old Milton Parkway

I am writing to formally oppose the proposed development and all associated zoning, land use, and variance requests.

The primary basis for my opposition is the significant zoning change required for this project. The applicant is seeking to convert long-standing, low-intensity land into a high-density attached residential classification, which represents a substantial departure from the existing zoning pattern. This shift also requires multiple variances, including reduced setbacks, which indicates that the site does not naturally support the density being proposed. Even small setback reductions are material when they are necessary solely to accommodate a project of this scale.

It is also important to note that the property is currently zoned for commercial use, meaning it could support businesses operating typical 9–5 hours with predictable traffic patterns and significantly lower overall impact. Commercial development would not introduce three-story residential structures, nor would it generate the level of population density, vehicle volume, or infrastructure strain associated with 207 townhomes. While the applicant suggests that commercial development is an undesirable alternative, the reality is that no one is developing it as commercial, and commercial use remains far more compatible with the surrounding area than the high-density residential proposal being requested.

The land in question has remained untouched and undeveloped for its entire existence, serving as a natural buffer for the surrounding communities. When I purchased my home, one of the primary attractions was the preserved, wooded land directly behind my property. My expectation—based on the long-standing condition of the land and the existing zoning—was that this natural buffer would remain. Replacing mature trees with three-story townhomes fundamentally alters the character and livability of the area. Additionally, the prospect of enduring multi-year construction of this magnitude is a significant and unavoidable disruption for adjacent homeowners.

The scale of the proposed construction is substantial. The plan includes 207 attached townhomes, three stories in height, ranging from two to four bedrooms, each with two-car garages. This represents a major increase in built mass, population density, traffic generation, and infrastructure demand. The stormwater implications of clearing and grading this amount of land, combined with the extensive impervious surface required for 207 units, are also significant and have not been adequately addressed.

While the applicant highlights improvements such as sidewalks and enhanced streetscape, these amenities do not require a high-density development of this magnitude. The City of Alpharetta is fully capable of implementing pedestrian and curb-appeal improvements independently, without approving a project that introduces this level of density and infrastructure strain.

I respectfully request written confirmation that this opposition letter has been received and that it will be included in the official case file for all upcoming hearings. Additionally, because I may be out of state during the scheduled meetings, please advise whether remote participation, virtual attendance, or remote public comment is available for this case. If remote participation is not available, please provide instructions for submitting public comments in advance so that my position is fully entered into the record even if I cannot attend in person.

Thank you for your consideration.

Sincerely,
Virginia Bethoney
5061 Avalon Drive
Alpharetta, GA 30005

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia; Borden, Brian
Subject: Re: Rezoning Project of Parcel ID: 11 002000440209
Date: Thursday, March 12, 2026 5:09:06 PM

Hello, Darlene.

I'm glad the meeting was productive. It would be great to have your report no later than Monday, April 20th so that it can be documented in the staff report and included in the Planning Commission agenda packet. Thank you!

Sent from my iPad

> On Mar 12, 2026, at 4:54 PM, Darlene Cutlip [redacted] wrote:
>
> Michael,
>
> Thank you for your response to my question regarding recording the information on Camden Pond's meeting with the developers.
>
> The meeting was held last night at their office and attended by several owners from both our
> Associations. We felt it was a very productive meeting on both fronts. They had taken concerns that were voiced at the Community Informational Meeting and made some positive adjustments to their development plans accordingly.
>
> We are in the process of reviewing our notes to put together the report to forward to your office. Is there a deadline that we have to present that report to you to be considered in your Staff Report.
>
> Thanks,
>
> Darlene
>
> On Friday, March 6, 2026 at 12:02:55 PM EST, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> Good afternoon, Darlene.
>
> It would be great if you could document the meeting with the developer and forward to me. City Staff typically does not attend meetings set up by the developer/applicant. As part of the public hearing process, the developer is required to document all correspondence with the public and provide that information to the City. I appreciate you reaching out to ask the question. Have a nice weekend.
>
> 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

<image001.png>

From: Darlene Cutlip [redacted]
Sent: Friday, March 6, 2026 10:47 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>
Subject: Rezoning Project of Parcel ID: 11 002000440209

Michael,

I am the President of the Camden Pond Condominium Association and our community is adjacent to the property for the proposed development submitted by Toll Brothers and Empire Homes at 3842 Old Milton Parkway. The developers are requesting a comprehensive land plan amendment to the Camden Pond Master Plan from 'Professional Business Office' to 'High Density Residential' and a rezoning request from CUP (Community Unit Plan) to R-10M (Dwelling, 'For Rent' or 'For Sale' Residential. In addition, they are requesting a variance to the Unified Development Code (UDC) Subsection 2.29(D) to reduce the front setback for 35' to 25'.

Many of our owners attended the Community Zoning Information Meeting held at the Alpharetta City Hall on February 11, 2026. Since the developers were the only such entity at that informational meeting and due to the sheer number of attendees, they were able to provide a short presentation to our owners and the owners from another adjacent community, allowing the opportunity to field some questions and concerns at that time

Following their presentation, the developers offered to hold separate meetings for both associations to address any additional questions/concerns and those that may be specific to each community.

The developers have arranged the meeting for the Camden Pond Community owners next Wednesday, March 11, 2026 at 6:15 PM at the Empire Homes office. We are assuming that there will be no representation of the Alpharetta Zoning and Planning Department at that meeting, since it will not be held at the Alpharetta City Hall.

Our question to you is, as we make a record of any concerns and objections to the project that may arise, if we should submit a copy of the same to your department to be officially recorded in the your department's Staff Reports.

Thank you for your attention to this matter and subsequent response.

Darlene Cutlip

President

Camden Pond Condominium Association

[redacted]

<image001.png>

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: documentation request - 3842 Old Milton Pkwy. + response to issues list
Date: Monday, April 13, 2026 9:07:52 AM
Attachments: Issues List from Camden Pond Resident 3.11.26.pdf
Applicant Response to 3.11.26 List of Concerns.pdf

For the Empire file.

From: Hill, Jessica L. <Jessica.Hill@troutman.com>
Sent: Friday, April 10, 2026 12:53 PM
To: meglianst[redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Jake Meek <jmeek@tollbrothers.com>; Jason Banks <jbanks@tollbrothers.com>; Hector Mendoza <hmendoza@tollbrothers.com>; Kelley Rhino <krhino@empirehomes.com>; Kevin Norton <knorton@empirehomes.com>; Kenneth Wood <Kwood@pec.plus>; Peter Ewing <pewing@empirehomes.com>; Shade, Eric <eric.shade@kimley-horn.com>;[redacted]
Subject: documentation request - 3842 Old Milton Pkwy. + response to issues list

Good afternoon Megan,

Attached is a response to the summarized issues that are identified in your attached March 11th memo. We hope this is helpful in addressing your concerns.

Have a wonderful weekend!

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: Hill, Jessica L.
Sent: Thursday, April 2, 2026 6:29 PM
To: 'meglianst'[redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>; Jake Meek <jmeek@tollbrothers.com>; Jason Banks <jbanks@tollbrothers.com>; Hector Mendoza <hmendoza@tollbrothers.com>; Kelley Rhino <krhino@empirehomes.com>; Kevin Norton <knorton@empirehomes.com>; Kenneth Wood <Kwood@pec.plus>; Peter Ewing <pewing@empirehomes.com>; Shade, Eric <eric.shade@kimley-horn.com>
Subject: documentation request - 3842 Old Milton Pkwy.

Hi Megan,

Attached and/or linked below are the following documents and information:

1. A list of changes made to the development proposal since the zoning submittal on January 31st (attached);
2. A copy of the zoning application submittal made to the city on January 31st, linked HERE;
3. A copy of the traffic study submitted to the city linked HERE;
4. A copy of the current CUP zoning and master plan documents applicable to the property (two documents attached referencing Camden Pond);
5. A site plan showing one potential example of what an office development on the property could be under the current zoning (attached);
6. Floodplain information can be found using the FEMA online data viewer at the following link: https://www.fema.gov/flood-maps/national-flood-hazard-layer; and
7. Wetlands information can be found at the US Fish & Wildlife Service National Wetlands Inventory map at the following link: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.

The applicant continues to evaluate the plan. Any further revisions will be shared at the April 9th meeting.

As you requested, I have also included Michael Woodman, Alpharetta Planning and Development Services Manager, and the Empire and Toll project team members on the email.

I hope this is helpful in your review and we look forward to seeing you next week.

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: meglianst <meglianst@proton.me>
Sent: Thursday, March 26, 2026 2:07 PM
To: Hill, Jessica L. <Jessica.Hill@troutman.com>
Subject: documentation request

CAUTION: The sender's email address is unknown (not previously received).
DO NOT click links or open attachments unless you confirm that this sender is legitimate and the content is safe.

Good afternoon, Jessica!

Sounds like we've got a meeting all set for next week. I'm looking forward to it!

In the meantime, our community (Camden Ponds I and II) has discussed and does have need of further documentation. We respectfully request the following to be received as soon as possible (ideally by the end of today or early tomorrow morning):

- a 3 to 5 page summary of the modifications/revisions presented on the 11th.
- a list of any newly proposed revisions that may have come about after the meeting on the 11th.
- copies of all studies, surveys, and assessments that have already been done (including any that may have been done between now and the CZIM in February) AND ones that are being considered.
- a copy of the old blueprints designed for the plots of land as they are presently zoned. (these were presented on a small piece of paper at the CZIM)
- a copy of the Master or Development plan as things are presently zoned.

We also ask that the summary be written in plain English, with respect to those of us who are not lawyers, developers, etc.

This, we feel, will help us to understand and communicate the whole picture of this development proposal to all residents. It will also assist us in preparing appropriately for our next meeting. Rather than relying solely on memory and initial understandings, we can refer back to solid information and data. It will also help further transparency between Camden Pond residents and Empire Homes/ Toll Brothers.

We very much appreciate the additional meetings and want to do our due diligence, so as to respect everyone's time.

As discussed at the previous meeting, we would appreciate Ken Wood, the Planning and Development Services manager, and the relevant individuals from Empire and Toll Brothers being either cc'd or bcc'd to this email exchange.

I will also include a digital copy of the concerns/present requests that I handed out at the meeting.

Thank you and hope you are having a great week!
-Megan Lister
[redacted]
Secretary of Camden Pond II

Sent with Proton Mail secure email.

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From:	Woodman, Michael
To:	Taylor, Elicia
Subject:	Fwd: Supplemental Community/ Developer Meeting Report for Camden Pond
Date:	Sunday, April 19, 2026 9:28:28 AM
Attachments:	Camden Pond 1st & 2nd Community Meeting Report 2026 - 1.pdf

Public comment for Empire.

Sent from my iPad

Begin forwarded message:

From: meglianst [redacted]
Date: April 17, 2026 at 5:07:46 PM EDT
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Supplemental Community/ Developer Meeting Report for Camden Pond

Good afternoon, Mr. Woodman!

I hope you are well. Earlier today, my reports regarding the multiple meetings between Empire Homes / Toll Brothers were submitted. Darlene Cutlip submitted them on behalf of our community.

Another resident, who has attended every meeting and worked closely with me on the reports, wished to have his report also submitted. It offers greater detail and insight on concerns the majority of residents share, such as the traffic issues in particular. My reports were meant to be as comprehensive of our residents as possible.

As the author of two reports, an officer of Camden Pond 2's HOA, and community leader I felt it important to make sure his hard work is represented. If possible, I would like to respectfully ask that if be accepted.

Should you have any questions, please don't hesitate to reach out. And thank you so much for allowing Camden Pond to participate in this way!

Have a wonderful weekend!

- Megan Lister
Secretary of Camden Pond 2
3996 Camden Way
[redacted]

Sent from Proton Mail for Android.

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Subject: Fwd: Supplemental Community/ Developer Meeting Report for Camden Pond
Date: Sunday, April 19, 2026 9:28:28 AM
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- Megan Lister
Secretary of Camden Pond 2
3996 Camden Way
[redacted]

[redacted].

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Have a wonderful weekend!

- Megan Lister
Secretary of Camden Pond 2
3996 Camden Way
[redacted]e

Sent from Proton Mail for Android.

From: Woodman, Michael
To: Taylor, Elicia
Subject: Fwd: Camden Pond Meeting Reports
Date: Sunday, April 19, 2026 9:22:49 AM
Attachments: 2nd Community Meeting Report 03.11.26.pdf
2nd Community Meeting Attendance Sheet.pdf
3rd Community and Developer Meeting Report 04.09.26 Final.pdf
Issues List by Camden Pond Homeowners 3.11.26.pdf
Applicant Response to 3.11.26 List of Concerns.pdf

Public comment for Empire file.

Sent from my iPad

Begin forwarded message:

From: Darlene Cutlip [redacted]
Date: April 17, 2026 at 3:19:57 PM EDT
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Cc: Darlene [redacted]
Subject: Camden Pond Meeting Reports

Good afternoon, Michael,

Attached, please find the reports from the two meeting that the developers hosted for the Camden Pond Community to present more thorough information on the proposed development and to field questions and concerns from owners in both of our associations, to be referred to as Camden Pond I and Camden Pond II. Understanding that these reports will be in the staff report that will be presented to the Planning Commission in their agenda packet.

Included in the attachments are the reports and attendance sheets on both meetings. Also, included is a list of issues that was compiled by owners of one unit in Camden Pond II that they presented to the developers at the first of these meetings and the applicant response to the same.

Please note that these reports were compiled by a Board member and have been approved by both Boards prior to submission, but not necessarily the view of all members or owners in the community.

As a courtesy notice, another owner has compiled his own reports of said meetings and that has not been approved by the Boards to represent our report of the same. Therefore, since it is a representation more of his own concerns and opinions, we are notifying him that if he still wants to he can submit the same to your office separately and not referring to it as the report from the Camden Pond Community, as such.

Please notify me if you have concerns or questions on any of the reports, as submitted, and if there is any further explanation or requirement from our community prior to the Planning Commission's public meeting rescheduled for May 7, 2026 at 6:30 PM at City Hall.

I look forward to meeting you and the other commission members at that time.

Sincerely,

Darlene Cutlip
President
Camden Pond I

Empire Homes/ Toll Brothers and Camden Pond Community Meeting Report

Location: Empire Design Center

131 Roswell St, Alpharetta, Ga 30009 Bldg A

Date: Thursday 2026, April 9th

Time: 6:00 -7:45 pm

Document: Staff Report Inputs from Camden Pond Community, from the 3rd of 3 total public community meetings.

Purpose: The purpose of this document is to provide the City of Alpharetta Planning & Development Services Department with accurate and comprehensive input for preparation of the Staff Report regarding the Empire Homes and Toll Brothers rezoning application. The subject property is currently zoned with an existing C4 Community Unit Plan (CUP) and the applicant is requesting rezoning to R-10M (High Density Residential). The 29.5-acre parcel, located at 3842 Old Milton Parkway, Alpharetta, GA 30005 (Parcel ID: 11 002000440209), is proposed for redevelopment into two adjacent residential communities totaling more than 200 three-story townhomes, with a combined maximum on-site vehicle capacity of approximately 848 automobiles.

Source: The content of this document is based on input gathered during the recent meeting involving Empire Homes, Toll Brothers, and the Camden Pond Condominium Community, situated directly east of the subject property. The first public community meeting was held at Alpharetta City Hall on February 11, 2026 and had property owners from both Camden Pond and Stoneridge. The 2nd community meeting was held privately for only Camden Pond property owners on March 11th, 2026 at the Empire Homes Design Center, 131 Roswell St. Bldg A, Alpharetta, GA. The 3rd community meeting was also held in a similar fashion at the same location on April 9th, 2026.

Jessica Hill called the meeting to a start. Similar attendance by Empire Homes and Toll Brothers with the addition of a traffic engineer named Abdul. Several concerns of Camden Pond were discussed and changes since the last meeting were highlighted. Questions were allowed throughout the presentation.

Changes to Development

The following changes to the plan and other updates are listed below:

- Developers met with Stoneridge community
- Application was updated for recent changes and amendments. Available to view on city of Alpharetta site
- Proposed elevation changes were submitted to the city
- Density of units has dropped in number from 205 to 202
- setback distance for eastern units now at 50 ft from Old Milton Pkwy

Questions, Requests, and Answers

Unlike the previous two community meetings, residents were allowed to ask questions at any time. Several areas of concern were raised, ranging from traffic congestion to environmental impacts. While many answers were deemed satisfactory, others received answers that were unclear on what statistical data (if any) was informing their responses.

Below is a summary of the discussions between Camden Pond and Empire Homes/ Toll Brothers. It does not reflect the entirety of the conversations, a consensus on any points, or any legally binding agreements.

- How will proposed units line up with Camden Pond community buildings?
  - *not perfectly, but shouldn't be noticeable to those on Old Milton Pkwy. Should be within 10-15 ft of ours.*
  - *sidewalks are about 10 ft from each townhouse.*
  - *sidewalks will also have 6ft planter strips.*
  - *Some of the homes will have longer driveways.*

- GDOT intersection update to address left turn concerns
  - *potentially going to put a stop sign at the intersection behind the car wash.*

- Will this be a 3 way stop?
  - *Maybe. GDOT wants no backup leading up to Old Milton. Further investigation is required.*
  - *Camden Pond homeowners expressed concern about existing issues with blind turns on the intersection at Cotton Creek Entry and Cotton Mill Place.*
  - *The Developer Team says the two newly proposed communities in this project have a total maximum onsite parking for near 850 vehicles.*
  - *Homeowners pointed out that the substantial increase in traffic and even pedestrian activity would require controls like stop signs to be implemented to prevent collisions, which can often be deadly for pedestrians at speeds exceeding 30 mph.*

- Community Access Tie In to Cotton Mill Pl
  - *Camden Pond unit owners brought up Site Plan identification at the proposed community road tie in, showing emergency access with a knox gate.*
  - *Concern of blind turn coming off of Old Milton at high velocity. High probability to cause major accidents/ collisions of vehicles and pedestrians exiting or walking along that location.*
    - *The Developer Team admitted having previous awareness and similar concerns about this proposed access road tie-in location, but they said they did not yet know of a solution. They were uncertain as to how this risk might be handled.*
    - *Ken Wood, the engineer, stated that it is unclear if this road tie-in will for sure be emergency access only OR become open access at all times. He has tried multiple design alternatives for access to Toll Brothers community there, but that none have worked for the developers.*
  - *Camden Pond unit owners asked if the access road could be relocated from the current intended position to instead at the end of Cotton Mill Pl before turning left, where the roadway half circle curb return is located?*
    - *Response from the Developer Team: it would provide considerably better traffic safety, but there are significant obstacles to implementing it.*

- Fencing
  - *The topic of a possible installed community perimeter fence at the shared property line left open-ended during the 2nd Community Meeting and now this 3rd Community Meeting also.*
  - *The Developer Team said if Camden Pond community demands a fence, they will install one.*
  - *Same concerns from the developers still present: a solid wooden fence has visual and maintenance issues over time. The developers prefer a black ornamental iron fence with transparent spacing between pickets.*
  - *Further concerns around a fence requiring further removal of trees.*
  - *A fence built for security/ prevention of trespassing is impractical. A natural barrier of hedges, shrubs, or such could accomplish this better. But preventing trespassing is not a large priority.*
  - *A fence would likely have plantings in front.*
  - *Ms. Hill stated that Camden Pond's support for their application is desired. They are potentially open to compromises, but would need to figure out what they are and how to formalize them.*
  - *(Clarified after meeting between developers and Camden Pond unit owner) unit owner expressed that their main concern motivating the desire for a solid type of fence was to help block light pollution at night and 2nd floor rear balcony noise pollution from the development at the property line. If adding a solid fence as a solution for this is not possible, another solution would need to be considered such as a larger distance of existing tree buffer from the property line and the new proposed 3-story/35 ft tall townhomes. This is especially concerning to many Camden Pond unit owners living along the shared property line because of the building compatibility issue from the developer's proposed 3-story 4-5 bedroom townhouses built atop a hill*

at the property line where existing Camden Pond 2-story 2-bedroom condo buildings are located at a lower grade elevation.

- Further updates about buildings
  - *Toll Brothers' porches on units at the shared property line will be inset by 6ft to prevent as much soaking during rains.*
  - *The inset of the porch will help reduce nighttime lighting concerns.*
  - *There will be faux chimneys.*
  - *There will be a mix of sidings (brick, board and batten, colors, etc.)*
  - *There will not be an enclosed gate/ fence around the entirety of the property.*
  - *The lower grading of the land for development compared to original designs will be between 4-8ft depending on the location and severity of uneven terrain.*

- Old Milton Pkwy Expansion Project
  - *Abdul did majority of explaining.*
  - *The roadway will go from 2 lanes in either direction (not including turn lanes) to 3 lanes in either directions.*
  - *There is a proposed pedestrian crossing at Cotton Creek Entry.*
  - *The developers are attempting to propose improvements beyond GDOT plans.*
  - *It is desired by the developers and traffic engineer for the left turn lane at Cotton Creek to be longer in distance.*
  - *GDOT is attempting to reduce the length.*
  - *Abdul explained his beliefs as to why the lights are such a challenge for existing residents. Those being poor lane geometry, light timing, hesitancy of turning left without a turn arrow, and general traffic congestion.*
  - *Ms. Hill pointed out that the Traffic Study they conducted didn't indicate a need for anything which the Developer Team are proposing. They are primarily doing these proposals to attempt to address concerns brought up by local area residents.*
  - *Camden Pond unit owner question: will timing of traffic lights at intersections of Cotton Creek Entry and Vista Forest Entry be adjusted? Camden Pond unit owners increasingly can't exit until a full light cycle has passed.*
    - *Abdul's response – many reasons for competition along the corridor. The Developer Team's solution is to add 2 lanes for turning. More lanes in general to handle increasing traffic. Better coordination between light signals.*
  - *Camden Pond unit owner concern - not enough time or space for Camden Pond residents to even get in left-hand lane to turn. It's already quite dangerous now, without the additional traffic from the newly proposed development.*
    - *Abdul's answer - ultimately, the Developer Teams wants us to have options and he believes everything will improve with better car movement.*
  - *Camden Pond unit owner question – how will the developers pressure GDOT to guarantee success in their proposed changes?*
    - *Abdul's answer – Abdul said he is a specialist with lots of experience in this type of bureaucracy. First, they will argue on technical grounds. Then they leverage through existing relationships at the GDOT. Negotiations can even happen during active and ongoing construction. Clarified that while much*

hinges on the relationship with those in GDOT, Abdul feels they have a good chance.

- *Camden Pond unit owner concern - the proposed pedestrian crossing is a very poor idea. It's already extremely dangerous to travel as a pedestrian across 4 lanes of traffic, much less 6. He said he would not support money going towards that project.*
  - *response - that crossing is required by the state.*
- *Camden Pond unit owner suggestion - couldn't pedestrians go down the road to the greenway access point (along Old Milton) and travel under the highway?*
  - *response – state requirement. additionally, there is a special calculation done to provide higher guarantees of safety. they cannot help it if a person runs a red light, however.*
- *Camden Pond unit owner concern - worry that drivers will feel safe to drive even faster upon seeing the open space from the road expansion.*
- *Camden Pond unit owner suggestion - could a traffic light be placed at the entrance of Camden Pond as that would allow condo unit owners to safety turn left onto Old Milton Pkwy without navigating the increased traffic safety concerns on Cotton Creek & Cotton Mill due to the increased high density of up to 848 onsite automobiles in the new development?*
  - *response - no. it doesn't qualify for one because the previous existing traffic light is too close. Nor can exceptions be made.*
- *further clarifications that the median is shrinking to allow for bigger lanes.*
- *Camden Pond unit owner concern – The traffic on Cotton Creek Entry is expected to be traveling at even higher velocities than today after the Old Milton Pkwy project completion.*
  - *response – Abdul said he didn't have an answer and instead felt the Developer Team must defer to GDOT's expertise.*

- Cul de Sac in front of Stoneridge Community
  - *developers wish to get rid of it. create a green space.*
  - *Ms. Hill – this would require road abandonment. It cannot be a condition of the zoning, so it can't be guaranteed.*
  - *The plan is to connect the access point to the greenway there. Have a big sidewalk. Big field. Hopefully this will stop automotive burn outs currently taking place there. Requires approval by city to do so.*

- Stoneridge Community Concerns
  - *Light pollution, water pollution*
  - *Ability to cross the road*
  - *Connection to greenway and accessbility*
  - *They want the trail to feel natural*
  - *Strong environmental focus*
  - *Concerns about the flood plain, wetlands & forest*
  - *Grading*
  - *Home setbacks*
  - *Stormwater capacity*
  - *Aesthetics*

- Stoneridge Community Concerns
  - *Special gutters on homes will redirect water away from camden pond.*
  - *The developer said they need to sell these expensive homes, so they care about good stormwater control because buyers will also care.*
  - *Upon seeing erosion issues, they decided to pipe everything to the ponds.*
  - *Emphasized that they recognize that flooding and erosion is a big deal for insurance and homeowners.*
  - *Stormwater retention pond brought back from a previous site plan revision to be near the shared property line with Camden Pond.*
  - *Potential plans for managing stormwater drainage with Stoneridge is presently in development.*
  - *Significant terrain challenges are still being problem solved, such as the lake. For example: does it need updating to handle the increased capacity from storms?*
  - *offered that Camden Pond could potentially join in on an arrangement with them and stoneridge (not clarified what that would look like).*
  - *Water flow is still being investigated to determine if a wall may be developed by Stoneridge to prevent floods.*
  - *Reassured that Camden Pond will not be impacted by their development, as they will pipe all water West of the property to the lake.*
  - *Concerns were raised about Camden Pond already struggling with flooding presently.*
    - *Developers reasoned that having been constructed in the 80's, Camden Pond's stormwater requirements fell short.*
    - *suggested that flooding is likely coming from land overflow and that the flow of water us uncontrolled.*
  - *The remaining buffer of trees will be the only rain water that would affect the residents.*
  - *Developers stated that there should only be improvements seen for Camden Pond after their development is complete.*

- Buffer vs Setback
  - *Camden Pond unit owner concerned if 60 ft of buffer will be left undisturbed.*
  - *Clarification of combined 60 ft transitional zone. 35ft setback with scatterings of saplings planted along the edge of the remaining buffer. The last 25 ft will be preserved trees (by Avalon Dr).*
  - *The new trees will be 12-15' tall at time of planting. In a few years, they'll be up to 35' tall. The parcel's higher elevated land after the shared property line with Camden Pond will also add to height of the development.*
    - *The developer team admitted the trees to be planted will not be very impressive for several years and that it is impossible to completely visually obscure the new townhouse buildings.*
    - *Topography is very challenging to work with here, but they believe the green wall of trees and understory bushes they propose to plant should visually hide much of their buildings from Camden Pond.*
  - *Camden Pond Unit Owners concerned about lack of requirement for buffer with proposed zone change. No guarantees that offered buffer distance won't change.*

- *The present zoning DOES require a buffer.*
- *Camden Pond Unit Owners would still like a larger buffer of existing, established forest.*

- GDOT and proposed development co-occurring projects
  - *Old Milton expansion expected to start in 2027.*
  - *Proposed development, if rezoning application approved, would begin soon after. After site grading work up to 1 yr, to expect a 3 year build out period.*
  - *GDOT would be finishing right around the time the first buyers would move in.*
  - *Many projects in Alpharetta for the next 5 years.*

- Noise Concerns
  - *Camden Pond unit owners felt previous concerns were passed over.*
  - *The Developer Team feels that 60 ft setbacks and the additional 7 ft of land owned by Camden Pond will mitigate most noise.*
  - *Ms. Hill noted that future home buyers also will not want noisy neighbors. HOA will have noise requirements.*
  - *Developers willing to put noise ordinances into their HOA covenant.*

- Odor and Trash Can Concerns
  - *Camden Pond unit owner question - what will prevent future townhouse owners to store their trash at the rear of their units facing Camden Pond at the shared property line?*
    - *The developers asserted thatt all buildings will have front-facing garages with an area specifically designated for trash storage.*
  - *Camden Pond unit owner concern – expressed that other Alpharetta townhouse developments originally intend for inside garage trash storage, but over time new townhouse owners relocate their trash storage to the rear of their building for odor control, despite HOA written regulations against it.*
    - *Developers said they feel it is extremely unlikely for their future residents to want to drag trash from behind to the front of their buildings every week.*
    - *Offered Camden Pond unit owners to visit their existing community located on Haynes Bridge as an example what Camden Pond unit owners could expect to see for trash storage in this proposed community.*
    - *The developers said they want their community to be as nice as possible to sell their townhomes.*

- Nighttime Lighting Concerns
  - *The developer team said HOAs will almost always have rules regarding outdoor lights.*
  - *The developer offered to follow up to provide Camden Pond unit owners an example clause of HOA language regarding this.*

- *The developer team said that they will ensure their HOA regulations will prohibit the use of flood lights at the rear of their townhome buildings at the shared property line.*

- Dog Parks and Pool
  - *Dog parks are not presently planned as there are existing walking trails nearby.*
  - *The pool will be shared between Empire and Toll Brothers joint development.*
  - *Concerns regarding dog waste and leashing are addressed by existing city regulations.*

- Home Prices
  - *The developer team said their entry level townhouses in this proposed development are 1,500 sq ft, 3-bedrooms and are expected to be priced in the upper $500,000 range.*
  - *25-2600 sq ft homes are in the $800,000 range.*

- Water pollution concerns
  - *Camden Pond Unit Owners requested, again, further information on water pollution concerns from all of the expected cars? (heavy metals and such)*

    Ms. Hill stated "they have done all the required assessments for zoning and more", so they will not consider performing any additional studies.

  - *As part of the permitting process, storm water requirements must be done.*
  - *There are 8 different areas of run off reduction. "green infrastructure".*
  - *The developer team explained that most pollutants are in the 1st flush of rain. Phosphorus, nitrates, oil, etc. It isn't allowed to leave the site, but rather has to infiltrate the soil.*

- zoning change trade offs
  - *Concern was expressed about the true number of cars for the requested zoning change vs the present one. Both have pros and cons.*
    - *Ms. Hill stated that office and commerical use results in "significantly more traffic".*
  - *In response to some objections and potential pros of the present zoning, she also countered that commercial zoning could be potentially very noisy and busy if any are restaurants.*
  - *Further questions were dismissed as irrelevant, as the developers are requesting residential zoning.*

- Density
  - *Ms. Hill dismissed concerns regarding density with the example that Camden Pond technically has more units per acre than their proposed developments combined*
  - *Expected number of cars*

        - *On site parking and street parking.*
        - *Each unit will have 4 designated spots. 2 in driveway and 2 in garage.*
        - *52 guest parking spots.*
        - *Total maximum onsite stored automobiles ~ 848.*
        - *Camden Pond unit owner expressed concern for high quantity of automobiles.*
        - *Ms. Hill responded saying that the density of their proposed development is considered less than the combination of Camden Pond and Stoneridge Community.*
        - *Camden Pond unit owner questioned how it's possible if Camden Pond has only about 215 total parking spots. This owner did not know how many parking spots are located at Stoneridge community. Only 4 units at Camden Pond have classification to have more than 2 bedrooms and they are 3 bedroom units, representing about 5% of all units. The remaining 95% units have only 2-bedrooms. Stoneridge townhouse community only has 2 and 3 bedroom units. The proposed development has townhomes between 3 and 5 bedrooms, which appears to represent a much higher density community than implied.*
    - *Camden Pond unit owners asked for clarification regarding high density zoning requiring additional changes to surrounding infrastructure.*
        - *The developer team reassured Camden Pond homeowners that the roads can handle the amount of growth and subsequent traffic.*
        - *Ms. Hill stated traffic report showed present zoning as having a much higher traffic impact than residential.*

- Traffic Study Accuracy Concerns
    - *Camden Pond homeowners shared concerns over the accuracy of the traffic study done Dec. 9th.*
    - *One Camden Pond unit owner expressed worry that it underrepresents the sheer amount of traffic in that area during the spring, summer, and early autumn months. Particularly for Andy's Frozen Custard and the car wash.*
    - *Abdul explained the typical way of going about a traffic study (particular days, not holidays, during rush hours, etc.)*
    - *Abdul reasoned that all areas have fluctuations of peak times of operation and seasonal fluctuations. He also stated that they tried to evaluate a combination of several that day.*
    - *Additionally, he hoped that Old Milton Pkwy's congestions might not be so busy when Andy's Frozen Custard is and vice versa. "They might offset each other during peak hours".*
    - *Abdul went on to describe his hope for the potential of assisting the GDOT with things such as striping, road signs, and such to improve potential traffic congestion.*
    - *Another developer reasoned that both Camden Pond and the applicants have similar goals when it comes to traffic, due to the need to sell such expensive homes. Potential homebuyers will also want traffic to be better.*
    - *The developer team made attempts towards reassurance. "Even though we must be selfish, we are trying to do what's best for all."*

- Goal of the Meeting
  - *When asked to clarify again what revisions have been made, Kelly Rhino redirected the conversation towards what they were trying to accomplish this meeting.*
  - *They were holding multiple meetings to clarify their proposed designs and to listen to concerns.*
  - *If all goes well, one more round of Q+A is considered acceptable.*
  - *They want Camden Pond to have time to digest the information.*
  - *The indicated that the time to finalize any compromises was coming to an end in the coming weeks.*

As several attendees had to leave, the meeting was adjourned around 8 PM.

Initial Concerns by Residents Following the Meeting

Below is a rough compilation of initial concerns from homeowners in the following days of the meeting. These are being presently discussed as to what actions might be required.

- major concerns regarding traffic safety regarding the community access tie into Cotton Mill Pl. No satisfactory answer provided. Additionally, a longer/larger ramp might be needed to accommodate the higher speeds of Old Milton Pkwy which could be very costly.
- Regular noise pollution by trash collection.
- Impact to wildlife corridors due to developments, fences, retaining walls, etc. Will deer be forced to wander backyards of surrounding properties (including the proposed development) in order to move or in search of food?
- Migratory Wild Bird Treaty does not appear to be taken into consideration at all, despite homeowners bringing the topic to attention at the previous Community Developer Meeting.
- Several homeowners confused by dates given for when property was clear cut. Some recall being told it happened in the 80s by the developers. Others recall it later being stated as having happened in the late 90s.
- After meeting, the developers stated they felt concerns about raptor nests weren't warranted. They felt that raptors wouldn't use the trees on the property, but rather the older trees at Big Creek. No data to back this claim up. Several homeowners want an expert (raptor expert, wildlife biologist, etc) to confirm if there are any nests, hunting grounds, etc. The would ask for a raptor nest survey and avian habitat survey.
- Camden Pond unit owner expressed concern about traffic light lengths in order for pedestrians to safely cross 6 lanes of traffic.
- Concern about Empire Homes VP being willing to provide an official letter listing concessions to provide Camden pond a fence and other things. Will it be done in good faith or involve strong arming, exploiting a lack of remaining time before the public hearings? Might it have language requiring Camden Pond to concede any further opposition? It would be preferable that any mandated conditions given to the developer come directly from city council.
- Cotton Mill Place traffic congestion not being taken seriously.

- Although setback from Avalon Drive was increased from 30 to 60 feet, the landscaping buffer is only 10 feet. Camden Pond homeowners feel this is problematic and are considering a 25 foot landscaping buffer be requested.
- Further concerns around the present trees in the buffer zone. Desire for them to be left undisturbed. New tree planting should be supplemental to filling in any existing open spots or dying trees.
- The setback along Old Milton Parkway has been reduced from 65 feet to 50 feet. It is unclear why the reduction is deemed necessary and warrants further explanation.
- Iron wrought like fencing might be desired along 25 feet of landscape buffer to further buttress Camden Pond from pets or possible intruders.
- Even with inset patios on the backs of the townhomes facing camden pond, there are concerns that noise could still be an issue.
- HOAs will address their own noise issues of residents (in proposed development). If neighboring units are vacant for some time, that could pose a problem.
- HOA regulations might not be enough to address light pollution from the backs of the townhomes, even if flood lights are not allowed.
- Unclear why Ms. Hill felt the need to point out that Camden Pond technically has a higher density per acre than their proposed developments. It actually deepens concerns regarding the fiscal responsiblity of such a project. Will there actually be enough tax revenue (outside of the initial purchase of the homes) to cover the cost of repaving the roads?
- In previous meetings, the tree buffer was described as 30-38 ft. Now the tree buffer is described as 25 ft of existing trees?
- Concerns regarding amount of parking provided. they are prepared for almost 850 parked vehicles at max capacity. How is this deemed less impactful to the area than how it is presently zoned?

Concerns addressed by developers via email.

These concerns were provided to the Development Team via hardcopy at the 2nd Community Meeting on March 11th. They were also provided digital copies on March 26th. Their replies were received April 2nd.

- *"No specific or unique pesticides are targeted to be utilized in the development."*
  - This does not address chemicals commonly used AFTER development is done, with homeowners and HOAs managing the properties.
- *Multiple statements that there are no expected impacts to wildlife, water quality, etc.*
  - There has been no specialist to guarantee such assertations.
- *Dismisall of concerns regarding risks of zoonotic infection only address standing water.*
  - While that may be true, what about increased habitat fragmentation that results in increased contact with rodents fleeing site disturbance and lack of resources?
- *"The greenway access they propose is accessible."*
  - The developers also argue that the community could choose to make the connection private. What is to stop them from doing that anyways? (Camden Pond had a proposed public road connecting our community with Whitestone that ended up being scrapped later on in the construction process.) Also, there is further reiterating that there's a sidewalk to use. This does not cover safety issues such as traffic along Old Milton Pkwy and vehicles entering/leaving homes. The urban heat island effect

concern is disregarded without data to back up their claim. Development sites that "typically contribute to urban heat island effects" does not equate to "the only contributors". The trees they plant will also be young trees that will not provide shade for potentially 8 years or more. GA Tech's "Urban Tree Canopy Assessment and Change Analysis" of 2018 indicates that it takes around 8 years to achieve 25% of previous canopy cover.

  - Camden Pond might prefer to have reduced scope of project, a larger section of the property with preserved forest be sold to the city, and the Greenway path run behind the homes between Avalon Dr and the development. This would address a very large amount of the concerns expressed by Camden Pond and neighboring communities.

- *"Current zoning development would be worse for the heat island effect".*
  - This appears to be disingenuous, as present zoning legally requires more tree buffer than their proposed development. Can they actually say there's more or less square footage of pavement in the present zoning vs what they've designed? What data are they working with? This is also the case with amount of impervious surface for concerns about flooding. As this is important to Camden Pond and has been presented as a shared benefit. We want to make sure we can actually benefit from it.
- *Concerns regarding impacts to Big Creek and the wetlands have been brought up multiple times by Camden Pond and other communities.*
  - As such, why haven't they provided actual statistics? Why don't they bring out the data from the study they say they did?
- *Concerns regarding financial viability.*
  - Camden Pond unit owners desired actual statistics regarding the expected amount of tax revenue if each home is occupied vs the eventual cost to repave only their roads. Providing a surface level explanation of basic taxation is redundant and does not address real concerns in good faith.
- "*R-10M selected and also justified because of use in development across Old Milton Pkwy from Camden Pond".*
  - That property was already graded and set up with some level of utilities. This area is not.
- *"The requested report for taxes is beyond the scope of a zoning review."*
  - How? This appears to be misleading, as such things are very relevant for the Alpharetta City Council.
- *A full environmental impact statement is considered inappropriate.*
  - Camden Pond has repeatedly brought up concerns regarding the surrounding environment. In order to address such concerns and perform due diligence, even recommendations for more appropriate studies would have been appreciated.
  - Despite repeated, communicated environmental concerns and demands of proper studies, the developers did not provide an appropriate presentation to residents to assuage concerns. Rather, residents were directed to general information about wetlands via government websites and draw their own conclusions.
- *Many concerns dismissed as "beyond the scope of the zoning review" with no further explanation.*
  - There is no indication as to when such concerns might be relevant.
  - This does not encourage trust or confidence that Camden Pond concerns are being addressed in good faith. Particularly since these concerns have been voiced repeatedly.

CAMDEN POND

Community Meeting with Empire Homes/Toll Brothers

March 11, 2026

NO	NAME	PROPERTY ADDRESS
	Darlene Cutlip	3025 Camden Way
	Lyong Jat Lam	3040 " "
	[illegible]	3021 " "
	[illegible]	3021
	Pamela Haywood	5051 Avalon Dr.
	Diane M. Wilson & Jim Wilson	3994 Camden Way
	Megan Lister + Jon Kenkel	3996 Camden Way
	Ana M. Marin	3066 Camden Way
	Charles SROKA	3066 Camden WAY
	Kara Kennedy	5073 Avalon Drive
	Gayla Bell	3075 Camden Way
	Melissa Collins	3091 Camden Way

EMPIRE HOMES & TOLL BROTHERS COMMUNITY MEETING

For Residents of Camden Pond

March 11th, 2025 at 6:16 pm

Empire Homes Design Center

131 Roswell St. Bldg A

Alpharetta, GA

Resident: Megan Lister and Jon Kenkel

3996 Camden Way

Alpharetta, GA 30005

Concerns (non exhaustive of selves and other residents) and Questions Pertaining to Applicant's Proposed Development

CONCERNS:

(broad overview- environmental impacts, economic impact, greenway access, + need for further transparency and data)

1. **ENVIRONMENTAL/ECONOMICS**. Despite the applicants stating that they believe there should be no significant impact to the land, I and many residents are concerned about the following:
    - loss of native owl, hawk, snake species and other useful predators that perform natural vermin control.
    - loss of unidentified species of turtles and amphibians that make use of the creek.
    - Loss of beneficial insects and pollinators that require such habitat.
    - potential loss of unidentified endangered or protected species of flora and fauna.
    - loss of existing, riparian forest that provides much needed shade, groundwater quality control, reduces pollution (noise, light, air, water, soil), reduces erosion, reduces flood risk for all, reduces heat island effect, reduces economic strain of higher utility bills, reduces surface and ambient temperature, reduces risk of severe or fatal health outcomes related to heat, etc.
    - further loss of canopy that easily takes decades to replace, particularly when valuing native species over non-native or ornamental species. If it takes even

10 years to achieve 25% of previous canopy, there are several significant risks to take into account for the citizens.

- potential permanent loss of long term ecological benefits from native trees or existing forested areas prior to clear cutting.
- cumulative strains on present wetlands, flood plains, and flood zones.
- unexpected changes in groundflow water due to any leveling and development of infrastructure in a risky landscape and sensitive habitats that provide natural flood control.
- impact of invasive landscaping plants.
- impact to quality of soil from signfanct disruption, drying, and erosion.
- impact from additional use of herbicides, pesticides, etc. on remaining flora and fauna.
- habitat reduction and fragmentation.
- potential for increased zoonotic disease transmission like West Nile, Lyme Disease, and many others. This could result from increased sitting water for mosquitos, competition for blood meals and shaded areas for ticks, deer lacking food and corridors for movement, and rodents looking for shelter upon being disturbed and having fewer or no predators. This also goes for those using the Greenway, as it could potentially experience more flooding and sitting water.
- loss of use of the Greenway, already vulnerable to floods, experiencing more extended periods of inaccessibility.
- increased number of individuals experiencing illnesses due to increased pollution from more cars and car trips necessary for a home (asthma, depression, decreased sleep, more stress).
- potential increases to insurance due to worse risks of erosion and flooding.
- costs of vehicle repair or medical care due to increased risk of vehicular collisions from congestion.
- similar concerns to above, but for potentially increased number of deer collisions.
- Increase to costs of aid, reconstruction, and recovery efforts afters disasters like hurricanes, floods, etc. This is a particular concern regarding developing in areas of high flood risk.
- Existence of already severe flooding to Big Creek of up to 7 feet after multiday rain events.
- with further development of roads into the lots for homes and expansions required for Old Milton, will the expected tax revenue of the presently desired number (by the applicants) of homeowners actually cover the cost of repairs/replacement when the time comes? This is especially important considering the increased wear and tear expected for Old Milton.

2. Transparency

- as can be seen in this non exhaustive list, there are many things that should be considered.
- the application submitted does not seem to showcase the results of other studies beyond a traffic and aroborist survey.
- lack of surveys and data specific to this unique area of land.
- confusion regarding zone change to R-10M vs any other residential option? Residents have reported hearing different ratios of rental vs for sale homes.
- confusion regarding attempts to reduce setback requirements from 25' to 25' for the proposed homes closest to Old Milton. There are concerns about space, for example: further loss of buffer (existing or replaced) and decreased desireability to walk along the sidwalks.

3. Greenway Access Design

- a popular, tentative proposal advertised to benefit all residents. As presently designed, however, it lacks accessiblity to the vast majority of existing residents.
- at present, to reach the farthest point of the existing cul-de-sac (which sits along the proposed public route to the Greenway) by walking takes around 8 minutes for myself. This does not include the time necessary for walking up to Old Milton. This also doesn't account for the further distance required to actually reach the existing Greenway, if land is developed as proposed. Why would we, who live arguably the closest, use this if the majority of the time is spent just walking to the Greenway? This is particularly important for children, mothers, the elderly, those with disabilities or impairments, and anyone else who wants an enjoyable walk.
- Risk of car collisions at multiple points for pedestrians, especially with more residents utilizing cars for the majority of needed transportation and more points of conflicts at new roads and home entrances.
- urban heat island effect making walking unbearable or impossible for a large section of the year. This is especially so with clear cutting and existing canopy loss.

4. REQUESTS

- Further time to determine the necessary surveys and reports that may not be listed here, due to the volume and complexity of present concerns.
- An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrustructure.
- A full Environmental Impact Statement for the cumulative impacts to the land proposed for development as well as Big Creek.
- No mass grading of the entire site
- Post development peak flows must be lower than pre development levels
- A certified wetland delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal streams are present
- A formal habitat assessment, as Georgia Dept of Natural Resources identifies this area as habitat for State Threatened species including the Spotted Turtle, Wood Thrush, and Monarch Butterfly
- A Raptor Nest Survey and Avian Habitat Assessment to identify all Red shouldered Hawk nests — including active and inactive nests — and to map potential nesting and hunting habitat. Active nests are protected by federal law under the Migratory Bird Treaty Act, and identified habitat areas may require no disturbance buffers or seasonal clearing restrictions
- A water quality analysis to ensure that stormwater runoff from more than 400 vehicles — including leaked motor oil, gasoline residues, brake pad dust containing copper and other heavy metals, tire wear particles, antifreeze, and transmission fluids — as well as fertilizers and pesticides used in landscaping, does not contaminate Big Creek
- At least 30% tree save area to preserve natural stormwater absorption

Responses To Summarized March 11, 2026 Camden Pond Concerns
April 10, 2026

1. Concern regarding impact on various animals.
    - Response: The property abuts Big Creek on the western and northern boundaries, which is where the larger trees on the property are also located that support most existing wildlife. The areas near Big Creek are not being developed and the existing trees are remaining in that area, which mitigates the potential impact on animal habittat.
2. Concern regarding impact on any riparian forest or canopy loss.
    - Response: The property was cleared for development around 1999. The proposed development is located in the areas where the site was previously cleared. Additionally, the majority of the trees located in the development area are pine trees and not hardwoods or other flowering species of plants.
3. Concern regarding impact on wetlands, other riparian features and groundwater.
    - Response: The proposed development is located outside of existing wetlands and stream buffer areas. The development will include green infrastructure to remove pollutants and infiltrate water into the site. The development will provide runoff reduction volume, water quality and detention measures required by the city and state as part of the project to ensure the floodplain is not burdened. Ground water flow levels are not expected to be impacted. Stormwater runoff from the development will be collected and piped underground to ponds and infiltration will be provided for the first inch of rainfall.
4. Concern regarding impact on existing soil.
    - Response: No detrimental impact on soil is expected. The project will compact soil in structural areas as required by city standards. Topsoil will be used in planted areas. Georgia has statewide standards for erosion and sediment control during construction that will be implemented and observed.
5. Concern regarding use of pesticides on existing flora and fauna and introduction of invasive landscaping plants.
    - Response: No specific or unique pesticides are targeted to be utilized in the development. Invasive species of landscaping plans are not proposed and the city arborist will oversee the plantings as part of permitting.
6. Concern regarding potential for increased zoonotic disease transmission.
    - Response: The proposed development does not incorporate standing water that would attract insect activity. Any new stormwater ponds will include green infrastructure and be designed to drain down within 48 hours. No increased zoonotic disease impact is expected with the proposed development.
7. Concern regarding impact on the Greenway and its use.
    - Response: The development proposes to implement a publicly accessible connection to the Big Creek Greenway using environmentally sensitive measures that work with the existing terrain. Rather than paving a connection, the expectation is the trail will utilize natural materials. The exact location of the trail connection will have to be field located to work with the existing ground conditions.

8. Concern regarding impact on insurance, medical care, vehicle care and disaster relief for surrounding residents.
    - Response: The property is zoned for development with office and commercial uses. Redevelopment with a residential use is a less intense scope than the current zoning permits. No adverse impact on insurance, medical care, vehicle care or disaster relief is expected as a result of the proposed change.
9. Concern regarding flooding and impact to Big Creek.
    - Response: The project will be designed to take into account potential swells from upstream flows on Big Creek and will adhere to the required stream buffers. The topography of the property places the development area higher than the flood elevations. As noted above, the stormwater management measures required by the city and state will ensure the project does not increase flooding or adversely impact Big Creek.
10. Concern for funding available for Old Milton Parkway improvements and supporting roads for the project.
    - Response: The modifications proposed to Old Milton Parkway are a GDOT project that is funded through the state. The development will pay development fees as part of the construction of the project and the individual homes will pay taxes which the city uses for a variety of city services, including road repairs.
11. Explain why R-10M was the selected zoning district for the project and confirm whether the units will be rental or for sale.
    - Response: The current CUP zoning district applicable to the property requires 100 acres and therefore had to be changed as part of the request. R-10M was selected as it aligned best with the residential only development scope and is consistent with the recently approved R-10M zoning approved immediately across Old Milton Parkway from Camden Pond. All of the units are proposed to be for-sale units and a zoning condition is included in the application proposing that any rentals of the owned units be limited to ten percent (10%). The ten percent (10%) rental condition is customary in ownership communities.
12. Explain the setback variance requested.
    - Response: The applicant has removed the originally submitted setback variance and added a setback variance on Old Milton Parkway to reduce the front yard setback from 65 feet to 50 feet. This setback request is consistent with approved setbacks on the south side of Old Milton Parkway and does not impact the road improvements proposed on Old Milton Parkway.
13. Concern the Big Creek Greenway access is not accessible.
    - Response: Provision of a publicly accessible connection to the Big Creek Greenway is an amenity to both the proposed development as well as the surrounding community. The applicant could choose to make the connection through their property private which would foreclose access by adjacent communities but the proposal is to provide publicly accessible access. To the extent individuals seek to utilize the access, they will have the ability to do so utilizing the new public sidewalks the development will include.
14. Concern regarding pedestrian safety.
    - Response: The development will include new streetscapes with sidewalks and trees along all streets within the project which will improve pedestrian access and safety.

Further, the development will utilize stop controls where necessary and crosswalks at intersections to improve pedestrian access and visibility.

15. Concern the project will have a heat island effect with the redevelopment of the property.
    - Response: The development includes landscaped areas and tree save areas that will offset the development of the property. Typically a heat island effect is raised in developments with significant surface parking areas which are not proposed. Development of the property under the current commercial and office entitlements would have a greater risk for a heat island impact due to the likely surface parking and increased impervious surface.

Responses to Specific Summarized Requests:

1. Further time to determine necessary surveys and reports.
    - Response: The zoning was deferred to the May hearings.
2. An independent report addressing the concerns of tax revenue meeting the cost of city repairs to infrastructure.
    - Response: The city is responsible for budgeting tax revenue to meet the various public works and transportation demands of the city. Further, the proposed units will generate tax revenue for the city that can be allocated as the city determines appropriate. The requested report is beyond the scope of a zoning review.
3. A full Environmental Impact Statement for the cumulative impacts to the land for development as well as Big Creek.
    - Response: During permitting for the development, the project will be required to provide engineered erosion control and hydrology studies to the city as part of the permitting review. An Environmental Impact Statement is beyond the scope of a zoning review and its components occur later in permitting.
4. No mass grading of entire site.
    - Response: Many areas along the perimeter of the property will not be disturbed.
5. Post development peak flows must be lower than pre-development levels.
    - Response: This is a city requirement.
6. A certified wetlands delineation and consultation with the U.S. Army Corps of Engineers if wetlands or seasonal stream are present.
    - Response: The property includes wetlands and streams. The appropriate governmental entities will be consulted as part of permitting to ensure related requirements are observed.
7. A formal habitat assessment.
    - Response: The wetlands area is not proposed to be impacted so this is not required.
8. A Raptor Nest Survey and Aviation Habitat Assessment.
    - Response: The requested study is beyond the scope of a zoning review and is not required for development of the property.
9. A water quality analysis to ensure stormwater runoff does not contaminate Big Creek.
    - Response: The development will have water quality and stormwater studies that are generated as a part of the later permitting process. The requested analysis is beyond the scope of a zoning review.
10. At least 30% tree save area for preservation of natural stormwater absorption.
    - Response: The plans for the development reflect tree save areas proposed.

Empire Homes/ Toll Brothers and Camden Pond Community Meeting Report

Location: Empire Design Center

131 Roswell St, Alpharetta, Ga 30009 Bldg A

Date: Wednesday 2026, March 11th

Time: 6:15 to 8:00 PM

"**Document:** Staff Report Inputs from Camden Pond Community from the 2nd of 3 total public community meetings.

Purpose: The purpose of this document is to provide the City of Alpharetta Planning & Development Services Department with accurate and comprehensive input for preparation of the Staff Report regarding the Empire Homes and Toll Brothers rezoning application. The subject property is currently zoned with an existing C4 Community Unit Plan (CUP) and the applicant is requesting rezoning to R-10M (High Density Residential). The 29.5-acre parcel, located at 3842 Old Milton Parkway, Alpharetta, GA 30005 (Parcel ID: 11 002000440209), is proposed for redevelopment into two adjacent residential communities totaling more than 200 three-story townhomes, with a combined maximum on-site vehicle capacity of approximately 848 automobiles.

Source: The content of this document is based on input gathered during three sequential public community meetings involving Empire Homes, Toll Brothers, and the Camden Pond Condominium Community, situated directly east of the subject property. The first public community meeting was held at Alpharetta City Hall on February 11, 2026 and had property owners from both Camden Pond and Stoneridge. The 2nd community meeting was held privately for only Camden Pond property owners on March 11th, 2026 at the Empire Homes Design Center, 131 Roswell St. Bldg A, Alpharetta, GA." The 3rd community meeting was also held in a similar fashion at the same location on April 9th, 2026.

Jessica Hill called the meeting to order. Many (if not all) previous Toll Brothers and Empire Homes were present again for the second community meeting, specifically for Camden Pond residents. Ken Wood, the project's civil engineer, primarily led the presentation. *Questions were asked to be held until the end.*

Changes to Development

As described to the attendees, the concerns expressed at the CZIM on 02/11/26 had prompted Ken to revisit and modify the plan of townhomes closest to Camden Pond. In response to concerns of building height exceeding any trees, erosion, density, overflow of visitors, loss of tree buffer, ability to visit future residents, and being able to see into buildings, the modifications were as follows:

- Intial 30 ft distance between Avalon Dr. and the backs of the townhomes was increased through a larger preservation of tree buffer.
- New tree buffer along Avalon Dr. now expected to be 30-38 ft.
- Back of the units now 60 ft away.
- More existing “trees of quality” would be kept in the buffer and seemingly within other parts of the lots.
- The number of townhomes were slightly reduced.
- More guest parking.
- Grading on the N. side of the property would be more limited and even lower set.
- Better stormwater capture expected from lower grading and tie in roof drains.
- Better control of stormwater expected by runoff being directed to their property vs Camden Pond.
- Retaining walls added in effort to control erosion.
- Sidewalks connecting Camden Pond and the proposed communities were described as in the works with Ga DOT.
- The cul-de-sac at the back of Cotton Creek Entry now proposed to be a small green space prior to leading to the Greenway.
- Additionally, it was offered that a variety of trees might be selected to reduce the ratio of dominating coniferous trees. Young trees of 2-4” caliper could be planted.

Other Announcements in Initial Presentation

A reminder of the new hearing dates on May 7th and 18th (2026) was given. The Stoneridge Community will meet with them later in the month. Further meetings with Camden pond were offered.

Questions, Comments, and Requests

Residents were allowed to ask clarification questions, express concerns, and provide feedback to be considered. Clarifications were provided by both Toll Brothers and Empire Homes. While many people asked questions that received an answer, some questions did not. This report will not speculate as to the reason why, but rather, will take note at this time. The answers received by Empire Homes and Toll Brothers will be used to determine:

- What questions still need to be asked?
- What new questions have arisen due to specific changes or answers?
- What additional information is needed, by the developers or by appropriate professionals?

Below is a summary of the comments and concerns raised by Camden Pond. It does not reflect the entirety of the conversations, nor a consensus on any of the points:

- traffic is already an issue.
- request for 3 way stop at intersection of cotton creek entry and cotton mill pl.
- request for public parking space at the cul de sac of cotton creek entry to allow access to the greenway.
- how can bottlenecks be addressed?
- clarification on dates of construction to start and times of operation would be appreciated.
- requested limits to construction hours. Weekends are asked to be off limits.
- requested clarification on the quality of relationship the developers have with the Ga DOT for working together.
- the extra turn lane onto Cotton Mill Pl will still be needed if Old Milton expands the number of lanes.
- the traffic study cited in the application are not visible to the public.
- clarification asked for disturbance to trees in the buffer.
- clarification asked on where clear cutting starts.
- clarification on when canopy is expected to return where clear cutting has occurred?
- clarifications asked for true distance between Avalon Dr. and the backs of the townhouse units.
- will the units have balconies on the back?
- how will light and noise pollution from the units alone be addressed?
- where will the trash be for the townhomes?
- will the backs of the homes have garages?
- even if a 75-100ft buffer is not required between properties, it is still requested.

- what is the expected height of the planted trees?
- can a fence be expected to be built between the properties? If so, how long, tall, and make of the material?
- what is the purpose of such a fence?
- the traffic generated by the number of residents, even at lower density, will struggle with only one way in or out.
- many concerns regarding environmental impact of development in sensitive areas. Due to volume and complexity, a hard copy of a nonexhaustive list of concerns and requests handed to developers (will provide digital copy)
- the requests, regardless of any that might be considered unnecessary after the present modifications or not on the list yet will be expected to have a written response by at Planning Commission Hearing on May 7th.
- it is desired to include the planning commission member assigned in email correspondance
- a full environmental impact statement regarding cumulative impacts is requested
- a raptor nest survey and avian habitat assessment is requested, as active nests of Red Shouldered Hawks are protected by federal law.
- are they aware of any nests, active or not?
- many hawks are regularly spotted hunting in the area.
- the hawks are very treasured in this community.
- water quality analysis are requested to address chemical runoff into adjacent waterways and wetlands.
- has there been any professional survey to determine ecologically valuable, endangered, threatened, or protected flora and fauna?
- has there been any assessments or surveys to determine impact to wetlands by development? Big Creek?
- has there been any surveys regarding flooding by the wetlands and to Big Creek?
- If so, may we read them?
- will there be security at the sites of construction to prevent theft?
- how long will it take to sell all of the units?
- will the construction begin back-to-front or front-to-back?

General Responses by Empire Homes/ Toll Brothers

(*also does not reflect entirety of discussion, nor reflects any legally binding agreement)*

- George Doyle could be helpful to provide a 3 way stop. It will be considered.
- public parking space to access the greenway would not fit, is in an awkward spot, would require further research to see if it is even legally possible, and likely would not be tolerated by the potential future residents.
- traffic bottleneck concerns explained as due to traffic signal issues vs the number of cars.
- expanding Old Milton up to 3 lanes should relieve traffic congestion.
- population swell during the work day is the culprit of traffic congestion. Guess is that their housing will eliminate or balance out travel requirements in the area due to work.
- their relationship with the Ga DOT is good.
- construction is expected to begin 2027.
- street light times may need to be longer?
- a buffer of 75-100ft is not required.
- The traffic study was done, but were not available to the public until most recently.
- Trees will not be thinned in the buffer 30-38 ft beyond Avalon Dr.
- Trees will be clear cut beyond that and replaced with young trees.
- the backs of the townhome units will be facing Camden Pond.
- there will be balconies on the backs of the units.
- the trash will be located in the front of the homes on days of pickup.
- Trees could be expected to grow up to 75 ft higher or more, depending on the species.
- the units will have nighttime lights in the back.
- some level of noise, light, and visual disturbance is inevitable and expected to impact residents of camden pond.
- even if inevitable, they are not targeting people “in a college frat”, particularly as the expense of the home climbs.
- a fence may be considered, but a wooden one is not recommended due to rot and appearance. a black, aluminum one is preferred.
- a full environmental impact statement is not required, nor appropriate for the type/size of nature there. It is also much too costly.
- email correspondance will be accepted.
- planners can be cc’d on the email exchanges.
- email exchanges can begin with Jessica Hill.
- yes, security will be on site.
- construction hours will be weekdays and Saturdays, but not Sunday.

- if work hours are only during the business week, Camden Pond will be delaying development even longer.
- upon completion, it is expected to take 3-4 years to sell all units.
- expressed financial motivation is to do all of this as quick as possible.
- assessments/surveys are prioritized to present lots vs Big Creek.
- assessments/ surveys have not been done to determine any endangered species.
- not aware of any hawks nesting or hunting.
- wetland survey was completed, but not available to the public. they may try to provide more information on that if possible.
- It is uncertain if construction will begin from any certain direction at this time.
- Willing to have an additional meeting and if compromises can be reached, some type of agreement could be met (possibly hinting at a written agreement)

Eventually, no further questions were asked. Developers thanked those who attended for doing so.

Meeting was adjourned by 8:10 PM.

<u>Initial Questions that Could Use a More Complete Answer:</u>

- those in the requests section of the handout.
- if a full Environmental Impact Study is too large/expensive in scope, what alternative surveys are more appropriate to address our concerns?
- when can expect even a 30% return of canopy from the planted trees after clear cutting?
- are they willing to perform a professional survey to identify potentially endangered, threatened, or protected species of flora and fauna?
- despite their not personally seeing any red shouldered hawks during their walk throughs, did confirm that no red shouldered hawks were in the area proposed for development?
- are they willing to do a water quality analysis pertaining to storm runoff and potential impacts to Big Creek?
- when not on garbage pick up days, where will the garbage be stored?
- what will the proposed greenspace prior to the greenway trail actually look like? there were no visuals for this modification.

Further discussion amongst the residents of Camden Pond is needed to properly understand the modfications made and also to determine what appropriate steps are next as a community.

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: 3842 Old Milton Pkwy Application Amendment - MP-26-05/CLUP-26-03/Z-26-03/V-26-03
Date: Friday, April 24, 2026 2:04:18 PM

From: Ray Thomas [redacted]
Sent: Thursday, April 23, 2026 1:20 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Cook, Kathi <kcook@alpharetta.ga.us>; Hill, Jessica L. <jessica.hill@troutman.com>; Darlene Cutlip [redacted]
Subject: 3842 Old Milton Pkwy Application Amendment - MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Attention:

Mr. Michael Woodman
Planning & Dvelopement Services Manager
City of Alpharetta Community Development Department

Dear Mr. Woodman,

Following our phone conversation on April 17, 2026, I am writing to express my concerns regarding the proposed rezoning application for the property located at 3842 Old Milton Parkway.

The reasons for my concerns are as follows:

- I have owned my property for 33 years. If approved as currently presented, the proposed rezoning would adversely affect the aesthetics directly in front of my property at 5047 Avalon Drive, which is immediately adjacent to the proposed development.

- As proposed, the development would obstruct the natural views of mature trees and greenspace directly in front of my property. In addition, it may contribute to stormwater runoff issues along the street and parking area and increase congestion and safety concerns related to ingress and egress of the subdivision.

To address these concerns and earn my support for the project, I respectfully recommend that the City consider the following stipulations as conditions of approval:

1. Within the 60-foot setback between the property lines, maintain a minimum 25-foot buffer (the current proposal reflects only a 10-foot buffer). Within this 25-foot buffer, all existing trees should remain undisturbed. Any new tree planting should be

supplemental and limited to filling existing gaps or replacing dying trees.

2. Require wrought-iron-style fencing along the 25-foot landscape buffer to provide a clear line of demarcation and to help protect the Camden Pond area from pets and unauthorized entry.

3. The proposed setback along Old Milton Parkway has been reduced from 65 feet to 50 feet without a stated rationale. I recommend that the 65-foot setback be retained.

I respectfully request that a copy of the City staff report be provided when it becomes available.

Respectfully Submitted,

Ray Thomas
Owner
5047 Avalon Drive, Alpharetta
[redacted]

CC:

City Council & Mayor

Kathi Cook, Community Development Director

Ms. Jessica L. Hill, Attorney, Troutman, Pepper, Locke

Ms. Darlene Cutlip, President, Camden Pond Community Association

From:	Borden, Brian
To:	Taylor, Elicia
Subject:	Fwd: Opposition-MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 Empire Old Milton Pkwy / Camden Pond 3902 Old Milton Parkway
Date:	Tuesday, May 26, 2026 1:49:48 PM

In case you didn't get this.
Sent from my iPhone

Begin forwarded message:

From: Ginny Bethoney [redacted]
Date: May 26, 2026 at 1:45:10 PM EDT
To: Planning/Zoning <Planning@alpharetta.ga.us>, Council <council@alpharetta.ga.us>
Cc: Mayor <mayor@alpharetta.ga.us>, Ginny Bethoney [redacted]
Subject: Re: Opposition-MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 Empire Old Milton Pkwy / Camden Pond 3902 Old Milton Parkway

Dear Members of the Alpharetta Planning Commission and Alpharetta City Council,

My name is Virginia Bethoney, and I reside at 5061 Avalon Drive, directly adjacent to the proposed development identified as:

MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04
Empire Old Milton Pkwy / Camden Pond
3902 Old Milton Parkway

I am writing to formally oppose the proposed development and all associated zoning, land use, and variance requests.

I want to acknowledge and thank the applicant for revising their original plans and for making an effort to respond to community feedback. I appreciate that the developer has modified certain aspects of the proposal. However, even with these adjustments, the core issues that directly affect my property and the surrounding neighborhood remain unresolved. For this reason, my position of opposition has not changed.

The requested zoning change—from long-standing, low-intensity land to a high-density attached residential classification—continues to represent a significant departure from the established zoning pattern. The need for multiple variances, including reduced setbacks, still demonstrates that the site does not naturally support the density being proposed. These variances are not incidental; they are required solely because the project is too large for the parcel.

Despite the revisions, the density of 207 three-story townhomes still introduces

substantial impacts: increased traffic volume, greater infrastructure strain, and a major change in built mass directly adjacent to existing homes. The proximity of these structures to my property line remains a serious concern, as does the loss of the mature, wooded buffer that has existed for decades. These impacts cannot be mitigated simply through design adjustments.

The property's current commercial zoning remains the most compatible use for this parcel. Commercial development would generate predictable daytime traffic and would not introduce three-story residential buildings or the population density associated with this proposal. While the applicant suggests commercial development is undesirable, it is the zoning classification the City has long deemed appropriate, and it remains far more consistent with the surrounding area than the high-density residential use now being requested.

Stormwater impacts also remain unresolved. Clearing and grading this amount of land—combined with the extensive impervious surface required for 207 units—poses significant risks that have not been adequately addressed.

While the applicant highlights improvements such as sidewalks and enhanced streetscape, these amenities do not require approval of a high-density residential project. The City of Alpharetta is fully capable of implementing pedestrian and streetscape improvements independently.

I respectfully request written confirmation that this opposition letter has been received and that it will be included in the official case file for the upcoming hearings scheduled for **June 4 (Planning Commission)** and **June 22 (City Council)**. I may or may not be able to attend these meetings in person; however, regardless of my attendance, I request that my opposition be fully entered into the public record.

Please also advise whether remote participation, virtual attendance, or remote public comment is available for this case. If not, please provide instructions for submitting public comments in advance so that my position is preserved even if I cannot attend.

Thank you for your consideration.

Sincerely,
Virginia Bethoney
5061 Avalon Drive
Alpharetta, GA 30005

On Mon, Feb 23, 2026 at 1:20 PM Ginny Bethoney [redacted] wrote:

> Dear Members of the Alpharetta Planning Commission and Alpharetta City Council,
>
> My name is Virginia Bethoney, and I reside at 5061 Avalon Drive, directly adjacent to the proposed development identified as:

MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04
Empire Old Milton Pkwy / Camden Pond
3902 Old Milton Parkway

I am writing to formally oppose the proposed development and all associated zoning, land use, and variance requests.

The primary basis for my opposition is the significant zoning change required for this project. The applicant is seeking to convert long-standing, low-intensity land into a high-density attached residential classification, which represents a substantial departure from the existing zoning pattern. This shift also requires multiple variances, including reduced setbacks, which indicates that the site does not naturally support the density being proposed. Even small setback reductions are material when they are necessary solely to accommodate a project of this scale.

It is also important to note that the property is currently zoned for commercial use, meaning it could support businesses operating typical 9–5 hours with predictable traffic patterns and significantly lower overall impact. Commercial development would not introduce three-story residential structures, nor would it generate the level of population density, vehicle volume, or infrastructure strain associated with 207 townhomes. While the applicant suggests that commercial development is an undesirable alternative, the reality is that no one is developing it as commercial, and commercial use remains far more compatible with the surrounding area than the high-density residential proposal being requested.

The land in question has remained untouched and undeveloped for its entire existence, serving as a natural buffer for the surrounding communities. When I purchased my home, one of the primary attractions was the preserved, wooded land directly behind my property. My expectation—based on the long-standing condition of the land and the existing zoning—was that this natural buffer would remain. Replacing mature trees with three-story townhomes fundamentally alters the character and livability of the area. Additionally, the prospect of enduring multi-year construction of this magnitude is a significant and unavoidable disruption for adjacent homeowners.

The scale of the proposed construction is substantial. The plan includes 207 attached townhomes, three stories in height, ranging from two to four bedrooms, each with two-car garages. This represents a major increase in built mass, population density, traffic generation, and infrastructure demand. The stormwater implications of clearing and grading this amount of land, combined with the extensive impervious surface required for 207 units, are also significant and have not been adequately addressed.

While the applicant highlights improvements such as sidewalks and enhanced streetscape, these amenities do not require a high-density development of this magnitude. The City of Alpharetta is fully capable of implementing pedestrian and curb-appeal improvements independently, without approving a project that introduces this level of density and infrastructure strain.

I respectfully request written confirmation that this opposition letter has been received

and that it will be included in the official case file for all upcoming hearings. Additionally, because I may be out of state during the scheduled meetings, please advise whether remote participation, virtual attendance, or remote public comment is available for this case. If remote participation is not available, please provide instructions for submitting public comments in advance so that my position is fully entered into the record even if I cannot attend in person.

Thank you for your consideration.

Sincerely,
Virginia Bethoney
5061 Avalon Drive
Alpharetta, GA 30005

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: CLUP-26-03 MP-6-05 Z-26-03/V-26-03
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: EAH Acquisitions, LLC c/o Kevin Norton Telephone: 404-951-6546

Address: 5775 Glenridge Drive, Bldg. D Suite: 350

City Atlanta State: GA Zip: 30328 Fax:

Mobile Tel: 404-951-6546 Email: knorton@empirecommunities.com

Subject Property Information:

Address: 3842 Old Milton Parkway Current Zoning: CUP

District: 1st Section: 1st Land Lot: 44, 45, and 49 Parcel ID: 11 002000440209

Proposed Zoning: R-10M Current Use: vacant

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?

The proposed use of the property is 207 attached, for-sale, single family homes.

Applicant's Request (Please itemize the proposal):

* Rezoning from CUP zoning to the R-10M district;

* Future Land Use Map Amendment to redesignate the Property from Professional Business Office to High Density Residential;

*Master Plan Amendment to the Camden Pond (Big Creek Landing) Master Plan to faciliate the proposed development; and

* Variance to UDC § 2.2.9.D - reduction of front yard setback requirement abutting a portion of Waters Ferry Way from 35' to 25' as provided on the Site Plan.

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

The proposal would accommodate the development of 207 attached, for-sale, single family homes on a currently vacant property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Janet Goethe Telephone: N/A

Address: PO Box 813068 Suite:

City Smyrna State: GA Zip: 30081 -

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: EAH Acquisitions, LLC Telephone: 404-951-6546

Address: 5775 Glenridge Drive, Bldg. D Suite: 350

City Atlanta State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: Janet Goethe Date: 12/12/2025

Notary:

Notary Signature: [signature] Date December 12, 2025

MATTHEW K INGBER
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires Nov. 06, 2028

12

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: Janet Goethe

Subject Public Hearing Case: Empire Communities

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: Janet Goethe Date: 12/12/2025

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: Troutman Pepper Locke, LLP

Subject Public Hearing Case: Empire Communities

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: Jennifer Hill Date: 12/17/25

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.

Name of Applicant or Opponent: EAH Acquisitons, LLC

Subject Public Hearing Case: 3842 Old Milton 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: Douglas Derito Position: City Council

Description of Contribution: Campaign Contribution Value: $3,000

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: Heather Allen Date: 12/19/25

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception.
Respond to 1-3 for a variance and 1-4 for an exception.

1. Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

See attached.

2. Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

See attached.

3. Are there conditions that are peculiar to the subject property? Please describe them in detail.

See attached.

4. 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.

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: Empire Communities - 3842 Old Milton Parkway

Contact Name: Jessica L. Hill Telephone: (404) 885-3925

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

All property owners within 500' of the subject property will be contacted regarding the application. Attached is a list of the property owners to be contacted.

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
- [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.

Individuals contacted regarding application will be provided contact information for the applicant and their counsel to ask questions or schedule a meeting to discuss any concerns.

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
11 002000440373	TOUCHMARK NATIONAL BANK	3651 OLD MILTON PKWY			ALPHARETTA, GA 30005	
11 002000440365	BOF II GA BROOKSIDE LLC	FIVE CONCOURSE DR SUITE 3100			ATLANTA, GA 30328	
11 001000450234	CITY OF ALPHARETTA	2 SOUTH MAIN ST			ALPHARETTA, GA 30004	
11 001000010186	BLUE ATLANTIC PRESTON RIDGE LP	1025 KANE CONCOURSE STE 215			MIAMI, FL 33154	
11 001000450382	WILLIS SUSAN	1060 WHITESTONE RIDGE			ALPHARETTA, GA 30005	
11 013000480327	DENIS NANCY	460 SUMMER BREEZE CT			ALPHARETTA, GA 30005	
11 013000480335	ZAITSEV MAXIM & ZAITSAVA LIUDMILA	1929 NOBLIN WOODS TRL			DULUTH, GA 30097	
11 002000440340	CH RETAIL FUND II ATLANTA OLD MILTON, FESTIVAL LLC	3819 MAPLE AVE			DALLAS, TX 75219	
11 002000440209	GOETHE JANET	48 E 48TH ST			SAVANNAH, GA 31405	
11 013000480319	BIAS BRIAN R & KATHLEEN M	470 SUMMER BREEZE TER			ALPHARETTA, GA 30005	
11 013000470864	AHMAD ANBAR &, BACHAR MOSHE	4098 BIG CREEK OVERLOOK			ALPHARETTA, GA 30005	
11 002000440332	FOAMWORKS ALPHARETTA LLC	P O BOX 368			ROSWELL, GA 30077	
11 013100480409	HEALY SPENCER IAN	800 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480474	WILSON JAMES & HUBER BROOKE	5614 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480391	SHATTUCK MARTHA M	820 BRIDGE POINTE CT			ALPHARETTA, GA 30005	
11 013100480458	MAMMOLA RAYMOND FRANCIS	5634 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480425	GARCIA AMAYA RUBEN D &, SIERRA BAIDE ELSY A	5664 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480466	LIMYANSKY SMITH HOPE KATHLEEN &, SMITH DANIEL ALEXAND	5624 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480433	STRANGE PHILLIP JOSEPH & CLAUDIA	5654 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480441	PRATHER JACQUELINE MICHELLE	5644 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480417	CASTANEDA SAUCEDO MARCO A &, PEREZ OSORIO BETZABETH	5674 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 013100480508	CHUNG KYUNG HWAN &, JUNG VINCE	5588 BRIDGE POINTE DR			ALPHARETTA, GA 30005	
11 014000480655	MITCHELL CANDACE	2320 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480663	OWENS MICHELLE D	2330 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480465	JOSHI SWATIDEVI D	2130 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490746	GORTALOV GENNADY	2165 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000491124	NASIRUDDIN NURUDDIN & CHARANIA TASNEEM	11650 FOLIA CIR UNIT 15			ALPHARETTA, GA 30005	
11 014000480648	WALIA SURINDER P	2310 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480432	MALOON DANYA & RABIN NATHAN	2100 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480671	VELAYUDAM RAVI K	2340 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490720	DIXON HALEY	2145 WHITESTONE PL			ALPHARETTA, GA 30005	
11 013100480524	HARANDI LYDA	2145 NORTHWICK PASS			ALPHARETTA, GA 30022	
11 014000490696	DAVIDIAN ROBERT & LIRA	2115 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480515	SPRINGER LATISHA	P.O. BOX 143			ALPHARETTA, GA 30009	
11 014000490704	CRUMP JAMES	685 POLK ST			MARIETTA, GA 30064	
11 014000490738	RAWOOL ROHIT & AAROHI ROHIT	2155 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480630	JASTHI RAMA M &, JASTHI UDAYA	2300 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480416	OGDEN DORIS	2080 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480499	FARLEY MELINDA	2160 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480440	MAZZAGLIA RICHARD C	2110 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480473	CRIPPEN JEFFREY STUART	2140 WHITESTONE PL			ALPHARETTA, GA 30006	
11 014000480457	PRASADA KALLI	2120 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480523	SCHWARTZ TRACY A	2190 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490753	PAK SANG	2175 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000490712	LAYTON ANGELA BILLUR	2135 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480531	LORRAIN KARINA	2200 WHITESTONE PL			ALPHARETTA, GA 30005	
11 014000480507	NAIEM ABDEMENAM	2170 WHITESTONE PL			ALPHARETTA, GA 30005	

11 014000480481	SINHA RATISH	2150 WHITESTONE PL	ALPHARETTA, GA 30005
11 013100480490	POOR LULA A	5598 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480516	BUCKLEY ROBIN G	5578 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 013100480482	YARANGA LUIS &, SANCHEZ GREGORIO	5604 BRIDGE POINTE DR	ALPHARETTA, GA 30005
11 014000480689	UMBALDIN LUCYANA AVILA	2105 WHITESTONE PL	ALPHARETTA, GA 30005
11 014000480424	DARDEN BRIAN & KIRBY	2090 WHITESTONE PL	ALPHARETTA, GA 30005
11 002000440175	PSC HOLDINGS ALPHARETTA LLC	11745 BENTHAM CT	ALPHARETTA, GA 30005
11 002000440191	COLLEDGE ROAD LLC	2310 HOPEWELL PLANTATION DR	ALPHARETTA, GA 30004
11 001100020226	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 002000430390	FFI ALPHARETTA IL OWNER LLC	200 W MADISON STE 2650	CHICAGO, IL 60606
11 002000030299	JD LD ATLANTA LLC	P.O. BOX 7555	REDLANDS, CA 92375
11 002000440407	HWY 120 SENIOR HOLDINGS LLC	171 STONEBRIDGE BLVD	EDMOND, OK 73013
11 002000030323	SWNC ASPEN STATION LLC	1616 2ND AVE S STE 100	BIRMINGHAM, AL 35233
11 002000030315	LOYALTY OLD MILTON PROPERTY LLC	3324 PEACHTREE RD # 3005	ATLANTA, GA 30326
11 014000490829	3750 BROOKSIDE LLC	6400 POWERS FERRY RD SUITE 150	ATLANTA, GA 30339
11 014000491116	COSTELLO ERIN M	11640 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491199	MDZ TRUST	11560 GREAT OAKS WAY STE 200	ALPHARETTA, GA 30022
11 014000491256	BRYANT ALYSSA	11630 FOLIA CIR	ALPHARETTA, GA 30005
11 014000491249	TOROSS STEPHEN ANDREW & LINDA MICHELLE	140 CHISWICK CIR	ALPHARETTA, GA 30009
11 014000490050	FOLIA AT OLD MILTON HOMEOWNERS, ASSOCIATION INC	101 PILGRIM VILLAGE DR STE 200	CUMMING, GA 30040
11 014100490281	MITCHELL NATHAN	3009 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490513	DE MARTINO CAROLYN &, PARISH CHRISTINA M	3080 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490570	BEHPOUR HELEN & MOSALEHEH MAHYAR	3015 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490059	HASKIC EMINA	5043 AVALON DR	ALPHARETTA, GA 30005
11 014100490414	FENTON CHRISTINA	3068 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490273	STEWART PRISCILLA D, STEWART KENNETH SLADE	3007 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490422	MOHAMMAD FAROOQ & GUL SANOBAR	3070 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490745	SALEKI MASOOD & NOORANI NAGHMEH	3087 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490034	DOWLING LIEWELLA JAMITA	5028 AVALON DR	ALPHARETTA, GA 30005
11 014100490299	CHIZIK RITA K	3011 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490505	FEENEY SUZANNE	5061 AVALON DR	ALPHARETTA, GA 30005
11 014100490547	TAYLOR MICHAEL S& HAROLD T	3086 CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490653	MC KELVEY MELINDA	4004 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490661	SALABARRIA FAMILY TRUST THE	716 HIDEAWAY BAY LN	LONGBOAT KEY, FL 34228
11 014100490679	DOVA LLC	106 BIRCH TREE WAY	CUMMING, GA 30040
11 014100490208	WYANT JANE REED	5004 AVALON DR	ALPHARETTA, GA 30005
11 014100490489	MORENO FRANCOISE H & FREEMAN SYLVIA M	5065 AVALON DR	ALPHARETTA, GA 30005
11 014100490497	MAHAN RYAN	5063 AVALON DR	ALPHARETTA, GA 30005
11 014100490711	YEN SHAW F & LEE CHANG JUNG	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490091	PRUUL KULLI	5049 AVALON DR UNIT 5049	ALPHARETTA, GA 30005
11 014100490224	CHI YI JEN	5295 TWILLINGATE PL	DULUTH, GA 30097
11 014100490604	DIPRIZITO ANNE	3021 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490521	NUDELMAN SARAH H	3082 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490539	KOLLER MATTHEW	3084 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490703	GRIFFITH SARAH	4008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490828	JONES JACQUELYN ANNE	3065 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490356	STRONG JOELLA	3048 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490588	SIMON NOELLE MARIA	2656 PASS CIR	ALPHARETTA, GA 30022

11 014100490638	MC COLLUM MERIN	3027 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490349	LARSEN MARK H & RAYANN L	3046 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490463	GIBSON LIZANN	5069 AVALON DR	ALPHARETTA, GA 30005
11 014100490596	KAROBI PARVIN	3019 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490166	BANDARU LOHITHA	3024 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490182	OSHINSKI JOSHUA	5010 AVALON DR	ALPHARETTA, GA 30005
11 014100490323	MOSKOWITZ GLORIA CHRISTINA & JACOB	3042 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490042	LOTLIKAR PRAKASH & SMITA	5020 AVALON DR	ALPHARETTA, GA 30005
11 014100490232	GAVIRA LUCAS	5000 AVALON DR	ALPHARETTA, GA 30005
11 014100490240	SUBRAMANIAN THAMARAI S	3001 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490158	WAINER MAX M & GEORGIA M	3032 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490372	SABA CAROLYNN	3060 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490455	DOYAL RYAN JORDAN & BETHANY FRANCES	5071 AVALON DR	ALPHARETTA, GA 30005
11 014100490729	COLLINS VENESSA D	3091 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490802	KORNEGAY LYNN A	3061 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490067	YAYA FAMILY PROPERTIES LLC	1198 DOVE POINT CT	MABLETON, GA 30126
11 014100490109	MC CLOUD PAMELA H &, HAMLIN DAREN G	5051 AVALON DR	ALPHARETTA, GA 30005
11 014100490307	SANDERS MARION E	3013 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490562	GARCIA MELISSA MARY	3090 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490760	MC DONNELL JAMES &, MC DONNELL MIA	5005 PARK BROOKE WALK WAY	ALPHARETTA, GA 30022
11 014100490018	SINGH KIRAN KAPOOR	5030 AVALON DR	ALPHARETTA, GA 30005
11 014100490380	YOUNG SUSAN E	3062 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490646	LEE CHANG J & YEN SHAV F	13400 NEW PROVIDENCE RD	MILTON, GA 30004
11 014100490083	TSYMBAL VIKTORIIA	5045 AVALON DR	ALPHARETTA, GA 30005
11 014100490687	SNIDOW CLAY & CHAD	4012 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490752	BENABDERRAHMANE OMAR &, BOUTICHE KARIMA	3085 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490612	CHISUM TYVON R	3023 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490075	HNAT CLAUDIA J	5041 AVALON DR	ALPHARETTA, GA 30005
11 014100490265	UCINSKI RICHARD & SHARON	3005 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490026	ROBERTS PATRICIA A	5024 AVALON DR	ALPHARETTA, GA 30005
11 014100490406	MARIN ANA MARIA &, SROUR CHARLES A	3066 CAMDEN WAY	ALPHARETTA, GA 30004
11 014100490851	HALL HOPE H & O D	3071 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490133	HADDAD WINONA AUTUMN	3026 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490695	MC BRIDE LISA	4002 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490737	SHINSKY STEPHEN J & ANNETTE M	3089 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490174	WILLIAMS RAYMOND JR &, WILLIAMS EARLENE L	3030 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490257	GRAISER ELIZABETH JANE ET AL	3003 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490117	KOYUNCU CANAN S	3020 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490141	DAVIS VERONICA ELISABETH	3028 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490216	MAFFEI THOMAS ROBERT	5006 AVALON DR	ALPHARETTA, GA 30005
11 014100490448	KENNEDY KAREN S	5073 AVALON DR	ALPHARETTA, GA 30005
11 014100490836	HAJJI RAHMATOLLAH &, KADAEI ZAHRA	3067 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490430	KIMBRELL BENJAMIN HARRISON	5075 AVALON DR	ALPHARETTA, GA 30005
11 014100490125	IBARRA SILVIA HERNANDEZ	3022 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490190	TUCKER ALYSE	5008 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490331	YOGENDRA DANIEL KIRON	3044 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490364	KALIN IBRAHIM SETTAR	3050 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490471	BARICH SAMANTHA DREW ET AL	5067 AVALON DR	ALPHARETTA, GA 30005

11 014100490620	CUTLIP DARLENE S	3025 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490877	SHOMAKER PAUL & IRENE	3075 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490315	LATHAM LYNNE R	3040 CAMDEN WAY	ALPHARETTA, GA 30201
11 014100490844	JULIE S REINHARDT REVOCABLE TRUST THE	2307 DESCENT BAY DR	SOUTHPORT, NC 28461
11 014100490554	SAMPLES CHARITY	3088 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490778	NESHAT GOLI	3083 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490869	CHIN ADRIENNE THERESA	3073 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490398	ASHIFI ROSE K	3064 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100490810	ZORRILLA JOHN	3063 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480886	KUMAR VIKRAM KADEVETI	3998 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480910	PENDER TATOM	3992 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480943	NOWICKI JILL A	3986 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480936	JONES ERICA R	3988 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480969	BARKER BRADY N ET AL	1211 MEADOWBROOK LANE	WOODSTOCK, GA 30189
11 014100480893	KENKEL JONATHAN EUGENE &, LISTER MEGAN NICHOLE	3996 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480928	FREEDMAN MOYLAN SINCLAIRE	3990 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480901	WILSON DANA M & JAMES LESTER	3994 CAMDEN WAY	ALPHARETTA, GA 30005
11 014100480950	YOUNG GAIL L	3984 CAMDEN WAY	ALPHARETTA, GA 30201
11 001000450911	SIDHOM SARAH &, FARAG MERVAT F	2000 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450929	BEST HOME REALTY INC	310 KINGWOOD CT	SUWANEE, GA 30024
11 001000450937	JIGGETTS HOLLISIA ET AL	2020 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450945	SHIVER MARGARET	2030 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480967	THERIOT TRACEY LYNN	2050 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480983	STOLARIK PAULA S	2070 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480900	ARIAS ASHLEY	2095 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480892	MC LEAN ADRIAN A	2085 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000451000	DIMAURO LAURIE A	1275 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451018	GALVIS MARBELLA R OTERO	1265 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451026	BASS KARA M	1255 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451034	O DONNELL LAURA M	1245 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000451042	TERRY MARCUS DEAN & TAYLOR	5023 OAK TRAIL DR	ATLANTA, GA 30338
11 001000451059	ZELLNER CHERYL A	1225 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000451067	SB NOEL LIVING TRUST THE	1215 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450606	SJM REAL ESTATE HOLDINGS LLC	3980 OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001000450614	GOMES HALEMA	1195 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450622	ORREGO VALENCIA YOLY, LOPEZ JESUS ALBERTO R	1185 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450630	NADRY NAGHMEH	1175 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450648	MUNROE PAULETTE	1165 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450655	HWANG SUNGJOON & CHUNG HYANG	1155 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450663	LINDSAY LORRAINE &, LEITNER WILFRIED W	13006 ONE TWENTIETH ST SW	MIAMI, FL 33186
11 001000450671	KIM JOO W & CONNIE	1135 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450689	BC 2016 HOLDINGS LLC	P O BOX 4161	ALPHARETTA, GA 30023
11 001000450697	VICTOR MATTHEW & HALLIE	1115 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450705	JOEL WHISENANT & BEVERLY WHISENANT, LIVING TRUST THE	1105 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450713	KRISHNA ANANTHA	1095 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450721	BEVILL REBECCA S	1085 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450739	FOREGGER JAMES C JR	1075 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450747	BENAVIDES JUAN J ET AL	1065 WHITESTONE RDG	ALPHARETTA, GA 30005

11 001000450754	ARTHAM REALTY LLC	5030 PARK BROOKE WAY	ALPHARETTA, GA 30022
11 001000450762	SCUSSEL KATHRYN LOUISE	1045 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450770	RAMIC EMIL	1035 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450788	POLANCO DAISY ELIGIA DEWENDT &, DEWENDT MARIA ANDRE	1025 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450796	WHITESTONE REALTY GROUP LLC	17140 BURBANK BLVD UNIT 107	ENCINO, CA 91316
11 001000450804	HUNTER DANIEL LEE &, LOBOS CYNTHIA	1005 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450812	COLLIER JISUN	2005 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450820	XIE BAIPING	10719 VERAWOOD DR	RIVERVIEW, FL 33579
11 001000450838	STEWART CLAIRE & DEBRA	950 WHITE OAK PASS	JOHNS CREEK, GA 30005
11 001000450846	BLYTHE GWEN S	2035 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450853	AFANASYEVA OLENA	2045 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450861	ISLAM ABU NURUL	13300 MORRIS RD 154	ALPHARETTA, GA 30004
11 001000450879	ALIYEVA NARGIZA	2065 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000450887	YALCIN VOLKAN	525 BATESVILLE RD	ALPHARETTA, GA 30004
11 001000450325	JENNINGS CODY P	1000 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450333	MAO LIFANG	1010 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450341	GREENE KAREN M	1020 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450358	ZITTER KAYLA S	1030 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450366	INTERNATIONAL REALTY LLC	1040 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450374	MAGNUM TEK RESOURCES INC	945 GARDINER CIR	SUWANEE, GA 30024
11 001000450390	ROMERO LORI	1070 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450408	CHEN JINGJING & CAI JIANJUN	P O BOX 4161	ALPHARETTA, GA 30023
11 001000450416	TARIHI FAHIMEH	1090 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450432	LUCAS LISA	1110 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450440	MONAGHAN MARY LOU	1120 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450457	FREDERICK SUSAN M	1130 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450465	COLLADO VIVIAN INES	1140 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450473	NICOLIN STACY M	1150 WHITESTONE RIDGE	ALPHARETTA, GA 30055
11 001000450481	LUSBY CHARLOTTE A	1160 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450499	AREHART CONNOR &, AREHART JERRY STEVEN	1170 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450507	MIRFENDERESKI ALI R	1180 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450515	FARROKHNEJAD MOHAMMAD J	1190 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450523	ZARRIELLO ANNETTE	1200 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450531	RUSSELL DAWN	1210 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450549	VESELINOVIC ALEKSANDAR	1220 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450556	HAGHIGHI MOHSEN KAYANI	1230 WHITSTONE RDG	ALPHARETTA, GA 30005
11 001000450564	GREEN KEISHA	1240 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450572	STALE MARK JUDITH A	1250 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000450580	TULLO MARIAM MARTINEZ	1260 WHITESTONE RDG	ALPHARETTA, GA 30005
11 001000450598	MYER RICARDO	1270 WHITESTONE RIDGE	ALPHARETTA, GA 30005
11 001000480959	SORIANO YENI H	2040 WHITESTONE PL	ALPHARETTA, GA 30005
11 001000480975	KEEVER BRYAN	2060 WHITESTONE PL	ALPHARETTA, GA 30005
11 001100020184	DELOS REAL INVESTMENTS LLC	1065 BUXTON WAY	ALPHARETTA, GA 30004
11 001100020200	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020192	EXCEL REALTY ASSOCIATES LLC	5455 MCGINNIS VILLAGE PL SUITE 102	ALPHARETTA, GA 30005
11 001100020218	EMPYREAN LLC	178 SOUTH MAIN ST STE 250	ALPHARETTA, GA 30009
11 001100020150	PINKERTON FINANCIAL RESOURCES, LLC	3548 OLD MILTON PKWY	ALPHARETTA, GA 30005
11 001100020051	KATHRYN C REEDER LIVING TRUST THE	1465 BADINGHAM DR	CUMMING, GA 30041

11 001100020176	DELOS REAL INVESTMENTS LLC	1065 BUXTON WAY				ALPHARETTA, GA 30004
11 001100020085	BUCHANAN WILLIAM L	3534 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020093	HIGH HOPES PROPERTIES LLC	6435 LAKEAIRES DR				CUMMING, GA 30040
11 001100020028	WALTERS PROPERTIES LLC	2435 OLD ALABAMA RD				ROSWELL, GA 30076
11 001100020010	WALTERS PROPERTIES LLC	2435 OLD ALABAMA RD				ROSWELL, GA 30076
11 001100020036	WALTERS PROPERTIES LLC	2435 OLD ALABAMA RD				ROSWELL, GA 30076
11 001100020069	KATHRYN C REEDER LIVING TRUST THE	1465 BADINGHAM DR				CUMMING, GA 30041
11 001100020143	LSC CAPITAL LLC	1030 CAMBRIDGE SQ STE C				ALPHARETTA, GA 30009
11 001100020044	KATHRYN C REEDER LIVING TRUST THE	1465 BADINGHAM DR				CUMMING, GA 30041
11 001100020077	BUCHANAN WILLIAM L	3534 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020168	TAIBIO PROPERTIES LLC	3156 ST IVES COUNTRY CLUB PKWY				JOHNS CREEK, GA 30097
11 001100020101	HIGH HOPES PROPERTIES LLC	6435 LAKEAIRES DR				CUMMING, GA 30040
11 001100020135	GHOSH ROBIN	105 CLUB FALLS DR				ALPHARETTA, GA 30022
11 001100020119	PAXIN SEBASTIAN SAM	3540 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020127	UNICENTRO 61 LLC	5025 BRIARSTONE RIDGE WAY				ALPHARETTA, GA 30022
11 001000450424	BETTI ERIK T	1100 WHITESTONE RDG				ALPHARETTA, GA 30005
11 001100020234	ORTON STEPHEN A	145 WOODHAVEN LN				BALL GROUND, GA 30107
11 001100020408	CHAMRAIL INVESTMENT L P	540 LAUREL OAKS LANE				ALPHARETTA, GA 30004
11 001100020267	JTK III LLC	3570 OLD MILTON PKWY				ALPHARETTA, GA 30009
11 001100020432	SG MOB HOLDINGS LLC	5887 GLENRIDGE DR NE STE 350				ATLANTA, GA 30328
11 001100020283	HEALTH CARE PARTNERS OF GEORGIA LLC	2006 HUNTERS GREEN CIR				LAWRENCEVILLE, GA 30043
11 001100020382	CHAMRAIL INVESTMENT L P	540 LAUREL OAKS LANE				MILTON, GA 30004
11 001100020424	CITY OF ALPHARETTA	2 SOUTH MAIN ST				ALPHARETTA, GA 30004
11 001100020317	COMPASS REAL ESTATE SERVICES LLC	6035 SOUTHHARD TRC				CUMMING, GA 30040
11 001100020358	CARIZ ENTERPRISE LLC	8930 INDIAN WELLS CT				DULUTH, GA 30097
11 001100020309	OLIVAE LLC	565 HANLON WAY				ALPHARETTA, GA 30009
11 001100020325	NORTH ATLANTA PSYCHIATRY INC	7902 AMAWALK CIR				DULUTH, GA 30097
11 001100020275	CJ & LJ LLC	8050 BROOKWOOD WAY				CUMMING, GA 30041
11 001100020390	CHAMRAIL INVESTMENT L P	540 LAUREL OAKS LANE				ALPHARETTA, GA 30004
11 001100020341	MARINETTE BOGERT REVOCABLE LIVING TRUST, THE	574 VAILL POINT RD				SAINT AUGUSTINE, FL 32086
11 001100020242	ORTON STEPHEN A	1125 LIBERTY GROVE RD				ALPHARETTA, GA 30004
11 001100020259	KEW RAY LLC	3568 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020291	HEALTH CARE PARTNERS OF GEORGIA LLC	2006 HUNTERS GREEN CIR				LAWRENCEVILLE, GA 30043
11 001100020374	OMC ENTERPRISES LLC	3592 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020366	OMC ENTERPRISES LLC	3590 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020333	HEALTH CARE PARTNERS OF GEORGIA LLC	3584 OLD MITLON PKWY				ALPHARETTA, GA 30005
11 001100020473	ACTION OUTDOOR ADVERTISING JV, L L C	3512 OLD MILTON PKY	CONDO PH III			ALPHARETTA, GA 30005
11 001100020523	DIVAGNO ALBERT J JR & SELENA E	3502 OLD MILTON PKY				ALPHARETTA, GA 30005
11 001100020457	EXCEL REALTY ASSOCIATES LLC	5455 MCGINNIS VILLAGE PL SUITE 102				ALPHARETTA, GA 30005
11 001100020507	SINGH & PATEL PROPERTIES LLC	3518 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020481	YANEZ NILTON	3514 OLD MILTON PKWY				ALPHARETTA, GA 30005
11 001100020499	PRIMESOFT AMERICA INC	3510 VAUGHAN DR				CUMMING, GA 30041
11 001100020465	EXCEL REALTY ASSOCIATES LLC	5455 MCGINNIS VILLAGE PL SUITE 102				ALPHARETTA, GA 30005
11 001100020515	DIVAGNO ALBERT J JR & SELENA E	3502 OLD MILTON PKY				ALPHARETTA, GA 30005
	CAMDEN POND HOA, ATTN: DARLENE CUTLIP	KCOOMER@BEACONMANAGEMENTSERVICES.COM		404-907-2112		

LEGAL DESCRIPTION

3842 Old Milton Parkway Tract 1

All that tract or parcel of land lying and being in Land Lots 44 and 45 of the 1st district, 1st section, City of Alpharetta, Fulton County Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" crimp top pipe found at the corner common to Land Lots 45, 46, 47, and 48;
thence along the line common to Land Lots 45 and 48 S03°25'38"E for a distance of 71.01 feet to a 1/2" rebar found;
thence leaving said Land Lot Line N89°51'53"W for a distance of 118.08 feet to a 1/2" rebar found;
thence S89°58'23"W for a distance of 345.93 feet to a 1/ 2" rebar found, said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence S09°03'49"E for a distance of 862.44 feet to a 1/2" rebar found at the northerly right of way of Whitestone Place (private road);
thence along said right of way S80°41'27"W for a distance of 90.25 feet to a point at the intersection of Whitestone Place (private road) and Cotton Creek Entry (variable width public right of way);
thence along said right of way of Cotton Creek Entry the following courses and distances:
90.23 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet and being subtended by a chord of N21°26'45"W, 89.94 feet to a point;
N31°40'21"W for a distance of 53.02 feet to a point;
360.37 feet along the arc of a curve to the left, said curve having a radius of 73.00 feet and being subtended by a chord of S22°41'50"W, 91.04 feet to a point;
N61°16'26"E for a distance of 23.92 feet to a point;
378.42 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet and being subtended by a chord of S10°41'40"W, 349.26 feet to a point;
S49°48'34"W for a distance of 128.00 feet to a point;
S49°48'34"W for a distance of 28.19 feet to a point at the intersection of Cotton Creek Entry (variable width public right of way) and Waters Ferry Way (50' public right of way);
thence along said right of way of Waters Ferry Way the following courses and distances:
N39°53'17"W for a distance of 56.41 feet to a point;
148.50 feet along the arc of a curve to the left, said curve having a radius of 330.00 feet and being subtended by a chord of N52°46'48"W, 147.25 feet to a point;
N65°40'20"W for a distance of 285.98 feet to a point;
231.17 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and being subtended by a chord of S69°19'40"W, 112.49 feet to a point at the westerly right of way of Waters Ferry Drive (50' public right of way);

thence along said westerly right of way S24°19'39"W for a distance of 187.61 feet to a point at the northern end of the mitered intersection of said right of way of Waters Ferry Way and the northerly right of way of Old Milton Parkway (formerly known as State Bridge Road, 80' public right of way);
thence along said right of way miter S69°19'36"W for a distance of 25.74 feet to a point at the southern end of said right of way miter;
thence along said right of way of Old Milton Parkway N65°25'31"W for a distance of 146.19 feet to a 1/2" rebar set;
thence leaving said right of way N04°24'01"E for a distance of 744.96 feet, more or less, to a point at the centerline of Big Creek;
thence along said creek centerline in a northeasterly direction, following the meanderings thereof, for a distance of 831.30 feet, more or less, to a point, said creek following a traverse line as follows:
N84°05'27"E for a distance of 225.51 feet to a point;
N47°39'19"E for a distance of 236.14 feet to a point;
N31°48'54"E for a distance of 125.86 feet to a point;
N56°33'21"E for a distance of 237.79 feet to a point;
thence leaving said creek centerline S89°55'10"E for a distance of 245.01 feet, more or less, to a 1/ 2" rebar found, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 20.629 acres, more or less.

TOGETHER WITH

3842 Old Milton Parkway Tract 2

All that tract or parcel of land lying and being in Land Lots 44, 45, and 49 of the 1st district, 1st section, City of Alpharetta, Fulton County Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" crimp top pipe found at the corner common to Land Lots 45, 46, 47, and 48;
thence along the line common to Land Lots 45 and 48 S03°25'38"E for a distance of 71.01 feet to a 1/2" rebar found;
thence leaving said Land Lot Line N89°51'53"W for a distance of 118.08 feet to a 1/2" rebar found;
thence S89°58'23"W for a distance of 345.93 feet to a 1/ 2" rebar found;
thence S09°03'49"E for a distance of 862.44 feet to a 1/2" rebar found at the northerly right of way of Whitestone Place (private road);
thence along said right of way S80°41'27"W for a distance of 90.25 feet to a point at the intersection of Whitestone Place (private road) and the easterly right of way of Cotton Creek Entry (variable width public right of way);
thence along said right of way of Cotton Creek Entry 50.05 feet along the arc of a curve to the right, said curve having a radius of 325.00 feet and being subtended by a chord of S09°04'49"E, 50.00 feet to a 1/2" rebar found at the intersection of said right of way of Cotton Creek Entry and the southerly right of way of Whitestone Place (private road), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along said right of way of Whitestone Place (private road) N80°52'51"E for a distance of 90.29 feet to a 1/2” rebar found;
thence leaving said right of way S09°02'26"E for a distance of 26.58 feet to a 1/2” rebar found;
thence S55°02'11"E for a distance of 631.66 feet to a 1/2” rebar found;
thence S01°48'18"W for a distance of 610.71 feet to a 1/2" rebar set at the northerly right of way of Old Milton Parkway (formerly known as State Bridge Road, variable width public right of way);
thence along said right of way N65°25'31"W for a distance of 526.05 feet to a point at the southern end of the mitered intersection of said right of way of Old Milton Parkway and the easterly right of way of Cotton Mill Place (50’ public right of way);
thence along said right of way miter N21°29'07"W for a distance of 26.67 feet to a point at said right of way of Cotton Mill Place;
thence along said right of way of Cotton Mill Place the following courses and distances:
N23°30'40"E for a distance of 187.45 feet to a point;
231.17 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and being subtended by a chord of N20°40'21"W, 112.49 feet to a point;
N65°40'21"W for a distance of 51.95 feet to a point;
123.99 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet and being subtended by a chord of N52°45'24"W, 122.94 feet to a point;
thence N39°50'26"W for a distance of 141.37 feet to a point at the intersection of said right of way of Cotton Mill Place and the easterly right of way of Cotton Creek Entry (variable width public right of way);
thence along said right of way of Cotton Creek Entry 285.98 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet and being subtended by a chord of N20°32'23"E, 276.84 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 8.606 acres.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

December 30, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variance 29.235 Acres located at 3842 Old Milton Parkway

Dear City of Alpharetta,

EAH Acquisitions, LLC ("Applicant") is making the following application requests pertaining to a 29.235-acre property located at 3842 Old Milton Parkway in the City of Alpharetta (the "Property") for the development of 207 attached, for-sale, single-family homes:

- Rezoning from the CUP zoning district to the R-10M district;
- Future Land Use Map amendment to redesignate the Property from Professional Business Office to High Density Residential;
- Master Plan amendment to the Camden Pond (Big Creek Landing) Master Plan to facilitate the proposed development; and
- Variance to UDC § 2.2.9.D — reduction of the front setback requirement from 35' to 25' as provided on the Site Plan.

The 207 attached, for-sale, single-family development is proposed to be constructed on the currently vacant Property. The development will be constructed by two different developers, the Applicant, as Empire Homes, and Toll Brothers, to provide a wider variety of housing options within the development. The proposed development incorporates numerous community amenities including a courtyard, a pool, and a clubhouse. The townhomes are oriented around landscaped common areas and shared walkways, providing connectivity and inviting community and pedestrian activity. Additionally, community greenspaces are integrated within the development to provide recreation opportunities and gathering spaces for residents, and the site plan contemplates adding pedestrian connections to the existing Big Creek Greenway.

The Property has challenging topography, which has likely been a large factor in the Property remaining undeveloped despite its centralized location. There is nearly 100 ft in elevation difference between the highest and the lowest developable points on the Property, generally sloping from the center of the Property downward toward Big Creek in the north. Additionally, wetlands exist on the northern portion of the Property which limit development opportunities. Further, a portion of Big Creek runs along the northwest boundary line. These challenges generate significant construction costs, and the opportunity for a true mixed-use development, including commercial and office space, is greatly impaired due to the large building footprint and

parking requirements demanding level grading across large portions of the Property. Conversely, residential development can better navigate topography and site conditions due to the smaller building footprints. Additionally, the shape of the Property is unique. It is comprised of two parcels that are bisected by an existing, paved roadway. This unique layout makes it better suited for single-family attached homes, with a smaller building footprint.

The proposed development advances the City's housing policies and embraces the City's high standards for development. The Applicant's vision for this community incorporates a variety of townhome products with varying layouts, square footages, and amenities. This variety of housing options accommodates families with diverse housing needs, and not only provides options for consumers, but also varies the facades, roof lines, and designs and creates a community that is aligned with the City's goal to redevelop the Old Milton Parkway corridor into a "viable, growing, and attractive area." (Comp. Plan, pg. 46). Consistent with the Applicant's other developments in the area, an emphasis will be made on creating an architecturally vibrant community with unique products.

The market for mixed-use development, particularly office and commercial space, is rapidly evolving, and the Property is ill-suited to respond to those changes. Although the City of Alpharetta enjoys a prominent position among metro-Atlanta's employment markets, it has not been immune from the evolving workforce and the pandemic's lasting impacts on work patterns. With more employees working from home, the demand for office and commercial space has decreased. In contrast, residential development provides the opportunity to address the City's housing needs and to better position the area for the demand of the existing and anticipated real estate market. As noted in the Comprehensive Plan, the City has experienced a nearly nation-leading increase in its daytime (working) population as compared to its residents, with the City approximately doubling its population during the working hours. Likewise, the City leads the Country in its job to household ratio, at 3.3 jobs per home. These ratios have created increasing demands for housing in the City. Moreover, the number of commuters coming in and out of the City during workdays creates extended commutes and congestion.

The proposed development addresses many needs and opportunities raised in the Comprehensive Plan. Where the City's supply of office inventory is experiencing over-saturation, the Comprehensive Plan identifies the unfilled demand for housing within the City, the need to "diversify housing opportunities," and to "[r]edevelop…suburban office areas with residential uses[.]" (Comp. Plan, pg. 34). The Comprehensive Plan notes that in 2020, only 9% of housing units in Alpharetta were townhomes. This development aligns with the City's strategy to "foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public space." (Comp. Plan, pg. 40). The proposed plan here addresses that exact need and opportunity. It re-imagines a property slated for office and commercial development and offers the opportunity for a housing product that offers a diverse option for the growing number of consumers looking to make Alpharetta their home.

The enclosed site plan, elevations, tree plans, and traffic impact analysis provide further details on the development scope and impact. Also, attached hereto as Exhibit "A" are additional details on trip generation, school impact, requested conditions of zoning, and a preservation of rights on behalf of the Applicant.

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning, Master Plan amendment, Future Land Use Map amendment, and the variance as submitted. Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

EXHIBIT A TO LETTER OF INTENT

A. Trip Generation

			A.M. Peak Hour Trips			P.M. Peak Hour Trips		
Land Use (ITE Code)	Proposed Intensity	24-Hour Two-Way Trips	Enter	Exit	Total	In	Out	Total
Single-Family Detached Housing (ITE 215)	207 Units	1,355	27	80	107	63	47	110

*Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Ed.

B. Schools

The school-age children living in the residences will be eligible to attend New Prospect Elementary School (825 student capacity with 594 students enrolled for 2025-26 school year), Webb Bridge Middle School (1,150 student capacity with 1,200 students enrolled for 2025-26 school year) and Alpharetta High School (2,200 student capacity with 1,938 students enrolled for 2025-26 school year).

C. Requested Conditions

The Applicant proposes the following conditions of zoning be included in the approval of this application:

1) The property shall be developed substantially in accordance with the site plan by PEC+ dated December 27, 2025 entitled Rezoning Master Plan.
2) No more than 10% of the residential units will be permitted to be rented and such a prohibition shall be recorded in the HOA's declarations and covenants.
3) New utilities interior to the site will be placed underground.

D. Preservation of Rights

It is the position of the Applicant that The Unified Development Code of the City of Alpharetta, in limiting the property to the uses allowed in the current Master Plan, the Future Land Use Map and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

Further, a denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the state of Georgia of 1983, and the Due Process Clause of the 14th Amendment to the Constitution of the United States of America.

To zone this property with any intervening conditions other than those requested or otherwise agreed to by the Applicant would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

Rezoning, Comprehensive Plan, and Variance Justifications

REZONING & MASTER PLAN AMENDMENT STANDARDS – SECTION 4.2.3.A

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.

Adjacent and nearby properties are used for a variety of uses including office, commercial, hospitality, retirement and assisted living, and residential uses. The zoning along Old Milton Parkway on the east side of GA 400 includes a similar mix of zoning districts including O-I, O-P, C-2, MU, R-10 and R8A. From a specific residential use perspective, Stoneridge, an attached home community, and Camden Pond, an attached condominium community, are located adjacent to the Property along the northeast and east boundary lines. Similarly, the Pointe at Preston Ridge, a multi-family apartment community, is located just north of the Property, across Big Creek. The broad mix of uses, zoning, and development on adjacent and nearby properties is complementary to the proposed attached single-family use. The zoning proposal is suitable.

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

The Property is immediately surrounded by commercial, office, medical, and residential uses. The proposed residential use will not materially impact those uses. Surrounding commercial uses include several restaurants, which will benefit from increased residents in the area looking for walkable dining options. Other commercial establishments along the south and southeast sides of the Property will benefit from increased residents in the area looking for goods and services in close proximity of their homes. The zoning proposal will not adversely impact the existing use or usability of adjacent or nearby property.

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

In comparison to the mixed-use, including office and commercial uses, permitted to be developed on the property under the current zoning, the proposed development will result in less impervious surface, require less grading, and will reduce peak traffic impact. Additionally, the development scope proposed is sensitive to the wetlands and portion of Big Creek that run along the northwest portion of the site. The zoning proposal will not adversely affect the natural environment.

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

The market for office and commercial space has seen considerable disruption since the pandemic and vacancies in the sector continue to grow. The City's employment growth has driven up the demand for housing, which has increased the need for a variety of housing options. The unique shape and natural conditions on the Property make it better suited for attached, single-family residential units. These unique site conditions elevate the cost and feasibility for commercial and office development on the Property. Together, these factors make mixed-use development on the Property economically unfeasible.

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.

The proposal will not result in a use that will or could cause an excessive or burdensome use of public facilities, schools, water or sewer utilities, and police or fire protection. The Property is

connected to a major arterial road, Old Milton Parkway, and is in close proximity to Georgia 400. Attached, single-family homes typically have fewer school aged-children than detached homes and, therefore, the projected impact is limited. While the development of the currently vacant Property will require additional water and sewer utility connections, the projected impact on utility services is minimal. No added police or fire protection support is expected to be generated by the zoning proposal.

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

As noted in the Comprehensive Plan, the City has seen substantial job growth over the last five years. This unprecedented growth has drastically increased the demand for housing. The Comprehensive Plan articulates a need to diversify housing options and address missing housing types and price points. According to the Comprehensive Plan, as of 2020, attached, single-family homes only accounted for 9% of housing units in the City. Further, with the market for existing office and commercial space saturated with vacancies, new mixed-use development is not economically feasible. With its location in an area with a variety of uses, the Property is well suited for attached, single-family residential development.

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.

The zoning proposal promotes public health, safety, morality and the general welfare and is consistent with established property rights. The zoning proposal provides a unique housing product in a centrally located area with access to existing infrastructure. By providing these housing opportunities the project furthers the health, safety, and general welfare goals. Conversely, the existing zoning stifles development of the Property by requiring uses that are not feasible given existing and foreseeable market conditions.

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

As hereinabove discussed, the office and commercial market has been declining for a few years and is not expected to recover to pre-pandemic levels. A mixed-use development would result in an even greater supply of vacant office and commercial space. Due to the increase in job opportunities, the City is facing substantial demand for available housing. The Property's location in the middle of a variety of restaurant, commercial, and residential spaces illustrates that it is well-suited for attached, single-family residential development. Further the existing vacant site has significant environmental features which makes mixed-use development more challenging.

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

The zoning proposal does not meet the existing Comprehensive Land Use Plan designation of "Professional Business Office." The Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the Property to "High Density Residential." While land use plan amendments are being proposed, the development is consistent with the spirit of the Comprehensive Plan and responsive to the needs and opportunities presented in the Plan. While the City is experiencing increasing office and commercial vacancies, the Comprehensive Plan identifies the unfilled demand for housing within the City, particularly for providing a variety of housing products and housing prices. The proposed plan addresses that exact need and

opportunity. It envisions a development that provides a needed housing opportunity in an area prime for residential growth.

COMPREHENSIVE LAND USE PLAN STANDARDS – SECTION 4.1.3

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

As noted in the Comprehensive Plan, the City has become an employment hub, which has driven up the demand for housing in the City. The number of available housing units in the City has struggled to keep up with the demand driven by extensive job growth. This demand has created a need for diversified housing opportunities. Currently there are large amounts of commercial vacancy, creating a surplus in supply in the market for office and commercial space. In turn, this has stagnated the opportunities for mixed-use development in the area.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Although a change in the Comprehensive Plan designation is required, the Applicant's proposal complies with the goals and policies of the City's Comprehensive Plan, particularly its goals of addressing missing housing types and price points and diversifying housing opportunities. As noted in the Comprehensive Plan, the City has seen tremendous employment growth, which has increased the demand for housing. This project provides a complementary use to the existing mixed development fabric in the immediate area, while also providing a much-needed housing option in the area to activate the community and support the office and commercial uses in the area.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The Property is currently undeveloped so the redevelopment will include a new allocation of services. No excessive impact on public facilities and services is expected based on the project scope.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

No such negative impacts are expected to occur resulting from the proposed designation with respect to the public health, safety and welfare. The change accommodates residential use which is a lower intensity than mixed-use permitted by the existing designation.

E. The extent to which additional land area is needed to be developed for a specific type of use.

No additional land area is needed to be developed for a specific type of use.

F. The extent to which area demographics or projections are not occurring as projected.

The Comprehensive Plan provides that there are an increasing number of office and retail vacancies. The Comprehensive Plan also remarks on the extensive supply issues in that market, while at the same time identifying the unfilled demand for housing. The surplus of vacant office and retail space results in the need to re-evaluate the need to add additional mixed-use developments, particularly in areas that are prime to be developed into residential uses to meet the growing demand for housing in the area. Moreover, the increased demand for housing at a

variety of price points indicate that developing the property for attached, single-family residential use will better serve the goals of the Comprehensive Plan.

VARIANCE/EXCEPTION REVIEW STANDARDS – SECTION 4.5.4

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

The extraordinary and exceptional conditions pertaining to this Property are the shape of the Property, natural features, and location. The Property consists of two tracts that are intersected by existing roadways, creating a unique lot shape and limiting development opportunities in the center of the Property. The presence of wetlands on the northern portion of the Property limits the developable area. Additionally, Big Creek runs along the northwest boundary of the Property. The setback reduction requested is along an existing cul de sac that will become unnecessary with the development of the Property. The cul de sac condition could become a more traditional intersection with the development of the Property which would eliminate the need for the setback variance. The setback reduction is necessary based on the existing site conditions.

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

The strict application of the Ordinance would create an unnecessary hardship on this Property. As noted above, existing wetlands and proximity to Big Creek create a hardship on the ability to construct improvements on a portion of the Property. Existing roadways limit the developable area in the central portion of the Property. Further, the configuration of the existing public roads, specifically the cul de sac on Waters Ferry Way becomes unnecessary with the development of the Property. Due to the natural conditions, site layout and existing road configuration, requiring compliance with the setback creates an unnecessary hardship.

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

As previously discussed, the Property has distinct natural features, such as wetlands and proximity to Big Creek, which runs along the northwest boundary of the Property. The Property consists of two parcels, which are intersected by existing roadways, which limit the location for new improvements on the Property. The location of these natural conditions, along with the unique shape of the Property, limits the portion of the Property that can be improved.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

There would be no detriment to the public good and the purpose and intent of the City of Alpharetta ordinances. A small portion of one attached home will encroach into the setback. The encroachment into the setback is minimal, and the Applicant plans to make improvements to the roadway that will further minimize the encroachment. The proposed development also aligns with the mix of uses developed on adjacent properties and supports the City's stated goal of "designing quality and long-term value into residential development to maintain appearance and property values." As noted above, the encroachment into the setback is minimal and will allow the Applicant to develop a housing option that aligns with the City's goals.

Rezoning & Master Plan Amendment Review Criteria

1. How will this proposal be compatible with surrounding properties?

The proposed zoning is compatible with surrounding properties. Adjacent and nearby properties include a mix of office, commercial, hospitality, and residential uses. The area has also experienced substantial residential growth. The Property is adjacent to several residential developments, including Stoneridge along the northeastern boundary line and Camden Pond along the eastern boundary line. The proposed residential use on the Property complements the mix of uses on surrounding properties.

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

The proposal is not expected to adversely impact the use and value of surrounding properties. The Property currently sits vacant and undeveloped, and the development of the site will positively impact valuations of surrounding properties. Additionally, nearby commercial uses, including several restaurants, are expected to benefit from an increased number of residents seeking goods and services in close proximity to their homes. Accordingly, the proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.

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

The undeveloped condition of the site suggests the Property does not have a reasonable economic use as currently zoned. Since the pandemic, the market for office and commercial space has diminished, and due to its unique shape and natural site conditions, the Property is better suited for attached single-family residential units.

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

The Property is currently a vacant lot, so any development will add traffic. However, the proposed traffic impact is not expected to be burdensome. The Property is connected to a major arterial road, Old Milton Parkway, and is near Georgia 400. Further, attached, single-family residential homes generate less peak traffic than the permitted mixed-use development on the Property. The City has become an employment hub, and the number of available housing units in the City has struggled to keep up with the demand driven by this job growth. The proposal would help to provide a housing option for commuters coming in and out of the area, helping to eliminate extended commutes and congestion during the week.

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

Notably, attached, single-family homes typically have fewer school aged-children than detached homes and, therefore, the projected impact to local schools is limited. While

the development of the currently vacant Property will require additional water and sewer utility connections, the projected impact on utility services is minimal.

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

The zoning proposal does not meet the existing Comprehensive Land Use Plan designation of “Professional Business Office,” and the Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the Property to “High Density Residential.” While there is a proposed land use plan amendment, the development is consistent with the spirit of the Comprehensive Plan and responsive to the needs and opportunities outlined in the Plan. The Plan highlights the disparity in housing within the City, particularly for providing a variety of housing products in a number of price points. This proposal provides a complementary use to the existing mix of uses in the area, while also providing a much-needed housing option to activate the community and support the office and commercial uses in the area.

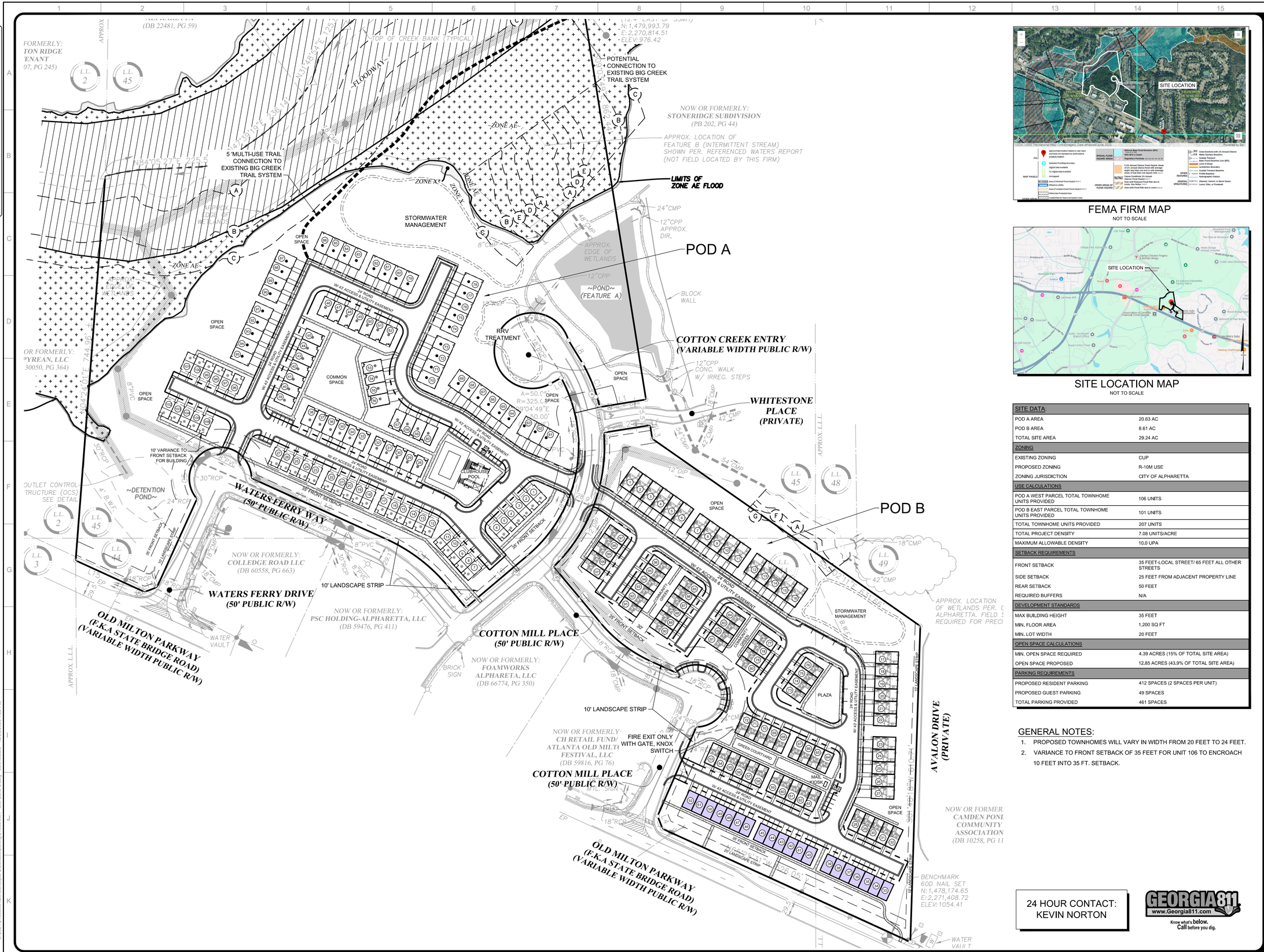
7. Are there existing or changing conditions which affect the development of the property and support the proposed request?

As noted in the Comprehensive Plan, there are an increasing number of office and commercial vacancies in the City. At the same time, the increased demand for housing at a variety of price points indicates that developing the Property for attached, single-family residential use is more economically feasible. A number of the surrounding properties have been developed for residential use, and the development of attached, single-family homes on the Property better aligns with the growing residential character of the area.

Traffic Study

Site Plan

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FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
POD A AREA	20.63 AC
POD B AREA	8.61 AC
TOTAL SITE AREA	29.24 AC
ZONING	
EXISTING ZONING	CUP
PROPOSED ZONING	R-10M USE
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
POD A WEST PARCEL TOTAL TOWNHOME UNITS PROVIDED	106 UNITS
POD B EAST PARCEL TOTAL TOWNHOME UNITS PROVIDED	101 UNITS
TOTAL TOWNHOME UNITS PROVIDED	207 UNITS
TOTAL PROJECT DENSITY	7.08 UNITS/ACRE
MAXIMUM ALLOWABLE DENSITY	10.0 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK	35 FEET-LOCAL STREET/ 65 FEET ALL OTHER STREETS
SIDE SETBACK	25 FEET FROM ADJACENT PROPERTY LINE
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	35 FEET
MIN. FLOOR AREA	1,200 SQ FT
MIN. LOT WIDTH	20 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	4.39 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	12.85 ACRES (43.9% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
PROPOSED RESIDENT PARKING	412 SPACES (2 SPACES PER UNIT)
PROPOSED GUEST PARKING	49 SPACES
TOTAL PARKING PROVIDED	461 SPACES

GENERAL NOTES:

1. PROPOSED TOWNHOMES WILL VARY IN WIDTH FROM 20 FEET TO 24 FEET.
2. VARIANCE TO FRONT SETBACK OF 35 FEET FOR UNIT 106 TO ENCROACH 10 FEET INTO 35 FT. SETBACK.

24 HOUR CONTACT:
KEVIN NORTON

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
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PEACHTREE CORNERS, GA 30092

PROJECT

OLD MILTON 2

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3842 OLD MILTON PKWY
ALPHARETTA, GA 30005

FULTON COUNTY

FOR

EMPIRE COMMUNITIES
TOLL BROTHERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

REZONING MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 12/17/2025
PROJECT: 21055.00A

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

TOTAL AREA= 29.235 ACRES ±

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 86,567. IT HAS BEEN ADJUSTED USING THE COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS THE FOLLOWING CLOSURE PRECISION RATIOS:
TRACT 1 = 1 IN 475,856
TRACT 2 = 1 IN 669,153

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION AND A CARLSON BRX7 GNSS RECEIVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13121C0059F, DATED MARCH SEPTEMBER 18, 2013.

ADDRESS: 3842 OLD MILTON PARKWAY, ALPHARETTA, GA 30005
TAX PARCEL NUMBER: 11002000440209

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
(404.874.8585)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. 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 NOT BE 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 THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED [TABLE A, ITEM 11(b)].

TOPOGRAPHIC DATA SHOWN WAS OBTAINED USING REMOTE SENSING METHODS. THE DATA WAS OBTAINED USING UAV LIDAR (LIGHT DETECTION AND RANGING), RECTIFIED TO EXISTING SITE DATUM AND CONTROL POINTS. BY USING THIS DATA, IT IS UNDERSTOOD THAT DATA SHOWN IN AREAS OF HEAVY VEGETATION AND SUBMERGED AREAS ARE SUBJECT TO HIGHER ERROR AND SHOULD BE FIELD RUN IN CRITICAL AREAS IF REQUESTED. TOPOGRAPHY WITHIN EXISTING DETENTION POND AREAS MAY BE OBSCURED DUE TO DENSE VEGETATION/GROUND WATER.

- *EQUIPMENT USED WAS A DJI MATRICE 600 PRO UAV, WITH A SURVEYOR 32 LIDAR SENSOR*
- *TOPOGRAPHIC CONDITIONS SHOWN PER DATE OF LAST FLIGHT: MARCH 29, 2025*
- *AVERAGE HEIGHT OF FLIGHT: 150 FEET ABOVE GROUND LEVEL.*
- *CONTOUR INTERVAL IS 2'.*
- *AVERAGE RELATIVE ERROR BETWEEN REMOTELY SENSED DATA AND TESTED GROUND TRUTHING POINTS: 0.22' (15 POINTS TESTED)*

REFERENCES:
1) DB 21975, PG 133
2) SURVEY FOR BIG CREEK LANDING/CAMDEN POND, PREPARED BY BRUMBELOW–REESE & ASSOC., INC. DATED JUNE 12, 1984

**ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY SAILORS ENGINEERING ASSOCIATES, INC. (SEA JOB#252–029) AND SHOWN PER GRAPHIC SCALING FROM REPORT.*

DISCLOSURE AND NOTICE

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 GUNNIN LAND SURVEYING, LLC 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.

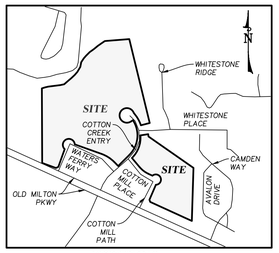
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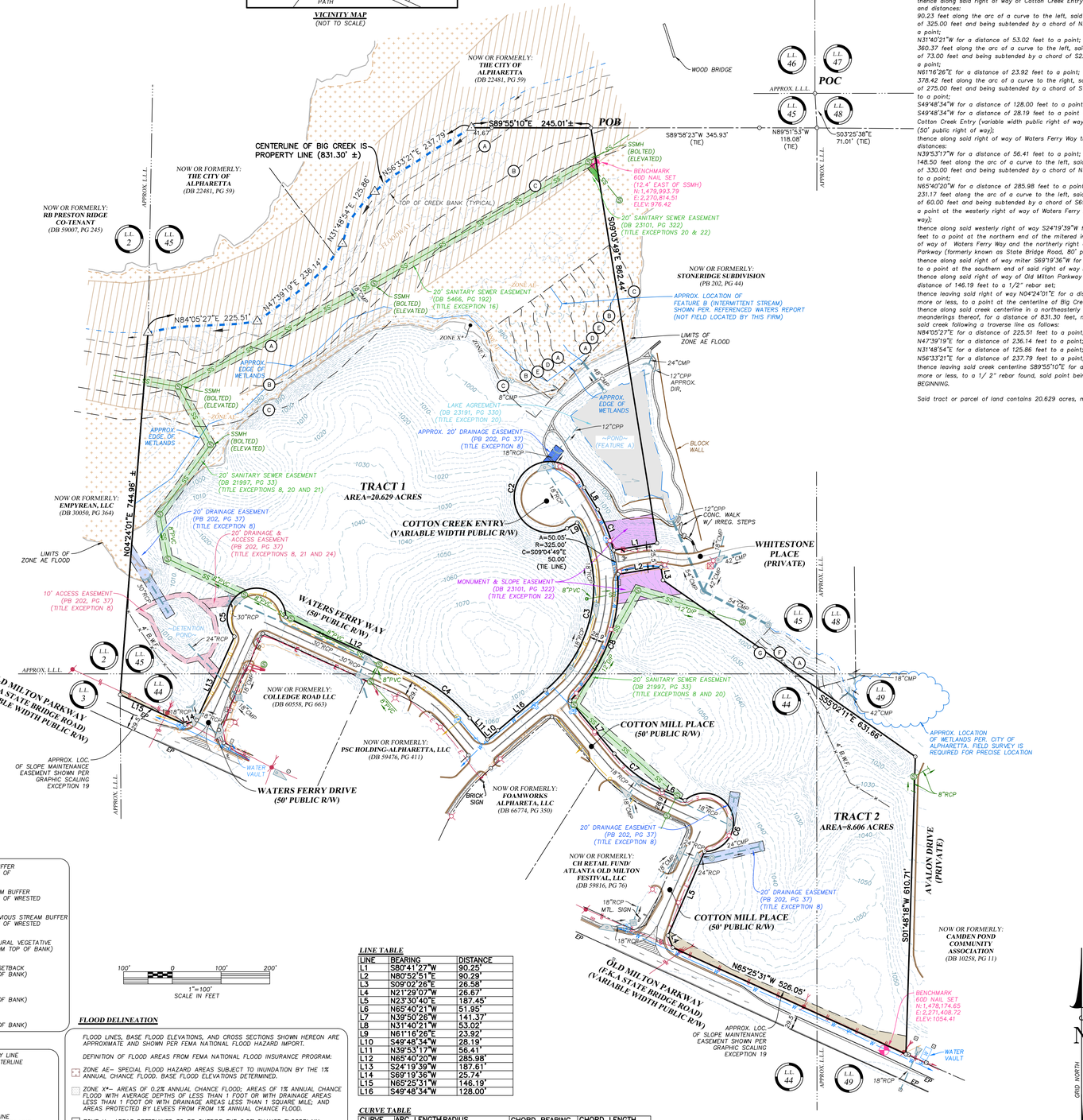
ALTA NOTES

NO EVIDENCE OF CEMETERIES, GRAVESITES, BURIAL GROUNDS, SOLID WASTE DUMPS, OR SANITARY LANDFILLS WERE OBSERVED ON THE PROPERTY WHILE CONDUCTING THE FIELDWORK. CEMETERIES OR LANDFILL USE, UNKNOWN TO THE SURVEYOR, MAY EXIST UPON FURTHER INSPECTION OF THE SITE.

THERE WAS NO EVIDENCE OF RECENT SUBSTANTIAL EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED (ON THE SURVEYED TRACTS) IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM 16)



VICINITY MAP
(NOT TO SCALE)



WRITTEN DESCRIPTION TRACT 1

All that tract or parcel of land lying and being in Land Lots 44 and 45 of the 1st district, 1st section, City of Alpharetta, Fulton County Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" crimp top pipe found at the corner common to Land Lots 45, 46, 47, and 48; thence along the line common to Land Lots 45 and 48 S03°25'38"E for a distance of 71.01 feet to a 1/2" rebar found; thence leaving said Land Lot Line N89°51'53"W for a distance of 118.08 feet to a 1/2" rebar found; thence S89°58'23"W for a distance of 345.93 feet to a 1/ 2" rebar found, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; thence S09°03'49"E for a distance of 862.44 feet to a 1/2" rebar found at the northerly right of way of Whitestone Place (private road); thence along said right of way S80°41'27"W for a distance of 90.25 feet to a point at the intersection of Whitestone Place (private road) and Cotton Creek Entry (variable width public right of way); thence along said right of way of Cotton Creek Entry the following courses and distances: 90.23 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet and being subtended by a chord of N21°26'45"W, 89.94 feet to a point; N31°40'21"W for a distance of 53.02 feet to a point; 360.37 feet along the arc of a curve to the left, said curve having a radius of 73.00 feet and being subtended by a chord of S22°41'50"W, 91.04 feet to a point; N61°16'26"E for a distance of 23.92 feet to a point; 378.42 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet and being subtended by a chord of S10°41'40"W, 349.26 feet to a point; S49°48'34"W for a distance of 128.00 feet to a point; S49°48'34"W for a distance of 28.19 feet to a point at the intersection of Cotton Creek Entry (variable width public right of way) and Waters Ferry Way (50' public right of way); thence along said right of way of Waters Ferry Way the following courses and distances: N39°53'17"W for a distance of 56.41 feet to a point; 148.50 feet along the arc of a curve to the left, said curve having a radius of 330.00 feet and being subtended by a chord of N52°46'48"W, 147.25 feet to a point; N65°40'20"W for a distance of 285.98 feet to a point; 231.17 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and being subtended by a chord of S69°19'40"W, 112.49 feet to a point at the westerly right of way of Waters Ferry Drive (50' public right of way); thence along said westerly right of way S24°19'39"W for a distance of 187.61 feet to a point at the northern end of the mitered intersection of said right of way of Waters Ferry Way and the northerly right of way of Old Milton Parkway (formerly known as State Bridge Road, 80' public right of way); thence along said right of way miter S69°19'36"W for a distance of 25.74 feet to a point at the southern end of said right of way miter; thence along said right of way of Old Milton Parkway N65°25'31"W for a distance of 146.19 feet to a 1/2" rebar set; thence leaving said right of way N04°24'01"E for a distance of 744.96 feet, more or less, to a point at the centerline of Big Creek; thence along said creek centerline in a northeasterly direction, following the meanderings thereof, for a distance of 831.30 feet, more or less, to a point, said creek following a traverse line as follows: N84°05'27"E for a distance of 225.51 feet to a point; N47°39'19"E for a distance of 236.14 feet to a point; N31°48'54"E for a distance of 125.86 feet to a point; N56°13'21"E for a distance of 237.79 feet to a point; thence leaving said creek centerline S89°55'10"E for a distance of 245.01 feet, more or less, to a 1/ 2" rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 20.629 acres, more or less.

WRITTEN DESCRIPTION TRACT 2

All that tract or parcel of land lying and being in Land Lots 44, 45, and 49 of the 1st district, 1st section, City of Alpharetta, Fulton County Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" crimp top pipe found at the corner common to Land Lots 45, 46, 47, and 48; thence along the line common to Land Lots 45 and 48 S03°25'38"E for a distance of 71.01 feet to a 1/2" rebar found; thence leaving said Land Lot Line N89°51'53"W for a distance of 118.08 feet to a 1/2" rebar found; thence S89°58'23"W for a distance of 345.93 feet to a 1/ 2" rebar found; thence S09°03'49"E for a distance of 862.44 feet to a 1/2" rebar found at the northerly right of way of Whitestone Place (private road); thence along said right of way S80°41'27"W for a distance of 90.25 feet to a point at the intersection of Whitestone Place (private road) and the easterly right of way of Cotton Creek Entry (variable width public right of way); thence along said right of way of Cotton Creek Entry 50.05 feet along the arc of a curve to the right, said curve having a radius of 325.00 feet and being subtended by a chord of S09°04'49"E, 50.00 feet to a 1/2" rebar found at the intersection of said right of way of Cotton Creek Entry and the southerly right of way of Whitestone Place (private road), said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; thence along said right of way of Whitestone Place (private road) N80°52'51"E for a distance of 90.29 feet to a 1/2" rebar found; thence leaving said right of way S09°02'26"E for a distance of 26.58 feet to a 1/2" rebar found; thence S55°02'11"E for a distance of 631.66 feet to a 1/2" rebar found; thence S01°48'18"W for a distance of 610.71 feet to a 1/2" rebar set at the northerly right of way of Old Milton Parkway (formerly known as State Bridge Road, variable width public right of way); thence along said right of way N65°25'31"W for a distance of 526.05 feet to a point at the southern end of the mitered intersection of said right of way of Old Milton Parkway and the easterly right of way of Cotton Mill Place (50' public right of way); thence along said right of way miter N21°29'07"W for a distance of 26.67 feet to a point at said right of way of Cotton Mill Place; thence along said right of way of Cotton Mill Place the following courses and distances: N23°30'40"E for a distance of 187.45 feet to a point; 231.17 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and being subtended by a chord of N20°40'21"W, 112.49 feet to a point; N65°40'21"W for a distance of 51.95 feet to a point; 123.99 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet and being subtended by a chord of N52°45'24"W, 122.94 feet to a point; thence N39°50'26"W for a distance of 141.37 feet to a point at the intersection of said right of way of Cotton Mill Place and the easterly right of way of Cotton Creek Entry (variable width public right of way); thence along said right of way of Cotton Creek Entry 285.98 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet and being subtended by a chord of N20°32'23"E, 276.84 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 8.606 acres.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 25–06300M–1, COMMITMENT DATE OF SEPTEMBER 30, 2025.

8. Matters affecting caption property disclosed on plat recorded at Plat Book 198, Page 37 and Plat Book 202, Page 37.

9. Right of Way Deed from H. V. Shirley et al. to Fulton County, dated September 19, 1934, recorded in Deed Book 1571, Page 446.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
10. Easements contained in the Right of Way Deed from J. A. Webb, et al. to Fulton County, dated March 14, 1943, recorded in Deed Book 1855, Page 443.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
11. Easement from L. M. Thomas, Jr. to Georgia Power Company, dated June 26, 1949, recorded in Deed Book 2401, Page 57.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
12. Right of Way Easement from E. C. Fitzgerald to Sawnee Electric Membership Corporation, dated December 5, 1960, recorded in Deed Book 3467, Page 431.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
13. Right of Way Easement from H. D. Vaughn to Sawnee Electric Membership Corporation, dated December 5, 1960, recorded in Deed Book 3467, Page 432.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
14. Right of Way Easement from Albert B. Hefner to Sawnee Electric Membership Corporation, dated December 8, 1960, recorded in Deed Book 4350, Page 215.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
15. Right of Way Easement from Mrs. H. D. Vaughan to Sawnee Electric Membership Corporation, dated May 31, 1966, recorded in Deed Book 4603, Page 545.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
16. Sewer Easement from E. G. Fitzgerald and Lucy Fitzgerald to Fulton County, dated September 30, 1971, recorded in Deed Book 5466, Page 192, rerecorded in Deed Book 5484, Page 170.
(AFFECTS SUBJECT PROPERTY AS SHOWN)
17. Right of Way Easement from D. G. Whitney, M.D., dated March 25, 1981, recorded in Deed Book 7811, Page 289.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
18. Easement to Sawnee Electric Membership Corporation, dated January 14, 1986, recorded in Deed Book 9974, Page 54.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
19. Easements granted in the Condemnation, styled Department of Transportation vs. 0.023 acres of land; certain easement rights; Janet Goethe a/ka/ M. Janet Goethe; Nationalbank of Georgia, N.A. f/k/a The Citizens and Southern National Bank; Washington Development Company, filed March 14, 1994, recorded in Deed Book 17954, Page 67.
(MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE)
20. Sewer Easement from M. Janet Goethe to Fulton County, dated July 7, 1996, recorded in Deed Book 21997, Page 33.
(AFFECTS SUBJECT PROPERTY AS SHOWN)
21. Easement Agreement by and between M. Janet Goethe and Quiktrip Corporation, dated December 19, 1996, recorded in Deed Book 22027, Page 245.
(STORM SEWER EASEMENT AND SANITARY SEWER EASEMENT AFFECT SUBJECT PROPERTY AS SHOWN)
22. Intentionally Deleted
23. Intentionally Deleted
24. Sign and Slope Easement Agreement by and between Canterbury Communities, Inc. and Janet Goethe, dated September 26, 1997, recorded in Deed Book 23191, Page 322.
(AFFECTS SUBJECT PROPERTY AS SHOWN)
25. Lake Agreement by and between Canterbury Communities, Inc. and Janet Goethe, dated September 26, 1997, recorded in Deed Book 23191, Page 330.
(AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE)
26. Drainage Easement Agreement by and between Janet Goethe and Old Milton Promenade, LLC, dated March 23, 1998, recorded in Deed Book 24447, Page 189.
(AFFECTS SUBJECT PROPERTY AS SHOWN)
27. Intentionally Deleted
28. Intentionally Deleted

ALTA/ NSPS CERTIFICATION

TO: EAH ACQUISITIONS, LLC & 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, 2, 3, 4, 5, 8, 11(b), 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 6, 2025 DATE OF PLAT: NOVEMBER 20, 2025

JESSE R. GUNNIN, GA RLS NO. 3079 — 11–20–25 DATE

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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 AS REQUIRED BY LAW IN O.C.G.A. SECTION 15–6–67.

JESSE R. GUNNIN, GA RLS NO. 3079 — 11–20–25 DATE

BUFFER LEGEND

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 100' CITY PERENNIAL STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 150' CITY PERENNIAL IMPERVIOUS STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (D) 50' CITY UNDISTURBED NATURAL VEGETATIVE BUFFER (AS MEASURED FROM TOP OF BANK)
- (E) 75' CITY NON–IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)
- (F) 35' UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)
- (G) 50' IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)

LINE TYPE LEGEND

ADJOINING PROPERTY LINE · RIGHT–OF–WAY CENTERLINE · CREEK CENTERLINE · LAND LOT LINE · METAL FENCE · WIRE FENCE · WOOD FENCE · GUARDRAIL · RAILROAD TRACK · OVERHEAD UTILITY LINE · UNDERGROUND CABLE TV LINE · UNDERGROUND ELECTRIC LINE · UNDERGROUND FIBER OPTIC LINE · UNDERGROUND GAS PIPE · UNDERGROUND SANITARY SEWER PIPE · UNDERGROUND STORM SEWER PIPE · UNDERGROUND STREET LIGHTING LINE · UNDERGROUND TELEPHONE LINE · UNDERGROUND TRAFFIC LINE · UNDERGROUND WATER PIPE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI	PEDESTAL INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

IPF 1/2" REBAR FOUND · IPS 1/2" REBAR SET · RIGHT–OF–WAY MONUMENT FOUND · (42) ADJOINING LOT NUMBER · (28) LOT NUMBER · (L.L. 45) LAND LOT NUMBER · AIR CONDITIONING UNIT · BENCHMARK · BOLLARD · HANDICAP PARKING SPOT · SIGN · MANHOLE – UNKNOWN TYPE · HANDHOLE · CABLE TV BOX · CABLE TV MANHOLE · CABLE TV PEDESTAL · ELECTRIC BOX · ELECTRIC MANHOLE · ELECTRIC METER · ELEC ELECTRIC PEDESTAL · GUY WIRE AND ANCHOR · GUY POLE · LIGHT POLE (LP) · POWER POLE (PP) · SERVICE POLE · HIGH VOLTAGE POWER POLE (HVPP) · TRANSFORMER · GAS MANHOLE · GAS VALVE · GAS METER · SANITARY SEWER CLEAN OUT · SANITARY SEWER MANHOLE · STORM SEWER CLEAN OUT · DOUBLE WING CATCH BASIN · SINGLE WING CATCH BASIN · CURB INLET · DROP INLET · FLARED END SECTION · HEADWALL · JUNCTION BOX · SANITARY SEWER EASEMENT · PEDESTAL INLET · YARD INLET · TELEPHONE BOX · TELEPHONE MANHOLE · TELEPHONE PEDESTAL · PEDESTRIAN SIGNAL POLE · TRAFFIC SIGNAL BOX · TRAFFIC SIGNAL POLE · FIRE DEPARTMENT CONNECTION · FIRE HYDRANT · IRRIGATION CONTROL VALVE · POST INDICATOR VALVE · WATER MANHOLE · WATER METER · WATER VALVE · WATER VAULT · TREE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°41'27"W	90.25'
L2	N80°52'51"E	90.29'
L3	S09°02'26"E	26.58'
L4	N21°29'07"W	26.67'
L5	N23°30'40"E	187.45'
L6	N65°40'21"W	51.95'
L7	N39°50'26"W	141.37'
L8	N31°40'21"W	53.02'
L9	N61°16'26"E	23.92'
L10	S49°48'34"W	28.19'
L11	N39°53'17"W	56.41'
L12	N65°40'20"W	285.98'
L13	S24°19'39"W	187.61'
L14	S69°19'36"W	25.74'
L15	N65°25'31"W	146.19'
L16	S49°48'34"W	128.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90.23'	325.00'	N21°26'45"W	89.94'
C2	360.37'	73.00'	S22°41'50"W	91.04'
C3	378.42'	275.00'	S10°41'40"W	349.26'
C4	148.50'	330.00'	N52°46'48"W	147.25'
C5	231.17'	60.00'	S69°19'40"W	112.49'
C6	231.17'	60.00'	N20°40'21"W	112.49'
C7	123.99'	275.00'	N52°45'24"W	122.94'
C8	285.98'	325.00'	N20°32'23"E	276.84'

100' 0 100' 200' — 1"=100' SCALE IN FEET

FLOOD DELINEATION

FLOOD LINES, BASE FLOOD ELEVATIONS, AND CROSS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SHOWN PER FEMA NATIONAL FLOOD HAZARD IMPORT.

DEFINITION OF FLOOD AREAS FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM:

ZONE AE– SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE X– AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM FROM 1% ANNUAL CHANCE FLOOD.*

ZONE X– AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN

FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

50.0 BASE FLOOD ELEVATION LINE (BFE)

(A) CROSS SECTION LINE

GRID NORTH GA. WEST ZONE

REVISION | DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC & CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 20, 2025

GUNNIN SURVEY
141 Redwood Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia LSF 000033 - Gunnin Land Surveying, LLC

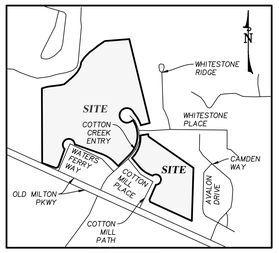
GEORGIA REGISTERED No. 3079 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

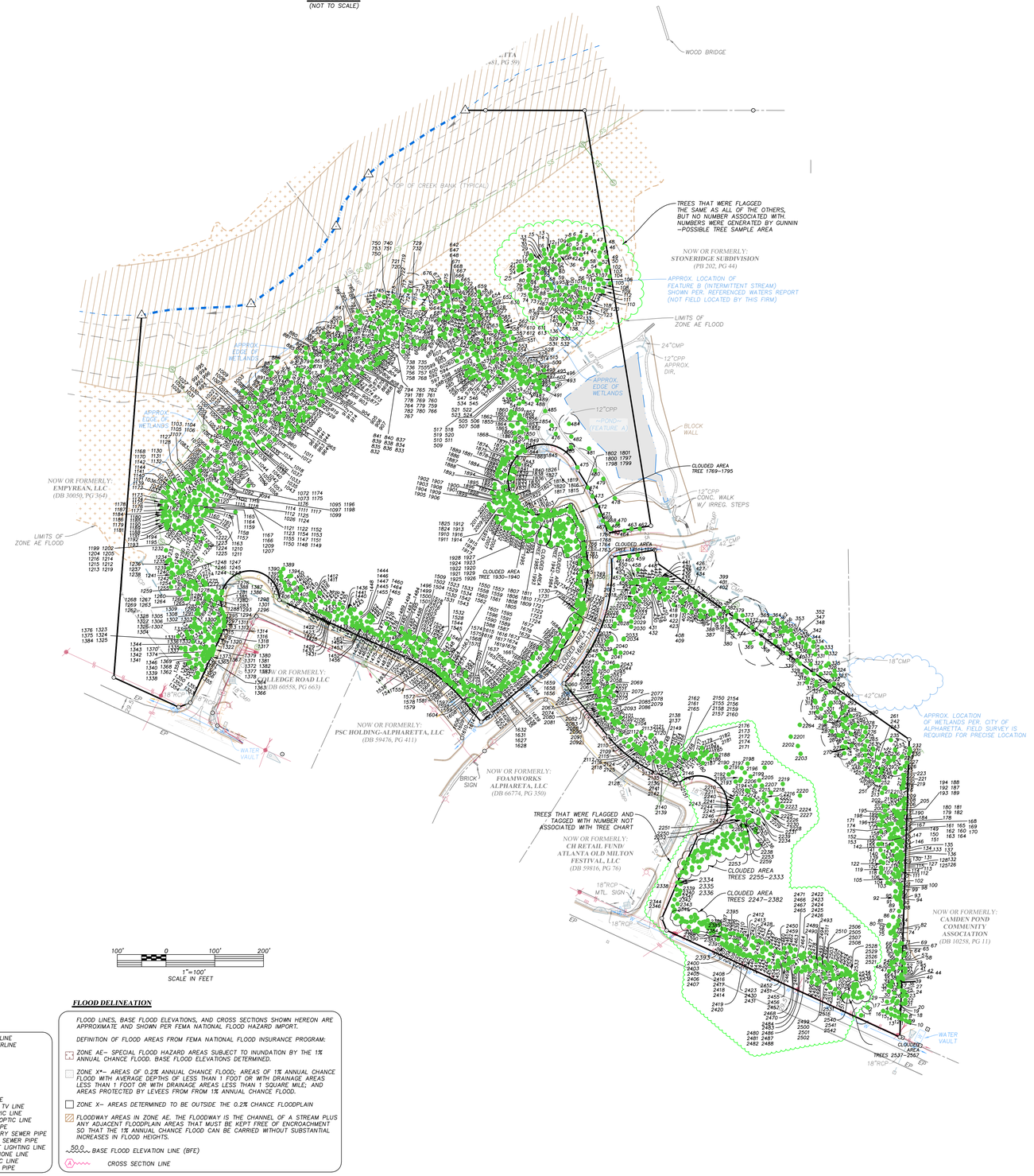
PROJECT NO. 25034

SHEET 1 OF 1

FILENAME: 25034 OLD MILTON PKWY — PLOT DATE: 04 24 2026



VICINITY MAP
(NOT TO SCALE)



IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
	RIGHT-OF-WAY MONUMENT FOUND
42	ADJOINING LOT NUMBER
28	LOT NUMBER
770	LAND LOT NUMBER
	AIR CONDITIONING UNIT
	BENCHMARK
	BOLLARD
	HANDICAP PARKING SPOT
	SIGN
	MANHOLE – UNKNOWN TYPE
	HANDHOLE
	CABLE TV BOX
	CABLE TV MANHOLE
	CABLE TV PEDESTAL
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
ELEC	ELECTRIC PEDESTAL
	GUY WIRE AND ANCHOR
	GUY POLE
	LIGHT POLE (LP)
	POWER POLE (PP)
	SERVICE POLE
	HIGH VOLTAGE POWER POLE (HVPP)
	TRANSFORMER
	GAS MANHOLE
	GAS VALVE
	GAS METER
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER CLEAN OUT
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	CURB INLET
	DROP INLET
	FLARED END SECTION
	HEADWALL
	JUNCTION BOX
	PEDESTAL INLET
	YARD INLET
	TELEPHONE BOX
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	PEDESTRIAN SIGNAL POLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
RPZ	IRRIGATION CONTROL VALVE
	POST INDICATOR VALVE
	WATER MANHOLE
	WATER METER
	WATER VALVE
W	WATER VAULT
	TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
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CMP	CORRUGATED METAL PIPE
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HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

LINE TYPE LEGEND

	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
CR	CREEK CENTERLINE
	LAND LOT LINE
	METAL FENCE
	WIRE FENCE
	WOOD FENCE
	GUARDRAIL
	RAILROAD TRACK
OHP	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE TV LINE
	UNDERGROUND ELECTRIC LINE
FO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS PIPE
SS	UNDERGROUND SANITARY SEWER PIPE
	UNDERGROUND STORM SEWER PIPE
	UNDERGROUND STREET LIGHTING LINE
T	UNDERGROUND TELEPHONE LINE
TR	UNDERGROUND TRAFFIC LINE
W	UNDERGROUND WATER PIPE

FLOOD DELINEATION

FLOOD LINES, BASE FLOOD ELEVATIONS, AND CROSS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SHOWN PER FEMA NATIONAL FLOOD HAZARD IMPORT.

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50.0 BASE FLOOD ELEVATION LINE (BFE)

A CROSS SECTION LINE

REVISION

DATE

TREE LOCATION SURVEY FOR:
EAH ACQUISITIONS
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia LSF 000555 Georgia Land Surveying, LLC

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR 3079
JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. 25034

SHEET 1 OF 9

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

Tree ID #	Diameter	Tree Species	Condition		Other
# "B"	Inches	Common Name	Biological Health (Vigor)	Structural	Specimen or Right of Way
1	14	CHERRY	FAIR	FAIR	S
2	10	CHERRY	FAIR	FAIR	S
3	13	LEYLAND PINE	FAIR	FAIR	N/A
4	7	LEYLAND CYPRESS	FAIR	FAIR	N/A
5	7	LEYLAND CYPRESS	FAIR	FAIR	N/A
6	9	LEYLAND CYPRESS	FAIR	FAIR	N/A
7	11	LEYLAND CYPRESS	FAIR	FAIR	N/A
8	12	LEYLAND CYPRESS	FAIR	FAIR	N/A
9	8	LEYLAND CYPRESS	FAIR	FAIR	RW
10	11	LEYLAND CYPRESS	FAIR	FAIR	RW
11	15	LEYLAND CYPRESS	FAIR	FAIR	RW
12	14	LEYLAND CYPRESS	FAIR	FAIR	RW
13	14	LEYLAND CYPRESS	FAIR	FAIR	RW
14	14	LEYLAND CYPRESS	FAIR	FAIR	RW
15	12	LEYLAND CYPRESS	FAIR	FAIR	RW
16	21	LEYLAND CYPRESS	FAIR	FAIR	RW
17	20	PINE	FAIR	FAIR	N/A
18	10	PINE	FAIR	FAIR	N/A
19	7	PINE	FAIR	FAIR	N/A
20	7	PINE	FAIR	FAIR	N/A
21	18	PINE	FAIR	FAIR	N/A
22	17	PINE	FAIR	FAIR	N/A
23	16	PINE	FAIR	FAIR	N/A
24	9	PINE	FAIR	FAIR	N/A
25	18	PINE	FAIR	FAIR	N/A
26	11	PINE	FAIR	FAIR	N/A
27	17	PINE	FAIR	FAIR	N/A
28	15	PINE	FAIR	FAIR	N/A
29	17	PINE	FAIR	FAIR	N/A
30	8	PINE	FAIR	FAIR	N/A
31	5	PINE	FAIR	FAIR	N/A
32	13	PINE	FAIR	FAIR	N/A
33	4	PINE	FAIR	FAIR	N/A
34	6	PINE	FAIR	FAIR	N/A
35	9	PINE	FAIR	FAIR	N/A
36	4	PINE	FAIR	FAIR	N/A
37	12	PINE	FAIR	FAIR	N/A
38	11	PINE	FAIR	FAIR	N/A
39	12	PINE	FAIR	FAIR	N/A
40	10	PINE	FAIR	FAIR	N/A
41	5	CHERRY	FAIR	FAIR	N/A
42	15	PINE	FAIR	FAIR	N/A
43	4	CHERRY	FAIR	FAIR	N/A
44	5	WATER OAK	FAIR	FAIR	N/A
45	5	PINE	FAIR	FAIR	N/A
46	10	PINE	FAIR	FAIR	N/A
47	4	CHERRY	FAIR	FAIR	N/A
48	10	PINE	FAIR	FAIR	N/A
49	11	PINE	FAIR	FAIR	N/A
50	19	PINE	FAIR	FAIR	N/A
51	13	PINE	FAIR	FAIR	N/A
52	6	PINE	FAIR	FAIR	N/A
53	14	PINE	FAIR	FAIR	N/A
54	12	PINE	FAIR	FAIR	N/A
55	13	PINE	FAIR	FAIR	N/A
56	8	PINE	FAIR	FAIR	N/A
57	13	PINE	FAIR	FAIR	N/A
58	4	CHERRY	FAIR	FAIR	N/A
59	7	CHERRY	FAIR	FAIR	N/A
60	9	CHERRY	FAIR	FAIR	N/A
61	15	PINE	FAIR	FAIR	N/A
62	12	PINE	FAIR	FAIR	N/A
63	13	PINE	FAIR	FAIR	N/A
64	5	PINE	FAIR	FAIR	N/A
65	13	PINE	FAIR	FAIR	N/A
66	15	PINE	FAIR	FAIR	N/A
67	8	PINE	FAIR	FAIR	N/A
68	13	PINE	FAIR	FAIR	N/A
69	10	PINE	FAIR	FAIR	N/A
70	6	PINE	FAIR	FAIR	N/A
71	6	PINE	FAIR	FAIR	N/A
72	9	PINE	FAIR	FAIR	N/A
73	14	PINE	FAIR	FAIR	N/A
74	10	PINE	FAIR	FAIR	N/A
75	5	PINE	FAIR	FAIR	N/A
76	7	PINE	FAIR	FAIR	N/A
77	20	PINE	FAIR	FAIR	N/A
78	4	PINE	FAIR	FAIR	N/A
79	6	PINE	FAIR	FAIR	N/A
80	5	PINE	FAIR	FAIR	N/A
81	4	PINE	FAIR	FAIR	N/A
82	7	PINE	FAIR	FAIR	N/A
83	7	PINE	FAIR	FAIR	N/A
84	7	PINE	FAIR	FAIR	N/A
85	5	BEECH	GOOD	GOOD	N/A
86	14	PINE	FAIR	FAIR	N/A
87	12	PINE	FAIR	FAIR	N/A
88	9	CHERRY	FAIR	FAIR	N/A
89	8	SWEETGUM	FAIR	FAIR	N/A
90	4	CHERRY	FAIR	FAIR	N/A
91	4	CHERRY	FAIR	FAIR	N/A
92	4	SWEET GUM	FAIR	FAIR	N/A
93	5	SWEET GUM	FAIR	FAIR	N/A
94	5	SWEET GUM	FAIR	FAIR	N/A
95	10	T POPLAR	FAIR	FAIR	N/A
96	8	SWEET GUM	FAIR	FAIR	N/A
97	4	WATER OAK	FAIR	FAIR	N/A
98	4	SWEET GUM	FAIR	FAIR	N/A
99	5	CHERRY	FAIR	FAIR	N/A
100	7	SWEET GUM	FAIR	FAIR	N/A
101	5	SWEET GUM	FAIR	FAIR	N/A
102	8	SWEET GUM	FAIR	FAIR	N/A
103	8	PINE	FAIR	FAIR	N/A
104	13	PINE	FAIR	FAIR	N/A
105	19	PINE	FAIR	FAIR	N/A
106	5	PINE	FAIR	FAIR	N/A
107	8	OAK	FAIR	FAIR	N/A
108	4	PINE	FAIR	FAIR	N/A
109	6	PINE	FAIR	FAIR	N/A
110	16	PINE	FAIR	FAIR	N/A
111	19	PINE	FAIR	FAIR	N/A
112	9	PINE	FAIR	FAIR	N/A
113	8	PINE	FAIR	FAIR	N/A
114	15	OAK	FAIR	FAIR	N/A
115	7	T POPLAR	FAIR	FAIR	N/A
116	4	OAK	FAIR	FAIR	N/A
117	4	OAK	FAIR	FAIR	N/A
118	10	PINE	FAIR	FAIR	N/A
119	14	PINE	FAIR	FAIR	N/A
120	16	PINE	FAIR	FAIR	N/A
121	12	PINE	FAIR	FAIR	N/A
122	12	PINE	FAIR	FAIR	N/A
123	15	PINE	FAIR	FAIR	N/A
124	7	PINE	FAIR	FAIR	N/A
125	5	OAK	FAIR	FAIR	N/A
126	7	PINE	FAIR	FAIR	N/A
127	5	SWEET GUM	FAIR	FAIR	N/A
128	5	SWEET GUM	FAIR	FAIR	N/A
129	5	SWEET GUM	FAIR	FAIR	N/A
130	4	SWEET GUM	FAIR	FAIR	N/A
131	6	SWEET GUM	FAIR	FAIR	N/A
132	13	PINE	FAIR	FAIR	N/A
133	19	PINE	FAIR	FAIR	N/A
134	8	PINE	FAIR	FAIR	N/A
135	5	SWEET GUM	FAIR	FAIR	N/A
136	4	SWEET GUM	FAIR	FAIR	N/A
137	7	PINE	FAIR	FAIR	N/A
138	7	PINE	FAIR	FAIR	N/A
139	7	PINE	FAIR	FAIR	N/A
140	15	PINE	FAIR	FAIR	N/A
141	14	PINE	FAIR	FAIR	N/A
142	11	PINE	FAIR	FAIR	N/A
143	5	SWEET GUM	FAIR	FAIR	N/A
144	5	SWEET GUM	FAIR	FAIR	N/A
145	5	SWEET GUM	FAIR	FAIR	N/A
146	6	SWEET GUM	FAIR	FAIR	N/A
147	4	SWEET GUM	FAIR	FAIR	N/A
148	8	PINE	FAIR	FAIR	N/A
149	7	PINE	FAIR	FAIR	N/A
150	6	SWEET GUM	FAIR	FAIR	N/A
151	14	PINE	FAIR	FAIR	N/A

152	11	PINE	FAIR	FAIR	N/A
153	10	PINE	FAIR	FAIR	N/A
154	6	PINE	FAIR	FAIR	N/A
155	14	PINE	FAIR	FAIR	N/A
156	18	CHERRY	FAIR	FAIR	N/A
157	15	T POPLAR	FAIR	FAIR	N/A
158	17	PINE	FAIR	FAIR	N/A
159	7	PINE	FAIR	FAIR	N/A
160	6	PINE	FAIR	FAIR	N/A
161	5	SWEET GUM	FAIR	FAIR	N/A
162	5	SWEET GUM	FAIR	FAIR	N/A
163	11	PINE	FAIR	FAIR	N/A
164	7	PINE	FAIR	FAIR	N/A
165	6	SWEET GUM	FAIR	FAIR	N/A
166	5	OAK	FAIR	FAIR	N/A
167	10	SWEET GUM	FAIR	FAIR	N/A
168	8	PINE	FAIR	FAIR	N/A
169	4	SWEET GUM	FAIR	FAIR	N/A
170	8	PINE	FAIR	FAIR	N/A
171	4	SWEET GUM	FAIR	FAIR	N/A
172	12	PINE	FAIR	FAIR	N/A
173	7	PINE	FAIR	FAIR	N/A
174	15	PINE	FAIR	FAIR	N/A
175	5	PINE	FAIR	FAIR	N/A
176	9	PINE	FAIR	FAIR	N/A
177	4	SWEET GUM	FAIR	FAIR	N/A
178	5	PINE	FAIR	FAIR	N/A
179	5	SWEET GUM	FAIR	FAIR	N/A
180	12	PINE	FAIR	FAIR	N/A
181	5	SWEET GUM	FAIR	FAIR	N/A
182	9	WATER OAK	FAIR	FAIR	N/A
183	5	SWEET GUM	FAIR	FAIR	N/A
184	7	SWEET GUM	FAIR	FAIR	N/A
185	15	SWEET GUM	FAIR	FAIR	N/A
186	5	SWEET GUM	FAIR	FAIR	N/A
187	4	SWEET GUM	FAIR	FAIR	N/A
188	5	SWEET GUM	FAIR	FAIR	N/A
189	8	SWEET GUM	FAIR	FAIR	N/A
190	4	CHERRY	FAIR	FAIR	N/A
191	5	SWEET GUM	FAIR	FAIR	N/A
192	5	SWEET GUM	FAIR	FAIR	N/A
193	5	SWEET GUM	FAIR	FAIR	N/A
194	4	SWEET GUM	FAIR	FAIR	N/A
195	7	PINE	FAIR	FAIR	N/A
196	15	PINE	FAIR	FAIR	N/A
197	5	PINE	FAIR	FAIR	N/A
198	12	PINE	FAIR	FAIR	N/A
199	9	PINE	FAIR	FAIR	N/A
200	5	PINE	FAIR	FAIR	N/A
201	12	PINE	FAIR	FAIR	N/A
202	12	PINE	FAIR	FAIR	N/A
203	7	T POPLAR	FAIR	FAIR	N/A
204	17	PINE	FAIR	FAIR	N/A
205	9	PINE	FAIR	FAIR	N/A
206	7	SWEET GUM	FAIR	FAIR	N/A
207	4	SWEET GUM	FAIR	FAIR	N/A
208	14	PINE	FAIR	FAIR	N/A
209	7	SWEET GUM	FAIR	FAIR	N/A
210	7	PINE	FAIR	FAIR	N/A
211	7	PINE	FAIR	FAIR	N/A
212	7	PINE	FAIR	FAIR	N/A
213	27	SWEET GUM	FAIR	FAIR	N/A
214	9	SWEET GUM	FAIR	FAIR	N/A
215	23	S. RED OAK	FAIR	FAIR	N/A
216	14	PINE	FAIR	FAIR	N/A
217	8	PINE	FAIR	FAIR	N/A
218	11	PINE	FAIR	FAIR	N/A
219	13	PINE	FAIR	FAIR	N/A
220	4	SWEET GUM	FAIR	FAIR	N/A
221	22	PINE	FAIR	FAIR	N/A
222	7	SWEET GUM	FAIR	FAIR	N/A
223	9	PINE	FAIR	FAIR	N/A
224	7	SWEET GUM	FAIR	FAIR	N/A
225	5	SWEET GUM	FAIR	FAIR	N/A
226	19	PINE	FAIR	FAIR	N/A
227	11	SWEET GUM	FAIR	FAIR	N/A
228	8	PHOTINA	FAIR	FAIR	N/A
229	7	T POPLAR	FAIR	FAIR	N/A
230	12	T POPLAR	FAIR	FAIR	N/A
231	20	T POPLAR	FAIR	FAIR	N/A
232	22	T POPLAR	FAIR	FAIR	N/A
233	7	T POPLAR	FAIR	FAIR	N/A
234	7	T POPLAR	FAIR	FAIR	N/A
235	10	MAPLE	FAIR	FAIR	N/A
236	30	WHITE OAK	FAIR	FAIR	S
237	7	SWEET GUM	FAIR	FAIR	N/A
238	7	OAK	FAIR	FAIR	N/A
239	7	OAK	FAIR	FAIR	N/A
240	4	SWEET GUM	FAIR	FAIR	N/A
241	10	OAK	FAIR	FAIR	N/A
242	12	OAK	FAIR	FAIR	N/A
243	5	SOURWOOD	FAIR	FAIR	N/A
244	5	SOURWOOD	FAIR	FAIR	N/A
245	5	SOURWOOD	FAIR	FAIR	N/A
246	10	OAK	FAIR	FAIR	N/A
247	6	SOURWOOD	FAIR	FAIR	N/A
248	6	SWEET GUM	FAIR	FAIR	N/A
249	8	SWEET GUM	FAIR	FAIR	N/A
250	20	SWEET GUM	FAIR	FAIR	N/A
251	5	SWEET GUM	FAIR	FAIR	N/A
252	10	SOURWOOD	FAIR	FAIR	S
253	13	PINE	FAIR	FAIR	N/A
254	13	PINE	FAIR	FAIR	N/A
255	11	OAK	FAIR	FAIR	N/A
256	20	T POPLAR	FAIR	FAIR	N/A
257	6	SWEET GUM	FAIR	FAIR	N/A
258	15	OAK	FAIR	FAIR	N/A
259	4	SOURWOOD	FAIR	FAIR	N/A
260	9	OAK	FAIR	FAIR	N/A
261	7	OAK	FAIR	FAIR	N/A
262	13	OAK	FAIR	FAIR	N/A
263	6	SWEET GUM	FAIR	FAIR	N/A
264	6	SWEET GUM	FAIR	FAIR	N/A
265	14	HICKORY	FAIR	FAIR	N/A
266	9	T POPLAR	FAIR	FAIR	N/A
267	15	SWEET GUM	FAIR	FAIR	N/A
268	11	OAK	FAIR	FAIR	N/A
269	10	SOURWOOD	FAIR	FAIR	S
270	9	T POPLAR	FAIR	FAIR	N/A
271	10	PINE	FAIR	FAIR	N/A
272	9	SWEET GUM	FAIR	FAIR	N/A
273	4	SOURWOOD	FAIR	FAIR	N/A
274	4	SOURWOOD	FAIR	FAIR	N/A
275	25	PINE	FAIR	FAIR	N/A
276	13	OAK	FAIR	FAIR	N/A
277	6	SWEET GUM	FAIR	FAIR	N/A
278	5	SWEET GUM	FAIR	FAIR	N/A
279	5	SOURWOOD	FAIR	FAIR	N/A
280	5	SOURWOOD	FAIR	FAIR	N/A
281	26	WHITE OAK	FAIR	FAIR	S
282	17	OAK	FAIR	FAIR	N/A
283	4	SOURWOOD	FAIR	FAIR	N/A
284	10	T POPLAR	FAIR	FAIR	N/A
285	9	T POPLAR	FAIR	FAIR	N/A
286	27	S. RED OAK	FAIR	FAIR	S
287	5	SOURWOOD	FAIR	FAIR	N/A
288	9	SWEET GUM	FAIR	FAIR	N/A
289	7	SWEET GUM	FAIR	FAIR	N/A
290	21	PINE	FAIR	FAIR	N/A
291	4	SWEET GUM	FAIR	FAIR	N/A
292	6	SOURWOOD	FAIR	FAIR	N/A
293	16	OAK	FAIR	FAIR	N/A
294	7	SOURWOOD	FAIR	FAIR	N/A
295	4	SWEET GUM	FAIR	FAIR	N/A
296	11	T POPLAR	FAIR	FAIR	N/A
297	22	PINE	FAIR	FAIR	N/A
298	14	T POPLAR	FAIR	FAIR	N/A
299	10	MAPLE	FAIR	FAIR	N/A
300	6	HICKORY	FAIR	FAIR	N/A
301	13	OAK	FAIR	FAIR	N/A
302	31	S. RED OAK	FAIR	FAIR	S
303	14	OAK	FAIR	FAIR	N/A
304	26	PINE	FAIR	FAIR	N/A
305	11	HICKORY	FAIR	FAIR	N/A
306	17	OAK	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
6784857502
Georgia LSF 000553 Gunnin Land Surveying, LLC

GEORGIA REGISTERED LAND SURVEYOR No. 3099 JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
2	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 5/9/2025 2:04:22 PM

OLD MILTON 2 — TREE INVENTORY

307	7	HICKORY	FAIR	FAIR	N/A
308	14	OAK	FAIR	FAIR	N/A
309	20	T POPLAR	FAIR	FAIR	N/A
310	32	T POPLAR	FAIR	FAIR	S
311	9	OAK	FAIR	FAIR	N/A
312	9	SWEET GUM	FAIR	FAIR	N/A
313	21	PINE	FAIR	FAIR	N/A
314	26	PINE	FAIR	FAIR	N/A
315	16	OAK	FAIR	FAIR	N/A
316	25	PINE	FAIR	FAIR	N/A
317	16	OAK	FAIR	FAIR	N/A
318	12	SWEET GUM	FAIR	FAIR	N/A
319	20	T POPLAR	FAIR	FAIR	N/A
320	24	PINE	FAIR	FAIR	N/A
321	5	SWEET GUM	FAIR	FAIR	N/A
322	5	T POPLAR	FAIR	FAIR	N/A
323	6	T POPLAR	FAIR	FAIR	N/A
324	16	PINE	FAIR	FAIR	N/A
325	12	PINE	FAIR	FAIR	N/A
326	9	PINE	FAIR	FAIR	N/A
327	11	T POPLAR	FAIR	FAIR	N/A
328	23	PINE	FAIR	FAIR	N/A
329	14	SWEET GUM	FAIR	FAIR	N/A
330	17	OAK	FAIR	FAIR	N/A
331	12	T POPLAR	FAIR	FAIR	N/A
332	6	MAPLE	FAIR	FAIR	N/A
333	13	T POPLAR	FAIR	FAIR	N/A
334	7	T POPLAR	FAIR	FAIR	N/A
335	5	T POPLAR	FAIR	FAIR	N/A
336	11	PINE	FAIR	FAIR	N/A
337	6	SWEET GUM	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

338	27	PINE	FAIR	FAIR	N/A
339	16	WHITE OAK	FAIR	FAIR	N/A
340	5	SWEET GUM	FAIR	FAIR	N/A
341	13	PINE	FAIR	FAIR	N/A
342	14	PINE	FAIR	FAIR	N/A
343	10	PINE	FAIR	FAIR	N/A
344	8	T POPLAR	FAIR	FAIR	N/A
345	7	SWEET GUM	FAIR	FAIR	N/A
346	11	PINE	FAIR	FAIR	N/A
347	14	PINE	FAIR	FAIR	N/A
348	10	PINE	FAIR	FAIR	N/A
349	22	WHITE OAK	FAIR	FAIR	N/A
350	30	T POPLAR	GOOD	GOOD	S
351	4	CHERRY	FAIR	FAIR	N/A
352	4	AMBER ELM	FAIR	FAIR	N/A
353	16	PINE	FAIR	FAIR	N/A
354	16	PINE	FAIR	FAIR	N/A
355	6	T POPLAR	FAIR	FAIR	N/A
356	7	PINE	FAIR	FAIR	N/A
357	9	PINE	FAIR	FAIR	N/A
358	4	SWEET GUM	FAIR	FAIR	N/A
359	14	WHITE OAK	FAIR	FAIR	N/A
360	27	WHITE OAK	FAIR	FAIR	N/A
361	18	WHITE OAK	FAIR	FAIR	N/A
362	15	PINE	FAIR	FAIR	N/A
363	15	PINE	FAIR	FAIR	N/A
364	4	RED BIRCH	FAIR	FAIR	N/A
365	18	T POPLAR	FAIR	FAIR	N/A
366	12	PINE	FAIR	FAIR	N/A
367	17	WHITE OAK	POOR	FAIR	N/A
368	35	T POPLAR	GOOD	GOOD	S

OLD MILTON 2 — TREE INVENTORY

369	12	PINE	FAIR	FAIR	N/A
370	21	WHITE OAK	POOR	FAIR	N/A
371	15	RED MAPLE	FAIR	FAIR	N/A
372	34	T POPLAR	GOOD	GOOD	S
373	30	N. RED OAK	FAIR	FAIR	S
374	10	PINE	FAIR	FAIR	N/A
375	15	PINE	FAIR	FAIR	N/A
376	8	PINE	FAIR	FAIR	N/A
377	4	SWEET GUM	FAIR	FAIR	N/A
378	10	SWEET GUM	POOR	FAIR	N/A
379	15	SWEET GUM	POOR	FAIR	N/A
380	4	SWEET GUM	FAIR	FAIR	N/A
381	7	RED MAPLE	FAIR	FAIR	N/A
382	15	LEYLAND CYPRESS	POOR	POOR	N/A
383	9	LEYLAND CYPRESS	POOR	POOR	N/A
384	9	PINE	FAIR	FAIR	N/A
385	6	PINE	FAIR	FAIR	N/A
386	6	PINE	FAIR	FAIR	N/A
387	4	PINE	FAIR	FAIR	N/A
388	6	PINE	FAIR	FAIR	N/A
389	10	PINE	FAIR	FAIR	N/A
390	10	PINE	FAIR	FAIR	N/A
391	4	PINE	FAIR	FAIR	N/A
392	14	PINE	FAIR	FAIR	N/A
393	7	RED MAPLE	FAIR	FAIR	N/A
394	4	SWEET GUM	FAIR	FAIR	N/A
395	9	BLACK CHERRY	GOOD	GOOD	S
396	10	BLACK CHERRY	GOOD	GOOD	S
397	16	PINE	GOOD	GOOD	N/A
398	4	SWEET GUM	GOOD	GOOD	N/A
399	7	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

400	15	PINE	FAIR	FAIR	N/A
401	4	T POPLAR	FAIR	FAIR	N/A
402	19	PINE	FAIR	FAIR	N/A
403	5	PINE	FAIR	FAIR	N/A
404	5	PINE	FAIR	FAIR	N/A
405	15	PINE	FAIR	FAIR	N/A
406	8	PINE	FAIR	FAIR	N/A
407	4	T POPLAR	FAIR	FAIR	N/A
408	17	PINE	FAIR	FAIR	N/A
409	8	SWEET GUM	FAIR	FAIR	N/A
410	4	RED MAPLE	FAIR	FAIR	N/A
411	5	CHERRY	FAIR	FAIR	N/A
412	9	RED MAPLE	FAIR	FAIR	N/A
413	6	SWEET GUM	FAIR	FAIR	N/A
414	15	PINE	FAIR	FAIR	N/A
415	17	PINE	POOR	FAIR	N/A
416	15	PINE	POOR	FAIR	N/A
417	8	PINE	POOR	FAIR	N/A
418	10	PINE	FAIR	FAIR	N/A
419	7	PINE	POOR	POOR	N/A
420	8	PINE	POOR	FAIR	N/A
421	10	PINE	FAIR	FAIR	N/A
422	10	PINE	FAIR	FAIR	N/A
423	9	PINE	POOR	POOR	N/A
424	8	PINE	FAIR	FAIR	N/A
425	4	RED MAPLE	FAIR	FAIR	N/A
426	4	CHERRY	FAIR	FAIR	N/A
427	6	PINE	POOR	POOR	N/A
428	10	PINE	FAIR	FAIR	N/A
429	10	PINE	FAIR	FAIR	N/A
430	11	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

431	10	PINE	FAIR	FAIR	N/A
432	11	PINE	FAIR	FAIR	N/A
433	8	PINE	FAIR	FAIR	N/A
434	8	PINE	FAIR	FAIR	N/A
435	7	RED MAPLE	GOOD	GOOD	N/A
436	4	RED MAPLE	FAIR	FAIR	N/A
437	9	PINE	FAIR	FAIR	N/A
438	10	PINE	FAIR	FAIR	N/A
439	14	PINE	FAIR	FAIR	N/A
440	12	PINE	FAIR	FAIR	N/A
441	12	PINE	FAIR	FAIR	N/A
442	5	PINE	POOR	POOR	N/A
443	6	AMBER ELM	GOOD	GOOD	N/A
444	9	PINE	FAIR	FAIR	N/A
445	4	RED MAPLE	FAIR	FAIR	N/A
446	9	PINE	FAIR	FAIR	N/A
447	15	PINE	FAIR	FAIR	N/A
448	6	CHERRY	FAIR	FAIR	N/A
449	6	CHERRY	FAIR	FAIR	N/A
450	4	RED MAPLE	FAIR	FAIR	N/A
451	18	PINE	FAIR	POOR	N/A
452	5	AMBER ELM	FAIR	FAIR	N/A
453	7	PINE	FAIR	FAIR	N/A
454	11	PINE	FAIR	FAIR	N/A
455	15	PINE	FAIR	FAIR	N/A
456	4	SWEET GUM	FAIR	POOR	N/A
457	13	MAPLE	GOOD	GOOD	N/A
458	5	RED BIRCH	GOOD	GOOD	N/A
459	4	RED BIRCH	GOOD	GOOD	N/A
460	5	RED BIRCH	GOOD	GOOD	N/A
461	6	RED BIRCH	GOOD	GOOD	N/A

OLD MILTON 2 — TREE INVENTORY

462	7	RED BIRCH	GOOD	GOOD	N/A
463	7	RED BIRCH	GOOD	GOOD	N/A
464	7	RED BIRCH	GOOD	GOOD	N/A
465	4	ARBORVITAE	GOOD	GOOD	N/A
466	4	ARBORVITAE	GOOD	GOOD	N/A
467	5	ARBORVITAE	GOOD	GOOD	N/A
468	6	ARBORVITAE	GOOD	GOOD	N/A
469	6	ARBORVITAE	GOOD	GOOD	N/A
470	6	RED BIRCH	GOOD	GOOD	N/A
471	18	RED BIRCH	GOOD	GOOD	N/A
472	14	RED MAPLE	GOOD	GOOD	N/A
473	13	RED MAPLE	GOOD	GOOD	N/A
474	9	RED MAPLE	GOOD	GOOD	N/A
475	30	COTTONWOOD	GOOD	GOOD	S
476	23	PINE	GOOD	GOOD	N/A
477	24	PINE	GOOD	GOOD	N/A
478	17	MAPLE	GOOD	GOOD	N/A
479	24	WATER OAK	GOOD	GOOD	N/A
480	23	WATER OAK	GOOD	GOOD	N/A
481	17	AMERICAN HOLLY	GOOD	GOOD	N/A
482	24	PINE	GOOD	GOOD	N/A
483	5/5/6	DOGWOOD	FAIR	FAIR	S
484	16/16/16	AMERICAN HOLLY	GOOD	GOOD	S
485	20	RED MAPLE	GOOD	GOOD	N/A
486	12	MAPLE	FAIR	FAIR	N/A
487	5	AMBER ELM	FAIR	FAIR	N/A
488	8	BOX ELDER	FAIR	POOR	N/A
489	9	MAPLE	FAIR	FAIR	N/A
490	18	AMBER ELM	FAIR	FAIR	N/A
491	19	PINE	POOR	POOR	N/A
492	23	PINE	POOR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

493	15	PINE	FAIR	FAIR	N/A
494	15	PINE	FAIR	FAIR	N/A
495	12	PINE	FAIR	FAIR	N/A
496	11	SWEET GUM	FAIR	FAIR	N/A
497	22	PINE	FAIR	FAIR	N/A
498	23	PINE	FAIR	FAIR	N/A
499	15	PINE	FAIR	FAIR	N/A
500	7	PINE	FAIR	FAIR	N/A
501	15	PINE	FAIR	FAIR	N/A
502	11	PINE	FAIR	FAIR	N/A
503	5	AMBER ELM	FAIR	FAIR	N/A
504	10	PINE	FAIR	FAIR	N/A
505	15	PINE	FAIR	FAIR	N/A
506	20	PINE	FAIR	FAIR	N/A
507	23	PINE	FAIR	POOR	N/A
508	7	PINE	FAIR	FAIR	N/A
509	7	AMBER ELM	FAIR	FAIR	N/A
510	16	PINE	FAIR	FAIR	N/A
511	11	PINE	FAIR	FAIR	N/A
512	11	PINE	FAIR	FAIR	N/A
513	16	PINE	FAIR	FAIR	N/A
514	15	PINE	FAIR	FAIR	N/A
515	9	PINE	FAIR	FAIR	N/A
516	4	RED MAPLE	FAIR	FAIR	N/A
517	16	PINE	FAIR	FAIR	N/A
518	9	AMBER ELM	FAIR	FAIR	N/A
519	10	PINE	FAIR	FAIR	N/A
520	6	SWEET GUM	FAIR	FAIR	N/A
521	19	PINE	FAIR	FAIR	N/A
522	11	PINE	FAIR	FAIR	N/A
523	11	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

524	16	PINE	FAIR	FAIR	N/A
525	4	SWEET GUM	FAIR	FAIR	N/A
526	15	PINE	FAIR	FAIR	N/A
527	16	PINE	FAIR	FAIR	N/A
528	7	SWEET GUM	FAIR	FAIR	N/A
529	11	SWEET GUM	FAIR	FAIR	N/A
530	16	PINE	FAIR	FAIR	N/A
531	14	PINE	FAIR	FAIR	N/A
532	25	PINE	FAIR	POOR	N/A
533	6	AMBER ELM	FAIR	FAIR	N/A
534	6	AMBER ELM	FAIR	FAIR	N/A
535	6	BOX ELDER	FAIR	FAIR	N/A
536	18	PINE	FAIR	FAIR	N/A
537	7	CHERRY	FAIR	FAIR	N/A
538	6	AMBER ELM	FAIR	FAIR	N/A
539	7	PINE	FAIR	FAIR	N/A
540	15	PINE	FAIR	FAIR	N/A
541	8	RED MAPLE	FAIR	FAIR	N/A
542	9	AMBER ELM	FAIR	FAIR	N/A
543	8	AMBER ELM	FAIR	FAIR	N/A
544	6	BOX ELDER	FAIR	FAIR	N/A
545	8	AMBER ELM	FAIR	FAIR	N/A
546	16	PINE	FAIR	FAIR	N/A
547	8	SWEET GUM	FAIR	FAIR	N/A
548	9	PINE	FAIR	FAIR	N/A
549	24	PINE	FAIR	FAIR	N/A
550	10	PINE	FAIR	FAIR	N/A
551	12	PINE	FAIR	FAIR	N/A
552	22	PINE	FAIR	FAIR	N/A
553	12	PINE	FAIR	FAIR	N/A
554	22	T POPLAR	FAIR	POOR	N/A

OLD MILTON 2 — TREE INVENTORY

555	11	PINE	FAIR	FAIR	N/A
556	8	RED MAPLE	FAIR	FAIR	N/A
557	14	PINE	POOR	POOR	N/A
558	19	T POPLAR	FAIR	FAIR	N/A
559	9	PINE	FAIR	FAIR	N/A
560	17	PINE	FAIR	FAIR	N/A
561	9	PINE	FAIR	FAIR	N/A
562	18	PINE	FAIR	FAIR	N/A
563	6	SWEET GUM	FAIR	FAIR	N/A
564	17	PINE	FAIR	FAIR	N/A
565	14	PINE	POOR	POOR	N/A
566	7	SWEET GUM	FAIR	FAIR	N/A
567	4	RED MAPLE	FAIR	FAIR	N/A
568	22	T POPLAR	FAIR	POOR	N/A
569	7	SWEET GUM	FAIR	FAIR	N/A
570	10	SWEET GUM	FAIR	FAIR	N/A
571	10	SWEET GUM	FAIR	FAIR	N/A
572	13	PINE	FAIR	FAIR	N/A
573	9	PINE	FAIR	FAIR	N/A
574	13	PINE	FAIR	FAIR	N/A
575	13	PINE	FAIR	FAIR	N/A
576	9	PINE	FAIR	FAIR	N/A
577	9	PINE	FAIR	FAIR	N/A
578	6	SWEET GUM	FAIR	FAIR	N/A
579	12	PINE	FAIR	FAIR	N/A
580	13	PINE	FAIR	FAIR	N/A
581	6	SWEET GUM	POOR	POOR	N/A
582	12	PINE	FAIR	FAIR	N/A
583	12	PINE	FAIR	FAIR	N/A
584	10	PINE	FAIR	FAIR	N/A
585	12	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

586	10	PINE	POOR	FAIR	N/A
587	9	PINE	FAIR	FAIR	N/A
588	12	PINE	FAIR	FAIR	N/A
589	5	SWEET GUM	POOR	POOR	N/A
590	9	PINE	POOR	POOR	N/A
591	9	PINE	POOR	FAIR	N/A
592	12	PINE	FAIR	FAIR	N/A
593	11	PINE	FAIR	FAIR	N/A
594	14	PINE	FAIR	FAIR	N/A
595	11	PINE	FAIR	FAIR	N/A
596	12	PINE	FAIR	FAIR	N/A
597	12	PINE	POOR	FAIR	N/A
598	9	PINE	FAIR	FAIR	N/A
599	11	PINE	POOR	POOR	N/A
600	16	PINE	FAIR	FAIR	N/A
601	13	PINE	FAIR	FAIR	N/A
602	12	PINE	FAIR	FAIR	N/A
603	10	PINE	FAIR	FAIR	N/A
604	5	BLACK CHERRY	FAIR	FAIR	N/A
605	5	SWEET GUM	FAIR	FAIR	N/A
606	13	PINE	FAIR	FAIR	N/A
607	12	PINE	FAIR	FAIR	N/A
608	5	BOX ELDER	POOR	POOR	N/A
609	7	PINE	FAIR	FAIR	N/A
610	7	SWEET GUM	FAIR	FAIR	N/A
611	9	AMBER ELM	FAIR	FAIR	N/A
612	13	PINE	FAIR	FAIR	N/A
613	6	CHERRY	FAIR	FAIR	N/A
614	10	PINE	FAIR	FAIR	N/A
615	14	T POPLAR	FAIR	FAIR	N/A
616	7	BOX ELDER	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 16
Canton, Georgia 30114
www.gunninsurvey.com
678.850.7509
Georgia LSF 000331 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
3	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 04.24.2025

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

617	8	SWEET GUM	FAIR	FAIR	N/A
618	10	T POPLAR	FAIR	FAIR	N/A
619	10	T POPLAR	FAIR	FAIR	N/A
620	10	PINE	POOR	POOR	N/A
621	10	PINE	POOR	POOR	N/A
622	17	PINE	FAIR	FAIR	N/A
623	6	T POPLAR	FAIR	FAIR	N/A
624	9	T POPLAR	FAIR	FAIR	N/A
625	14	T POPLAR	FAIR	FAIR	N/A
626	20	T POPLAR	FAIR	FAIR	N/A
627	10	SWEET GUM	FAIR	FAIR	N/A
628	11	T POPLAR	FAIR	FAIR	N/A
629	12	T POPLAR	FAIR	FAIR	N/A
630	13	PINE	FAIR	FAIR	N/A
631	15	SWEET GUM	FAIR	FAIR	N/A
632	7	SWEET GUM	FAIR	FAIR	N/A
633	6	SWEET GUM	FAIR	FAIR	N/A
634	6	SWEET GUM	FAIR	FAIR	N/A
635	15	PINE	FAIR	FAIR	N/A
636	9	T POPLAR	FAIR	FAIR	N/A
637	18	PINE	FAIR	FAIR	N/A
638	4	SWEET GUM	FAIR	FAIR	N/A
639	6	SWEET GUM	FAIR	FAIR	N/A
640	11	PINE	FAIR	FAIR	N/A
641	13	PINE	FAIR	FAIR	N/A
642	9	PINE	FAIR	FAIR	N/A
643	6	PINE	FAIR	FAIR	N/A
644	8	SWEET GUM	FAIR	FAIR	N/A
645	5	T POPLAR	FAIR	FAIR	N/A
646	11	PINE	FAIR	FAIR	N/A
647	9	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

648	7	PINE	FAIR	FAIR	N/A
649	4	SWEET GUM	FAIR	FAIR	N/A
650	4	SWEET GUM	FAIR	FAIR	N/A
651	5	SWEET GUM	FAIR	FAIR	N/A
652	24	PINE	FAIR	FAIR	N/A
653	7	SYCAMORE	FAIR	FAIR	N/A
654	7	T POPLAR	FAIR	FAIR	N/A
655	11	SYCAMORE	FAIR	FAIR	N/A
656	13	PINE	FAIR	FAIR	N/A
657	18	PINE	FAIR	FAIR	N/A
658	19	PINE	FAIR	FAIR	N/A
659	13	PINE	FAIR	FAIR	N/A
660	12	T POPLAR	FAIR	FAIR	N/A
661	12	SYCAMORE	FAIR	FAIR	N/A
662	5	SYCAMORE	FAIR	FAIR	N/A
663	20	PINE	FAIR	FAIR	N/A
664	19	PINE	FAIR	FAIR	N/A
665	13	PINE	FAIR	FAIR	N/A
666	14	PINE	FAIR	FAIR	N/A
667	17	PINE	FAIR	FAIR	N/A
668	20	PINE	FAIR	FAIR	N/A
669	9	SYCAMORE	FAIR	FAIR	N/A
670	11	T POPLAR	FAIR	FAIR	N/A
671	7	T POPLAR	FAIR	FAIR	N/A
672	11	T POPLAR	FAIR	FAIR	N/A
673	8	SYCAMORE	FAIR	FAIR	N/A
674	6	T POPLAR	GOOD	GOOD	N/A
675	5	T POPLAR	GOOD	GOOD	N/A
676	17	PINE	FAIR	FAIR	N/A
677	17	PINE	FAIR	FAIR	N/A
678	6	SWEET GUM	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

679	22	PINE	FAIR	FAIR	N/A
680	15	T POPLAR	GOOD	GOOD	N/A
681	9	PINE	FAIR	FAIR	N/A
682	9	PINE	FAIR	FAIR	N/A
683	16	PINE	FAIR	FAIR	N/A
684	10	PINE	FAIR	FAIR	N/A
685	10	PINE	FAIR	FAIR	N/A
686	8	PINE	FAIR	FAIR	N/A
687	7	CHERRY	FAIR	POOR	N/A
688	15	PINE	FAIR	FAIR	N/A
689	9	PINE	FAIR	POOR	N/A
690	10	PINE	FAIR	FAIR	N/A
691	14	PINE	FAIR	FAIR	N/A
692	10	PINE	FAIR	FAIR	N/A
693	13	PINE	FAIR	FAIR	N/A
694	12	PINE	FAIR	FAIR	N/A
695	10	PINE	FAIR	FAIR	N/A
696	10	PINE	FAIR	FAIR	N/A
697	9	PINE	FAIR	FAIR	N/A
698	12	PINE	FAIR	FAIR	N/A
699	14	PINE	FAIR	FAIR	N/A
700	8	PINE	FAIR	FAIR	N/A
701	8	SWEET GUM	FAIR	GOOD	N/A
702	9	SWEET GUM	FAIR	FAIR	N/A
703	5	SWEET GUM	FAIR	FAIR	N/A
704	7	SWEET GUM	FAIR	FAIR	N/A
705	14	PINE	FAIR	FAIR	N/A
706	6	SWEET GUM	FAIR	FAIR	N/A
707	11	SWEET GUM	FAIR	FAIR	N/A
708	4	SWEET GUM	GOOD	FAIR	N/A
709	5	CHERRY	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

710	6	SWEET GUM	FAIR	GOOD	N/A
711	4	PINE	GOOD	GOOD	N/A
712	18	PINE	FAIR	FAIR	N/A
713	5	SWEET GUM	GOOD	GOOD	N/A
714	38	T POPLAR	POOR	POOR	S
715	25	SHAGBARK HICKORY	GOOD	FAIR	S
716	28	RED MAPLE	POOR	POOR	S
717	5	SWEET GUM	GOOD	GOOD	N/A
718	5	SWEET GUM	GOOD	GOOD	N/A
719	15	SWEET GUM	GOOD	GOOD	N/A
720	12	SWEET GUM	FAIR	FAIR	N/A
721	10	SWEET GUM	FAIR	FAIR	N/A
722	7	SWEET GUM	POOR	FAIR	N/A
723	12	SHAGBARK HICKORY	GOOD	FAIR	N/A
724	6	WATER OAK	FAIR	FAIR	N/A
725	15	PINE	FAIR	FAIR	N/A
726	7	WATER OAK	POOR	POOR	N/A
727	5	SWEET GUM	FAIR	FAIR	N/A
728	13	PINE	FAIR	FAIR	N/A
729	6	WATER OAK	FAIR	FAIR	N/A
730	10	PINE	FAIR	FAIR	N/A
731	17	PINE	FAIR	FAIR	N/A
732	12	PINE	FAIR	FAIR	N/A
733	15	PINE	FAIR	FAIR	N/A
734	10	PINE	FAIR	FAIR	N/A
735	18	PINE	FAIR	FAIR	N/A
736	6	SWEET GUM	FAIR	FAIR	N/A
737	17	PINE	FAIR	FAIR	N/A
738	12	PINE	FAIR	FAIR	N/A
739	4	T POPLAR	FAIR	FAIR	N/A
740	6	AMBER ELM	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

741	11	PINE	FAIR	FAIR	N/A
742	6	AMBER ELM	FAIR	FAIR	N/A
743	5	AMBER ELM	FAIR	FAIR	N/A
744	15	SWEET GUM	FAIR	FAIR	N/A
745	31	N. RED OAK	GOOD	FAIR	N/A
746	15	T POPLAR	FAIR	FAIR	N/A
747	20	SWEET GUM	FAIR	FAIR	N/A
748	10	AMBER ELM	FAIR	FAIR	N/A
749	8	PINE	FAIR	FAIR	N/A
750	5	WATER OAK	FAIR	FAIR	N/A
751	7	PINE	FAIR	FAIR	N/A
752	13	PINE	FAIR	FAIR	N/A
753	15	PINE	FAIR	FAIR	N/A
754	18	PINE	FAIR	FAIR	N/A
755	10	PINE	FAIR	FAIR	N/A
756	10	PINE	FAIR	FAIR	N/A
757	4	SWEET GUM	FAIR	FAIR	N/A
758	7	PINE	FAIR	FAIR	N/A
759	10	PINE	FAIR	FAIR	N/A
760	11	PINE	FAIR	FAIR	N/A
761	13	PINE	FAIR	FAIR	N/A
762	10	PINE	FAIR	FAIR	N/A
763	9	SWEET GUM	FAIR	FAIR	N/A
764	13	PINE	FAIR	FAIR	N/A
765	10	PINE	FAIR	FAIR	N/A
766	4	SWEET GUM	FAIR	FAIR	N/A
767	7	PINE	FAIR	FAIR	N/A
768	11	PINE	FAIR	FAIR	N/A
769	14	PINE	FAIR	FAIR	N/A
770	9	PINE	FAIR	FAIR	N/A
771	12	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

772	14	PINE	FAIR	FAIR	N/A
773	4	T POPLAR	GOOD	GOOD	N/A
774	9	PINE	FAIR	FAIR	N/A
775	16	PINE	FAIR	FAIR	N/A
776	24	PINE	FAIR	FAIR	N/A
777	8	PINE	FAIR	FAIR	N/A
778	8	PINE	FAIR	FAIR	N/A
779	7	PINE	FAIR	FAIR	N/A
780	18	PINE	FAIR	FAIR	N/A
781	4	PINE	FAIR	FAIR	N/A
782	7	PINE	FAIR	FAIR	N/A
783	12	PINE	FAIR	FAIR	N/A
784	5	PINE	FAIR	FAIR	N/A
785	16	T POPLAR	FAIR	FAIR	N/A
786	9	WHITE OAK	GOOD	GOOD	N/A
787	10	WHITE OAK	GOOD	GOOD	N/A
788	12	GREEN ASH	FAIR	FAIR	N/A
789	8	N. RED OAK	GOOD	GOOD	N/A
790	14	PIGNUT HICKORY	GOOD	GOOD	N/A
791	14	PINE	FAIR	FAIR	N/A
792	10	PINE	GOOD	GOOD	N/A
793	12	PINE	GOOD	GOOD	N/A
794	6	SWEET GUM	GOOD	GOOD	N/A
795	11	PINE	FAIR	FAIR	N/A
796	4	SWEET GUM	GOOD	GOOD	N/A
797	16	PINE	FAIR	FAIR	N/A
798	4	SWEET GUM	FAIR	FAIR	N/A
799	9	PINE	FAIR	FAIR	N/A
800	8	SWEET GUM	FAIR	FAIR	N/A
801	7	PINE	POOR	POOR	N/A
802	8	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

803	7	PINE	FAIR	FAIR	N/A
804	7	PINE	FAIR	FAIR	N/A
805	12	PINE	FAIR	FAIR	N/A
806	7	PINE	FAIR	FAIR	N/A
807	7	PINE	FAIR	FAIR	N/A
808	7	PINE	FAIR	FAIR	N/A
809	6	PINE	FAIR	FAIR	N/A
810	14	PINE	FAIR	FAIR	N/A
811	15	PINE	FAIR	FAIR	N/A
812	12	PINE	FAIR	FAIR	N/A
813	15	PINE	FAIR	FAIR	N/A
814	4	SWEET GUM	GOOD	GOOD	N/A
815	4	SWEET GUM	GOOD	GOOD	N/A
816	31	N. RED OAK	FAIR	FAIR	S
817	7	SOURWOOD	FAIR	FAIR	N/A
818	5	SWEET GUM	GOOD	GOOD	N/A
819	21	BEECH	GOOD	GOOD	N/A
820	4	AMBER ELM	GOOD	GOOD	N/A
821	22	N. RED OAK	GOOD	GOOD	N/A
822	8	SOURWOOD	GOOD	GOOD	N/A
823	6	WHITE OAK	FAIR	FAIR	N/A
824	7	SWEET GUM	GOOD	GOOD	N/A
825	9	PINE	GOOD	GOOD	N/A
826	17	PINE	GOOD	GOOD	N/A
827	12	PINE	GOOD	GOOD	N/A
828	14	PINE	GOOD	GOOD	N/A
829	8	PINE	GOOD	GOOD	N/A
830	9	PINE	GOOD	GOOD	N/A
831	5	SWEET GUM	GOOD	GOOD	N/A
832	8	PINE	GOOD	GOOD	N/A
833	15	PINE	GOOD	GOOD	N/A

OLD MILTON 2 — TREE INVENTORY

834	9	PINE	GOOD	GOOD	N/A
835	10	PINE	GOOD	GOOD	N/A
836	13	PINE	GOOD	GOOD	N/A
837	10	PINE	GOOD	GOOD	N/A
838	11	PINE	GOOD	GOOD	N/A
839	7	PINE	FAIR	FAIR	N/A
840	6	PINE	FAIR	FAIR	N/A
841	5	PINE	FAIR	FAIR	N/A
842	7	PINE	FAIR	FAIR	N/A
843	8	SWEET GUM	FAIR	FAIR	N/A
844	11	PIGNUT HICKORY	FAIR	GOOD	N/A
845	4	S. RED OAK	GOOD	GOOD	N/A
846	24	PINE	GOOD	GOOD	N/A
847	8	PIGNUT HICKORY	GOOD	GOOD	N/A
848	4	PIGNUT HICKORY	GOOD	GOOD	N/A
849	7	SOURWOOD	GOOD	GOOD	N/A
850	8	SOURWOOD	GOOD	GOOD	S
851	7	PIGNUT HICKORY	GOOD	GOOD	N/A
852	8	SOURWOOD	GOOD	GOOD	S
853	4	SOURWOOD	GOOD	GOOD	N/A
854	25	N. RED OAK	GOOD	GOOD	S
855	9	SOURWOOD	GOOD	GOOD	N/A
856	13	WHITE OAK	POOR	POOR	N/A
857	10	SWEET GUM	GOOD	GOOD	N/A
858	38	N. RED OAK	POOR	POOR	N/A
859	13	PIGNUT HICKORY	GOOD	GOOD	N/A
860	13	ASH	FAIR	FAIR	N/A
861	9	PIGNUT HICKORY	FAIR	FAIR	N/A
862	26	N. RED OAK	FAIR	FAIR	N/A
863	5	SWEET GUM	FAIR	FAIR	N/A
864	7	SOURWOOD	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

865	5	SWEET GUM	FAIR	FAIR	N/A
866	4	SWEET GUM	FAIR	FAIR	N/A
867	6	PINE	FAIR	FAIR	N/A
868	8	PINE	FAIR	FAIR	N/A
869	5	SWEET GUM	GOOD	GOOD	N/A
870	8	PINE	FAIR	FAIR	N/A
871	4	PINE	FAIR	FAIR	N/A
872	4	PINE	FAIR	FAIR	N/A
873	7	PINE	POOR	FAIR	N/A
874	12	PINE	FAIR	FAIR	N/A
875	6	PINE	POOR	POOR	N/A
876	24	PINE	FAIR	GOOD	N/A
877	6	SWEET GUM	FAIR	GOOD	N/A
878	23	WHITE OAK	GOOD	GOOD	N/A
879	25	N. RED OAK	FAIR	GOOD	S
880	4	SWEET GUM	FAIR	FAIR	N/A
881	5	SWEET GUM	FAIR	FAIR	N/A
882	5	MAPLE	FAIR	FAIR	N/A
883	11	PIGNUT HICKORY	GOOD	GOOD	N/A
884	13	PIGNUT HICKORY	GOOD	FAIR	N/A
885	8	SOURWOOD	GOOD	GOOD	N/A
886	10	NORTH OAK	GOOD	GOOD	N/A
887	4	SWEET GUM	GOOD	GOOD	N/A
888	26	WHITE OAK	GOOD	GOOD	S
889	4	SOURWOOD	FAIR	FAIR	N/A
890	6	RED OAK	GOOD	GOOD	N/A
891	24	WHITE OAK	POOR	POOR	S
892	8	SWEET GUM	FAIR	FAIR	N/A
893	5	PINE	GOOD	GOOD	N/A
894	8	PINE	GOOD	GOOD	N/A
895	7	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

896	5	PINE	GOOD	GOOD	N/A
897	6	PINE	FAIR	FAIR	N/A
898	14	PINE	FAIR	FAIR	N/A
899	9	SWEET GUM	GOOD	GOOD	N/A
900	4	SWEET GUM	GOOD	GOOD	N/A
901	16	WHITE OAK	GOOD	GOOD	N/A
902	13	PINE	FAIR	FAIR	N/A
903	13	PINE	FAIR	FAIR	N/A
904	13	PINE	FAIR	GOOD	N/A
905	9	PINE	FAIR	POOR	N/A
906	5	SWEET GUM	FAIR	FAIR	N/A
907	5	SWEET GUM	FAIR	FAIR	N/A
908	17	PINE	FAIR	FAIR	N/A
909	12	PINE	FAIR	FAIR	N/A
910	13	PINE	GOOD	GOOD	N/A
911	17	PINE	FAIR	FAIR	N/A
912	17	PINE	FAIR	FAIR	N/A
913	14	PINE	FAIR	FAIR	N/A
914	15	PINE	FAIR	FAIR	N/A
915	8	SWEET GUM	GOOD	FAIR	N/A
916	4/4	SWEET GUM	GOOD	GOOD	N/A
917	13	WHITE OAK	GOOD	GOOD	N/A
918	14	PINE	FAIR	FAIR	N/A
919	14	PINE	FAIR	FAIR	N/A
920	10	PINE	FAIR	FAIR	N/A
921	5	SWEET GUM	FAIR	FAIR	N/A
922	9	BLACK CHERRY	GOOD	GOOD	S
923	5	WATER OAK	GOOD	FAIR	N/A
924	9	N. RED OAK	FAIR	FAIR	N/A
925	4	SWEET GUM	GOOD	GOOD	N/A
926	5	SWEET GUM	GOOD	GOOD	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Redwood Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia LSF 000935 Female Land Surveying LLC

GEORGIA REGISTERED LAND SURVEYOR
JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
4	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 04.24.2025

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

927	5	AMBER ELM	GOOD	FAIR	N/A
928	6	CHERRY	GOOD	GOOD	N/A
929	6	CHERRY	FAIR	FAIR	N/A
930	7	AMBER ELM	FAIR	FAIR	N/A
931	20	PINE	GOOD	GOOD	N/A
932	10	SWEET GUM	FAIR	FAIR	N/A
933	12	WHITE OAK	GOOD	GOOD	N/A
934	5	SWEET GUM	GOOD	GOOD	N/A
935	5	SWEET GUM	FAIR	FAIR	N/A
936	6	RED MAPLE	FAIR	FAIR	N/A
937	8	PINE	FAIR	FAIR	N/A
938	10	PINE	FAIR	FAIR	N/A
939	12	PINE	FAIR	FAIR	N/A
940	14	PINE	FAIR	FAIR	N/A
941	12	PINE	FAIR	FAIR	N/A
942	9	PINE	FAIR	FAIR	N/A
943	10	PINE	GOOD	FAIR	N/A
944	4	PINE	FAIR	FAIR	N/A
945	7	CHERRY	FAIR	FAIR	N/A
946	7	T POPLAR	GOOD	GOOD	N/A
947	7	BLACK CHERRY	FAIR	FAIR	N/A
948	6	AMBER ELM	FAIR	FAIR	N/A
949	10	PIGNUT HICKORY	FAIR	FAIR	N/A
950	8	RED OAK	FAIR	FAIR	N/A
951	9	RED OAK	FAIR	FAIR	N/A
952	10	RED OAK	FAIR	FAIR	N/A
953	5	SWEET GUM	FAIR	FAIR	N/A
954	4	PIGNUT HICKORY	FAIR	FAIR	N/A
955	4	PIGNUT HICKORY	FAIR	FAIR	N/A
956	6	PIGNUT HICKORY	FAIR	FAIR	N/A
957	25	PINE	FAIR	FAIR	N/A

958	10	GREEN ASH	FAIR	FAIR	N/A
959	5	GREEN ASH	FAIR	FAIR	N/A
960	7	WATER OAK	FAIR	FAIR	N/A
961	14	WATER OAK	FAIR	FAIR	N/A
962	5	WATER OAK	FAIR	FAIR	N/A
963	7	PINE	FAIR	FAIR	N/A
964	15	PINE	FAIR	FAIR	N/A
965	13	PINE	FAIR	FAIR	N/A
966	17	PINE	FAIR	FAIR	N/A
967	8	PINE	FAIR	FAIR	N/A
968	5	SWEET GUM	FAIR	FAIR	N/A
969	10	PINE	FAIR	FAIR	N/A
970	12	BEECH	FAIR	FAIR	N/A
971	16	N. RED OAK	FAIR	FAIR	N/A
972	17	BEECH	FAIR	FAIR	N/A
973	16	N. RED OAK	FAIR	FAIR	N/A
974	11	WHITE OAK	FAIR	FAIR	N/A
975	12	PIGNUT HICKORY	GOOD	GOOD	N/A
976	7	SWEET GUM	GOOD	GOOD	N/A
977	6	SWEET GUM	FAIR	FAIR	N/A
978	5	SWEET GUM	GOOD	GOOD	N/A
979	12	PINE	FAIR	GOOD	N/A
980	5	SWEET GUM	GOOD	GOOD	N/A
981	7	WHITE OAK	FAIR	FAIR	N/A
982	7	SOURWOOD	GOOD	GOOD	N/A
983	10	WATER OAK	GOOD	GOOD	N/A
984	5	SOURWOOD	GOOD	GOOD	N/A
985	19	N. RED OAK	GOOD	GOOD	N/A
986	9	PIGNUT HICKORY	GOOD	GOOD	N/A
987	9	SWEET GUM	GOOD	GOOD	N/A
988	19	BEECH	GOOD	GOOD	N/A

989	6	SWEET GUM	FAIR	FAIR	N/A
990	10	PIGNUT HICKORY	GOOD	GOOD	N/A
991	14	T POPLAR	GOOD	GOOD	N/A
992	14	T POPLAR	GOOD	GOOD	N/A
993	7	SOURWOOD	FAIR	FAIR	N/A
994	5	SWEET GUM	GOOD	GOOD	N/A
995	23	N. RED OAK	GOOD	GOOD	N/A
996	7	SOURWOOD	GOOD	GOOD	N/A
997	8	PIGNUT HICKORY	GOOD	GOOD	N/A
998	7	PIGNUT HICKORY	GOOD	GOOD	N/A
999	5	BEECH	GOOD	GOOD	N/A
1000	7	SOURWOOD	GOOD	GOOD	N/A
1001	5	BEECH	GOOD	GOOD	N/A
1002	25	BEECH	POOR	POOR	S
1003	9	SWEET GUM	FAIR	FAIR	N/A
1004	13	PINE	FAIR	FAIR	N/A
1005	11	PINE	FAIR	FAIR	N/A
1006	8	WHITE OAK	FAIR	FAIR	N/A
1007	9	N. RED OAK	FAIR	FAIR	N/A
1008	16	N. RED OAK	FAIR	FAIR	N/A
1009	20	PINE	FAIR	FAIR	N/A
1010	15	PINE	FAIR	FAIR	N/A
1011	11	SWEET GUM	FAIR	FAIR	N/A
1012	14	SWEET GUM	FAIR	FAIR	N/A
1013	20	WATER OAK	FAIR	FAIR	N/A
1014	13	N. RED OAK	FAIR	FAIR	N/A
1015	7	PINE	FAIR	FAIR	N/A
1016	6	WATER OAK	GOOD	GOOD	N/A
1017	8	ELM	GOOD	GOOD	N/A
1018	8	ELM	GOOD	GOOD	N/A
1019	5	PIGNUT HICKORY	FAIR	FAIR	N/A

1020	10	WHITE OAK	FAIR	FAIR	N/A
1021	11	SWEET GUM	FAIR	FAIR	N/A
1022	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1023	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1024	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1025	8	WHITE OAK	GOOD	GOOD	N/A
1026	17	S. RED OAK	FAIR	FAIR	N/A
1027	7	SWEET GUM	FAIR	FAIR	N/A
1028	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1029	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1030	8	WHITE OAK	FAIR	FAIR	N/A
1031	8	WHITE OAK	GOOD	GOOD	N/A
1032	8	N. RED OAK	GOOD	GOOD	N/A
1033	17	SWEET GUM	FAIR	FAIR	N/A
1034	7	SWEET GUM	FAIR	FAIR	N/A
1035	11	PINE	FAIR	FAIR	N/A
1036	13	PINE	FAIR	FAIR	N/A
1037	5	BEECH	FAIR	FAIR	N/A
1038	7	SWEET GUM	FAIR	FAIR	N/A
1039	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1040	10	PIGNUT HICKORY	FAIR	FAIR	N/A
1041	5	BEECH	FAIR	FAIR	N/A
1042	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1043	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1044	20	PINE	FAIR	FAIR	N/A
1045	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1046	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1047	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1048	8	BEECH	GOOD	GOOD	N/A
1049	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1050	14	PIGNUT HICKORY	GOOD	GOOD	N/A

1051	16	S. RED OAK	GOOD	GOOD	N/A
1052	5	PIGNUT HICKORY	GOOD	GOOD	N/A
1053	6	SOURWOOD	GOOD	GOOD	N/A
1054	10	SOURWOOD	FAIR	FAIR	N/A
1055	11	N. RED OAK	FAIR	FAIR	N/A
1056	7	SWEET GUM	FAIR	FAIR	N/A
1057	6	WHITE OAK	FAIR	FAIR	N/A
1058	5	WHITE OAK	FAIR	FAIR	N/A
1059	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1060	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1061	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1062	16	WHITE OAK	GOOD	GOOD	N/A
1063	8	T POPLAR	GOOD	GOOD	N/A
1064	13	T POPLAR	GOOD	GOOD	N/A
1065	7	T POPLAR	GOOD	GOOD	N/A
1066	18	T POPLAR	GOOD	GOOD	N/A
1067	14	T POPLAR	GOOD	GOOD	N/A
1068	11	SOURWOOD	FAIR	FAIR	N/A
1069	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1070	29	N. RED OAK	POOR	POOR	S
1071	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1072	16	N. RED OAK	GOOD	GOOD	N/A
1073	4	BEECH	GOOD	GOOD	N/A
1074	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1075	6	SWEET GUM	GOOD	GOOD	N/A
1076	13	S. RED OAK	GOOD	GOOD	N/A
1077	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1078	5	PIGNUT HICKORY	GOOD	GOOD	N/A
1079	7	CHERRY	GOOD	GOOD	N/A
1080	10	WHITE OAK	GOOD	GOOD	N/A
1081	14	T POPLAR	GOOD	GOOD	N/A

1082	8	T POPLAR	FAIR	FAIR	N/A
1083	7	PINE	FAIR	FAIR	N/A
1084	8	T POPLAR	GOOD	GOOD	N/A
1085	7	PINE	GOOD	GOOD	N/A
1086	8	PINE	GOOD	GOOD	N/A
1087	6	PINE	GOOD	GOOD	N/A
1088	15	WHITE OAK	GOOD	GOOD	N/A
1089	6	PIGNUT HICKORY	GOOD	GOOD	N/A
1090	25	WHITE OAK	GOOD	GOOD	S
1091	13	WHITE OAK	GOOD	GOOD	N/A
1092	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1093	9	PIGNUT HICKORY	GOOD	GOOD	N/A
1094	4	SWEET GUM	GOOD	GOOD	N/A
1095	9	SWEET GUM	FAIR	FAIR	N/A
1096	4	SWEET GUM	GOOD	GOOD	N/A
1097	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1098	9	PINE	GOOD	GOOD	N/A
1099	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1100	6	SOURWOOD	FAIR	FAIR	N/A
1101	17	WHITE OAK	GOOD	GOOD	N/A
1102	5	PINE	GOOD	GOOD	N/A
1103	5	PINE	GOOD	GOOD	N/A
1104	5	PINE	GOOD	GOOD	N/A
1105	5	PINE	GOOD	GOOD	N/A
1106	5	PINE	GOOD	GOOD	N/A
1107	5	PINE	GOOD	GOOD	N/A
1108	9	PINE	GOOD	GOOD	N/A
1109	9	PINE	GOOD	GOOD	N/A
1110	10	PINE	GOOD	GOOD	N/A
1111	4	PINE	GOOD	GOOD	N/A
1112	4	PINE	GOOD	GOOD	N/A

1113	4	PINE	GOOD	GOOD	N/A
1114	5	PINE	FAIR	FAIR	N/A
1115	10	PINE	FAIR	FAIR	N/A
1116	4	CHERRY	FAIR	FAIR	N/A
1117	5	PIGNUT HICKORY	FAIR	GOOD	N/A
1118	12	SWEET GUM	FAIR	FAIR	N/A
1119	6	PIGNUT HICKORY	GOOD	GOOD	N/A
1120	7	SWEET GUM	GOOD	GOOD	N/A
1121	10	PINE	GOOD	GOOD	N/A
1122	7	CHERRY	GOOD	GOOD	N/A
1123	4	BEECH	GOOD	GOOD	N/A
1124	5	WHITE OAK	FAIR	FAIR	N/A
1125	25	WHITE OAK	GOOD	GOOD	N/A
1126	9	WHITE OAK	GOOD	GOOD	N/A
1127	4	PINE	FAIR	FAIR	N/A
1128	11	PINE	FAIR	FAIR	N/A
1129	7	PINE	GOOD	GOOD	N/A
1130	15	PINE	GOOD	GOOD	N/A
1131	5	SWEET GUM	GOOD	GOOD	N/A
1132	7	ELM	FAIR	FAIR	N/A
1133	15	WATER OAK	GOOD	GOOD	N/A
1134	14	WHITE OAK	FAIR	FAIR	N/A
1135	8	T POPLAR	GOOD	GOOD	N/A
1136	7	T POPLAR	GOOD	GOOD	N/A
1137	13	T POPLAR	GOOD	GOOD	N/A
1138	6	SWEET GUM	GOOD	GOOD	N/A
1139	7	PINE	GOOD	GOOD	N/A
1140	6	SWEET GUM	FAIR	FAIR	N/A
1141	6	SWEET GUM	FAIR	FAIR	N/A
1142	8	PINE	GOOD	GOOD	N/A
1143	10	PINE	GOOD	GOOD	N/A

1144	6	PINE	GOOD	GOOD	N/A
1145	7	PINE	GOOD	GOOD	N/A
1146	6	PINE	GOOD	GOOD	N/A
1147	11	PINE	GOOD	GOOD	N/A
1148	6	PINE	FAIR	FAIR	N/A
1149	6	PINE	GOOD	GOOD	N/A
1150	5	SWEET GUM	GOOD	GOOD	N/A
1151	11	PINE	GOOD	GOOD	N/A
1152	9	PINE	GOOD	GOOD	N/A
1153	7	PINE	GOOD	GOOD	N/A
1154	5	PINE	GOOD	GOOD	N/A
1155	7	PIGNUT HICKORY	GOOD	GOOD	N/A
1156	10	PINE	GOOD	GOOD	N/A
1157	7	PINE	GOOD	GOOD	N/A
1158	4	CHERRY	GOOD	GOOD	N/A
1159	5	SWEET GUM	GOOD	GOOD	N/A
1160	7	PINE	GOOD	GOOD	N/A
1161	7	PINE	GOOD	GOOD	N/A
1162	12	PINE	GOOD	GOOD	N/A
1163	9	PINE	GOOD	GOOD	N/A
1164	5	SWEET GUM	GOOD	GOOD	N/A
1165	7	AMBER ELM	GOOD	GOOD	N/A
1166	6	PINE	GOOD	GOOD	N/A
1167	8	PINE	GOOD	GOOD	N/A
1168	10	PINE	GOOD	GOOD	N/A
1169	6	PINE	FAIR	FAIR	N/A
1170	8	PINE	FAIR	FAIR	N/A
1171	13	PINE	GOOD	GOOD	N/A
1172	11	PINE	GOOD	GOOD	N/A
1173	9	PINE	GOOD	GOOD	N/A
1174	13	SYCAMORE	GOOD	GOOD	N/A

1175	4	SWEET GUM	GOOD	GOOD	N/A
1176	7	PINE	GOOD	GOOD	N/A
1177	5	PINE	GOOD	GOOD	N/A
1178	7	PINE	GOOD	GOOD	N/A
1179	5	PINE	GOOD	GOOD	N/A
1180	15	PINE	GOOD	GOOD	N/A
1181	12	RED	GOOD	GOOD	N/A
1182	14	PINE	GOOD	GOOD	N/A
1183	8	PINE	FAIR	FAIR	N/A
1184	6	PINE	FAIR	FAIR	N/A
1185	10	PINE	GOOD	GOOD	N/A
1186	12	PINE	FAIR	FAIR	N/A
1187	8	RED MAPLE	FAIR	FAIR	N/A
1188	6	PINE	FAIR	FAIR	N/A
1189	7	PINE	FAIR	FAIR	N/A
1190	6	PINE	FAIR	FAIR	N/A
1191	10	PINE	FAIR	FAIR	N/A
1192	9	SWEET GUM	FAIR	FAIR	N/A
1193	4	SWEET GUM	FAIR	FAIR	N/A
1194	4	AMBER ELM	FAIR	FAIR	N/A
1195	9	PINE	GOOD	GOOD	N/A
1196	6	PINE	GOOD	GOOD	N/A
1197	9	PINE	GOOD	GOOD	N/A
1198	4	AMBER ELM	GOOD	GOOD	N/A
1199	9	PINE	FAIR	FAIR	N/A
1200	11	PINE	FAIR	FAIR	N/A
1201	14	PINE	FAIR	FAIR	N/A
1202	12	PINE	FAIR	FAIR	N/A
1203	9	PINE	FAIR	FAIR	N/A
1204	11	PINE	FAIR	FAIR	N/A
1205	9	PINE	FAIR	FAIR	N/A

1206	7	PINE	FAIR	FAIR	N/A
1207	9	PINE	FAIR	FAIR	N/A
1208	8	PINE	FAIR	FAIR	N/A
1209	7	PINE	FAIR	FAIR	N/A
1210	12	PINE	FAIR	FAIR	N/A
1211	12	PINE	FAIR	FAIR	N/A
1212	6	PINE	FAIR	FAIR	N/A
1213	11	PINE	FAIR	FAIR	N/A
1214	8	PINE	FAIR	FAIR	N/A
1215	10	PINE	FAIR	FAIR	N/A
1216	8	PINE	FAIR	FAIR	N/A
1217	9	PINE	FAIR	FAIR	N/A
1218	5	BEECH	GOOD	GOOD	N/A
1219	7	PINE	FAIR	FAIR	N/A
1220	12	PINE	FAIR	FAIR	N/A
1221	7	PINE	FAIR	FAIR	N/A
1222	7	PINE	FAIR	FAIR	N/A
1223	7	PINE	FAIR	FAIR	N/A
1224	7	PINE	FAIR	FAIR	N/A
1225	7	PINE	FAIR	FAIR	N/A
1226	8	PINE	FAIR	FAIR	N/A
1227	12	PINE	FAIR	FAIR	N/A
1228	10	PINE	GOOD	GOOD	N/A
1229	6	RIVER BIRCH	GOOD	GOOD	N/A
1230	11	PINE	FAIR	FAIR	N/A
1231	32	WHITE OAK	FAIR	GOOD	S
1232	9	PINE	FAIR	FAIR	N/A
1233	7	PINE	FAIR	FAIR	N/A
1234	6	PINE	FAIR	FAIR	N/A
1235	9	PINE	FAIR	FAIR	N/A
1236	8	PINE	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Redwood Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7505
Georgia LSF 000935 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. ***25034***

SHEET	*OF*
5	***9***

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

1237	5	SWEET GUM	FAIR	FAIR	N/A
1238	5	SWEET GUM	FAIR	FAIR	N/A
1239	11	PINE	FAIR	FAIR	N/A
1240	5	SWEET GUM	FAIR	FAIR	N/A
1241	10	PINE	FAIR	FAIR	N/A
1242	15	PINE	FAIR	FAIR	N/A
1243	6	PINE	FAIR	FAIR	N/A
1244	5	SWEET GUM	FAIR	FAIR	N/A
1245	6	SWEET GUM	FAIR	FAIR	N/A
1246	9	PINE	FAIR	FAIR	N/A
1247	6	SWEET GUM	FAIR	FAIR	N/A
1248	6	PINE	FAIR	FAIR	N/A
1249	12	PINE	FAIR	FAIR	N/A
1250	10	PINE	FAIR	FAIR	N/A
1251	12	PINE	FAIR	FAIR	N/A
1252	7	PINE	FAIR	FAIR	N/A
1253	10	PINE	FAIR	FAIR	N/A
1254	12	PINE	FAIR	GOOD	N/A
1255	17	PINE	FAIR	GOOD	N/A
1256	9	PINE	FAIR	FAIR	N/A
1257	12	PINE	FAIR	FAIR	N/A
1258	4	SWEET GUM	GOOD	GOOD	N/A
1259	13	PINE	FAIR	FAIR	N/A
1260	6	BOX ELDER	FAIR	FAIR	N/A
1261	14	PINE	FAIR	FAIR	N/A
1262	6	RIVER BIRCH	GOOD	GOOD	N/A
1263	5	SWEET GUM	FAIR	GOOD	N/A
1264	5	BEECH	GOOD	GOOD	N/A
1265	16	T POPLAR	GOOD	GOOD	N/A
1266	14	T POPLAR	GOOD	GOOD	N/A
1267	15	PINE	FAIR	FAIR	N/A
1268	12	PINE	FAIR	FAIR	N/A
1269	10	PINE	FAIR	FAIR	N/A
1270	5	SWEET GUM	GOOD	GOOD	N/A
1271	5	SWEET GUM	GOOD	GOOD	N/A
1272	6	PINE	POOR	FAIR	N/A
1273	12	PINE	FAIR	FAIR	N/A
1274	6	PINE	POOR	FAIR	N/A
1275	8	PINE	POOR	FAIR	N/A
1276	12	PINE	FAIR	FAIR	N/A
1277	8	PINE	FAIR	FAIR	N/A
1278	17	PINE	FAIR	FAIR	N/A
1279	10	PINE	FAIR	FAIR	N/A
1280	14	PINE	FAIR	FAIR	N/A
1281	7	PINE	FAIR	FAIR	N/A
1282	9	PINE	FAIR	FAIR	N/A
1283	6	PINE	FAIR	FAIR	N/A
1284	8	PINE	POOR	POOR	N/A
1285	19	T POPLAR	GOOD	GOOD	N/A
1286	9	PINE	FAIR	FAIR	N/A
1287	5	SWEET GUM	GOOD	GOOD	N/A
1288	5	WHITE OAK		GOOD	N/A
1289	15	T POPLAR	GOOD	GOOD	N/A
1290	10	PINE	FAIR	FAIR	N/A
1291	6	RED MAPLE	FAIR	FAIR	N/A
1292	6	MAPLE	FAIR	POOR	N/A
1293	15	PINE	FAIR	FAIR	N/A
1294	11	PINE	FAIR	FAIR	N/A
1295	6	PINE	FAIR	FAIR	N/A
1296	14	PINE	FAIR	FAIR	N/A
1297	9	PINE	FAIR	FAIR	N/A
1298	15	PINE	FAIR	FAIR	N/A
1299	11	PINE	FAIR	FAIR	N/A
1300	12	PINE	FAIR	FAIR	N/A
1301	10	PINE	FAIR	FAIR	N/A
1302	10	PINE	FAIR	FAIR	N/A
1303	8	AMBER ELM	GOOD	GOOD	N/A
1304	13	PINE	FAIR	FAIR	N/A
1305	8	PINE	FAIR	FAIR	N/A
1306	7	PINE	FAIR	FAIR	N/A
1307	7	PINE	FAIR	FAIR	N/A
1308	8	BOX ELDER	FAIR	FAIR	N/A
1309	8	PINE	FAIR	FAIR	N/A
1310	8	PINE	FAIR	FAIR	N/A
1311	7	PINE	GOOD	GOOD	N/A
1312	7	PINE	POOR	POOR	N/A
1313	18	BEECH	GOOD	FAIR	N/A
1314	10	PINE	FAIR	FAIR	N/A
1315	16	PINE	FAIR	FAIR	N/A
1316	8	PINE	FAIR	FAIR	N/A
1317	6	PINE	FAIR	FAIR	N/A
1318	8	PINE	FAIR	FAIR	N/A
1319	10	PINE	FAIR	FAIR	N/A
1320	12	PINE	FAIR	FAIR	N/A
1321	11	PINE	FAIR	FAIR	N/A
1322	8	PINE	FAIR	FAIR	N/A
1323	6	PINE	FAIR	FAIR	N/A
1324	10	PINE	FAIR	FAIR	N/A
1325	8	PINE	FAIR	FAIR	N/A
1326	11	PINE	FAIR	FAIR	N/A
1327	8	PINE	FAIR	FAIR	N/A
1328	12	PINE	FAIR	FAIR	N/A
1329	6	AMBER ELM	GOOD	GOOD	N/A
1330	12	PINE	FAIR	GOOD	N/A
1331	15	PINE	GOOD	GOOD	N/A
1332	9	PINE	FAIR	FAIR	N/A
1333	9	PINE	FAIR	FAIR	N/A
1334	9	PINE	FAIR	FAIR	N/A
1335	13	PINE	FAIR	FAIR	N/A
1336	11	PINE	FAIR	FAIR	N/A
1337	6	PINE	FAIR	FAIR	N/A
1338	7	PINE	FAIR	FAIR	N/A
1339	5	PINE	FAIR	FAIR	N/A
1340	12	PINE	FAIR	FAIR	N/A
1341	8	PINE	FAIR	FAIR	N/A
1342	8	PINE	FAIR	FAIR	N/A
1343	10	PINE	FAIR	FAIR	N/A
1344	9	PINE	FAIR	FAIR	N/A
1345	7	PINE	FAIR	FAIR	N/A
1346	6	PINE	FAIR	FAIR	N/A
1347	8	PINE	FAIR	FAIR	N/A
1348	10	PINE	FAIR	FAIR	N/A
1349	11	PINE	FAIR	FAIR	N/A
1350	6	SWEET GUM	FAIR	FAIR	N/A
1351	6	PINE	FAIR	FAIR	N/A
1352	8	PINE	FAIR	FAIR	N/A
1353	5	PINE	FAIR	FAIR	N/A
1354	7	PINE	FAIR	FAIR	N/A
1355	5	PINE	FAIR	FAIR	N/A
1356	10	PINE	FAIR	FAIR	N/A
1357	7	PINE	FAIR	FAIR	N/A
1358	12	PINE	FAIR	FAIR	N/A
1359	6	PINE	FAIR	FAIR	N/A
1360	8	PINE	FAIR	FAIR	N/A
1361	12	PINE	FAIR	FAIR	N/A
1362	11	PINE	FAIR	FAIR	N/A
1363	9	PINE	FAIR	FAIR	N/A
1364	11	PINE	FAIR	FAIR	N/A
1365	9	PINE	FAIR	FAIR	N/A
1366	8	PINE	FAIR	POOR	N/A
1367	7	PINE	FAIR	FAIR	N/A
1368	6	PINE	FAIR	FAIR	N/A
1369	6	PINE	FAIR	FAIR	N/A
1370	11	PINE	FAIR	FAIR	N/A
1371	6	PINE	FAIR	FAIR	N/A
1372	7	PINE	FAIR	FAIR	N/A
1373	9	PINE	FAIR	FAIR	N/A
1374	8	PINE	FAIR	FAIR	N/A
1375	5	PINE	FAIR	FAIR	N/A
1376	10	PINE	FAIR	FAIR	N/A
1377	9	PINE	FAIR	FAIR	N/A
1378	8	PINE	FAIR	FAIR	N/A
1379	9	PINE	FAIR	FAIR	N/A
1380	6	PINE	FAIR	FAIR	N/A
1381	11	PINE	FAIR	FAIR	N/A
1382	10	PINE	FAIR	FAIR	N/A
1383	9	PINE	FAIR	FAIR	N/A
1384	6	PINE	FAIR	FAIR	N/A
1385	14	PINE	FAIR	FAIR	N/A
1386	7	PINE	FAIR	FAIR	N/A
1387	6	BEECH	FAIR	FAIR	N/A
1388	16	PINE	FAIR	FAIR	N/A
1389	6	SWEET GUM	FAIR	FAIR	N/A
1390	13	PINE	FAIR	FAIR	N/A

1391	6	PINE	FAIR	FAIR	N/A
1392	5	PINE	FAIR	FAIR	N/A
1393	6	PINE	FAIR	FAIR	N/A
1394	16	PINE	FAIR	FAIR	N/A
1395	7	PINE	FAIR	FAIR	N/A
1396	5	PINE	FAIR	FAIR	N/A
1397	6	PINE	FAIR	FAIR	N/A
1398	6	PINE	FAIR	FAIR	N/A
1399	5	PINE	FAIR	FAIR	N/A
1400	8	PINE	FAIR	FAIR	N/A
1401	5	PINE	FAIR	FAIR	N/A
1402	16	PINE	FAIR	FAIR	N/A
1403	21	PINE	FAIR	FAIR	N/A
1404	6	PINE	FAIR	FAIR	N/A
1405	7	PINE	FAIR	FAIR	N/A
1406	7	PINE	FAIR	FAIR	N/A
1407	6	PINE	FAIR	FAIR	N/A
1408	5	PINE	FAIR	FAIR	N/A
1409	6	PINE	FAIR	FAIR	N/A
1410	4	WATER OAK	FAIR	FAIR	N/A
1411	6	SWEET GUM	FAIR	FAIR	N/A
1412	9	PINE	FAIR	FAIR	N/A
1413	11	PINE	FAIR	FAIR	N/A
1414	12	PINE	FAIR	FAIR	N/A
1415	17	PINE	FAIR	FAIR	N/A
1416	6	SWEET GUM	FAIR	FAIR	N/A
1417	9	PINE	FAIR	FAIR	N/A
1418	7	PINE	FAIR	FAIR	N/A
1419	4	PINE	FAIR	FAIR	N/A
1420	6	PINE	FAIR	FAIR	N/A
1421	10	PINE	FAIR	FAIR	N/A
1422	10	PINE	FAIR	FAIR	N/A
1423	9	PINE	FAIR	FAIR	N/A
1424	4	CHERRY	FAIR	FAIR	N/A
1425	20	PINE	FAIR	FAIR	N/A
1426	16	PINE	FAIR	FAIR	N/A
1427	9	PINE	FAIR	FAIR	N/A
1428	7	PINE	FAIR	FAIR	N/A
1429	7	PINE	FAIR	FAIR	N/A
1430	6	PINE	FAIR	FAIR	N/A
1431	5	PINE	FAIR	FAIR	N/A
1432	8	SWEET GUM	FAIR	FAIR	N/A
1433	6	CHERRY	FAIR	FAIR	N/A
1434	13	PINE	FAIR	FAIR	N/A
1435	15	PINE	FAIR	FAIR	N/A
1436	6	PINE	FAIR	FAIR	N/A
1437	7	PINE	FAIR	FAIR	N/A
1438	7	PINE	FAIR	FAIR	N/A
1439	7	PINE	FAIR	FAIR	N/A
1440	7	SWEET GUM	FAIR	FAIR	N/A
1441	7	SWEET GUM	FAIR	FAIR	N/A
1442	12	PINE	FAIR	FAIR	N/A
1443	13	PINE	FAIR	FAIR	N/A
1444	6	SWEET GUM	FAIR	FAIR	N/A
1445	6	PINE	FAIR	FAIR	N/A
1446	6	PINE	FAIR	FAIR	N/A
1447	5	SWEET GUM	FAIR	FAIR	N/A
1448	10	PINE	FAIR	FAIR	N/A
1449	6	PINE	FAIR	FAIR	N/A
1450	5	PINE	FAIR	FAIR	N/A
1451	7	PINE	FAIR	FAIR	N/A
1452	6	PINE	FAIR	FAIR	N/A
1453	6	PINE	FAIR	FAIR	N/A
1454	6	PINE	FAIR	FAIR	N/A
1455	7	PINE	FAIR	FAIR	N/A
1456	6	PINE	FAIR	FAIR	N/A
1457	4	PINE	FAIR	FAIR	N/A
1458	4	SWEET GUM	FAIR	FAIR	N/A
1459	5	PINE	FAIR	FAIR	N/A
1460	5	PINE	FAIR	FAIR	N/A
1461	9	PINE	FAIR	FAIR	N/A
1462	6	PINE	FAIR	FAIR	N/A
1463	12	PINE	FAIR	FAIR	N/A
1464	16	PINE	FAIR	FAIR	N/A
1465	6	CHERRY	FAIR	FAIR	N/A
1466	5	PINE	FAIR	FAIR	N/A
1467	8	PINE	FAIR	FAIR	N/A
1468	5	PINE	FAIR	FAIR	N/A
1469	4	PINE	FAIR	FAIR	N/A
1470	7	PINE	FAIR	FAIR	N/A
1471	41	WATER OAK	POOR	POOR	N/A
1472	5	PINE	FAIR	FAIR	N/A
1473	5	PINE	FAIR	FAIR	N/A
1474	7	PINE	FAIR	FAIR	N/A
1475	7	PINE	FAIR	FAIR	N/A
1476	7	PINE	FAIR	FAIR	N/A
1477	16	PINE	FAIR	FAIR	N/A
1478	6	PINE	FAIR	FAIR	N/A
1479	4	PINE	FAIR	FAIR	N/A
1480	8	PINE	FAIR	FAIR	N/A
1481	12	SWEET GUM	FAIR	FAIR	N/A
1482	7	PINE	FAIR	FAIR	N/A
1483	8	PINE	FAIR	FAIR	N/A
1484	10	PINE	FAIR	FAIR	N/A
1485	11	PINE	FAIR	FAIR	N/A
1486	12	PINE	FAIR	FAIR	N/A
1487	7	PINE	FAIR	FAIR	N/A
1488	6	PINE	FAIR	FAIR	N/A
1489	8	PINE	FAIR	FAIR	N/A
1490	4	PINE	FAIR	FAIR	N/A
1491	6	PINE	FAIR	FAIR	N/A
1492	9	PINE	FAIR	FAIR	N/A
1493	6	PINE	FAIR	FAIR	N/A
1494	11	PINE	FAIR	FAIR	N/A
1495	9	PINE	FAIR	FAIR	N/A
1496	11	PINE	FAIR	FAIR	N/A
1497	5	PINE	FAIR	FAIR	N/A
1498	14	PINE	FAIR	FAIR	N/A
1499	12	PINE	FAIR	FAIR	N/A
1500	12	PINE	FAIR	FAIR	N/A
1501	7	PINE	FAIR	FAIR	N/A
1502	7	PINE	FAIR	FAIR	N/A
1503	11	PINE	FAIR	FAIR	N/A
1504	5	PINE	FAIR	FAIR	N/A
1505	5	PINE	FAIR	FAIR	N/A
1506	6	PINE	FAIR	FAIR	N/A
1507	4	SWEET GUM	FAIR	FAIR	N/A
1508	6	SWEET GUM	FAIR	FAIR	N/A
1509	9	PINE	FAIR	FAIR	N/A
1510	8	PINE	FAIR	FAIR	N/A
1511	11	PINE	FAIR	FAIR	N/A
1512	9	PINE	FAIR	FAIR	N/A
1513	15	PINE	FAIR	FAIR	N/A
1514	19	PINE	FAIR	FAIR	N/A
1515	11	AMBER HOLLY	FAIR	FAIR	N/A
1516	7	PINE	FAIR	FAIR	N/A
1517	10	PINE	FAIR	FAIR	N/A
1518	10	PINE	FAIR	FAIR	N/A
1519	6	PINE	FAIR	FAIR	N/A
1520	5	PINE	FAIR	FAIR	N/A
1521	8	PINE	FAIR	FAIR	N/A
1522	4	WATER OAK	FAIR	FAIR	N/A
1523	7	PINE	FAIR	FAIR	N/A
1524	6	PINE	FAIR	FAIR	N/A
1525	6	SWEET GUM	FAIR	FAIR	N/A
1526	8	SWEET GUM	FAIR	FAIR	N/A
1527	12	PINE	FAIR	FAIR	N/A
1528	6	SWEET GUM	FAIR	FAIR	N/A
1529	7	WATER OAK	GOOD	GOOD	N/A
1530	5	CHERRY	FAIR	FAIR	N/A
1531	6	SWEET GUM	FAIR	FAIR	N/A
1532	7	SWEET GUM	FAIR	FAIR	N/A
1533	5	SWEET GUM	FAIR	FAIR	N/A
1534	7	PINE	FAIR	FAIR	N/A
1535	5	PINE	FAIR	FAIR	N/A
1536	7	PINE	FAIR	FAIR	N/A
1537	9	PINE	FAIR	FAIR	N/A
1538	9	PINE	FAIR	FAIR	N/A
1539	9	PINE	FAIR	FAIR	N/A
1540	7	PINE	FAIR	FAIR	N/A
1541	7	PINE	FAIR	FAIR	N/A
1542	5	WATER OAK	FAIR	FAIR	N/A
1543	6	WATER OAK	FAIR	FAIR	N/A
1544	6	WATER OAK	FAIR	FAIR	N/A
1545	6	WATER OAK	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.850.7509
Georgia LSF 000331 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
6	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 04.24.2025

OLD MILTON 2 — TREE INVENTORY

1546	20	HEMLOCK	FAIR	GOOD	S	1577	5	PINE	FAIR	FAIR	N/A	1608	9	PINE	FAIR	FAIR	N/A	1639	6	PINE	FAIR	FAIR	N/A	1670	6	PINE	FAIR	FAIR	N/A
1547	11	PINE	FAIR	FAIR	N/A	1578	5	PINE	FAIR	FAIR	N/A	1609	5	PINE	FAIR	FAIR	N/A	1640	5	PINE	FAIR	FAIR	N/A	1671	11	PINE	FAIR	FAIR	N/A
1548	5	SWEET GUM	FAIR	FAIR	N/A	1579	6	PINE	FAIR	FAIR	N/A	1610	5	PINE	FAIR	FAIR	N/A	1641	5	PINE	FAIR	FAIR	N/A	1672	6	PINE	FAIR	FAIR	N/A
1549	11	PINE	FAIR	FAIR	N/A	1580	4	PINE	FAIR	FAIR	N/A	1611	8	PINE	FAIR	FAIR	N/A	1642	6	PINE	FAIR	FAIR	N/A	1673	9	PINE	FAIR	FAIR	N/A
1550	5	SWEET GUM	FAIR	FAIR	N/A	1581	5	PINE	FAIR	FAIR	N/A	1612	10	PINE	FAIR	FAIR	N/A	1643	5	PINE	FAIR	FAIR	N/A	1674	7	PINE	FAIR	FAIR	N/A
1551	11	PINE	FAIR	FAIR	N/A	1582	7	PINE	FAIR	FAIR	N/A	1613	7	PINE	FAIR	FAIR	N/A	1644	7	PINE	FAIR	FAIR	N/A	1675	7	PINE	FAIR	FAIR	N/A
1552	4	PINE	FAIR	FAIR	N/A	1583	6	PINE	FAIR	FAIR	N/A	1614	6	PINE	FAIR	FAIR	N/A	1645	8	PINE	FAIR	FAIR	N/A	1676	8	PINE	FAIR	FAIR	N/A
1553	9	PINE	FAIR	FAIR	N/A	1584	5	PINE	FAIR	FAIR	N/A	1615	5	PINE	FAIR	FAIR	N/A	1646	7	PINE	FAIR	FAIR	N/A	1677	6	PINE	FAIR	FAIR	N/A
1554	5	PINE	FAIR	FAIR	N/A	1585	22	PINE	FAIR	FAIR	N/A	1616	9	PINE	FAIR	FAIR	N/A	1647	7	PINE	FAIR	FAIR	N/A	1678	8	PINE	FAIR	FAIR	N/A
1555	5	PINE	FAIR	FAIR	N/A	1586	7	PINE	FAIR	FAIR	N/A	1617	8	PINE	FAIR	FAIR	N/A	1648	7	PINE	FAIR	FAIR	N/A	1679	7	PINE	FAIR	FAIR	N/A
1556	9	PINE	FAIR	FAIR	N/A	1587	6	PINE	FAIR	FAIR	N/A	1618	9	PINE	FAIR	FAIR	N/A	1649	6	PINE	FAIR	FAIR	N/A	1680	10	PINE	FAIR	FAIR	N/A
1557	6	SWEET GUM	FAIR	FAIR	N/A	1588	8	PINE	FAIR	FAIR	N/A	1619	9	PINE	FAIR	FAIR	N/A	1650	12	PINE	FAIR	FAIR	N/A	1681	6	PINE	FAIR	FAIR	N/A
1558	4	WATER OAK	FAIR	FAIR	N/A	1589	14	PINE	FAIR	FAIR	N/A	1620	9	PINE	FAIR	FAIR	N/A	1651	6	PINE	FAIR	FAIR	N/A	1682	6	PINE	FAIR	FAIR	N/A
1559	12	PINE	FAIR	FAIR	N/A	1590	5	PINE	FAIR	FAIR	N/A	1621	9	PINE	FAIR	FAIR	N/A	1652	10	PINE	FAIR	FAIR	N/A	1683	7	PINE	FAIR	FAIR	N/A
1560	4	SWEET GUM	FAIR	FAIR	N/A	1591	5	WATER OAK	FAIR	FAIR	N/A	1622	6	PINE	FAIR	FAIR	N/A	1653	5	PINE	FAIR	FAIR	N/A	1684	8	PINE	FAIR	FAIR	N/A
1561	6	CHERRY	FAIR	FAIR	N/A	1592	5	SWEET GUM	FAIR	FAIR	N/A	1623	7	PINE	FAIR	FAIR	N/A	1654	5	PINE	FAIR	FAIR	N/A	1685	5	PINE	FAIR	FAIR	N/A
1562	6	PINE	FAIR	FAIR	N/A	1593	4	PINE	FAIR	FAIR	N/A	1624	8	PINE	FAIR	FAIR	N/A	1655	5	PINE	FAIR	FAIR	N/A	1686	5	PINE	FAIR	FAIR	N/A
1563	7	PINE	FAIR	FAIR	N/A	1594	6	PINE	FAIR	FAIR	N/A	1625	5	PINE	FAIR	FAIR	N/A	1656	8	PINE	FAIR	FAIR	N/A	1687	9	PINE	FAIR	FAIR	N/A
1564	8	PINE	FAIR	FAIR	N/A	1595	5	CHERRY	FAIR	FAIR	N/A	1626	5	PINE	FAIR	FAIR	N/A	1657	8	PINE	FAIR	FAIR	N/A	1688	11	PINE	FAIR	FAIR	N/A
1565	7	PINE	FAIR	FAIR	N/A	1596	4	SWEET GUM	FAIR	FAIR	N/A	1627	4	PINE	FAIR	FAIR	N/A	1658	8	PINE	FAIR	FAIR	N/A	1689	11	PINE	FAIR	FAIR	N/A
1566	7	PINE	FAIR	FAIR	N/A	1597	7	PINE	FAIR	FAIR	N/A	1628	5	PINE	FAIR	FAIR	N/A	1659	5	PINE	FAIR	FAIR	N/A	1690	9	PINE	FAIR	FAIR	N/A
1567	4	PINE	FAIR	FAIR	N/A	1598	10	PINE	FAIR	FAIR	N/A	1629	10	PINE	FAIR	FAIR	N/A	1660	4	PINE	FAIR	FAIR	N/A	1691	11	PINE	FAIR	FAIR	N/A
1568	7	PINE	FAIR	FAIR	N/A	1599	5	PINE	FAIR	FAIR	N/A	1630	4	PINE	FAIR	FAIR	N/A	1661	8	PINE	FAIR	FAIR	N/A	1692	7	PINE	FAIR	FAIR	N/A
1569	6	PINE	FAIR	FAIR	N/A	1600	5	PINE	FAIR	FAIR	N/A	1631	6	PINE	FAIR	FAIR	N/A	1662	9	PINE	FAIR	FAIR	N/A	1693	11	PINE	FAIR	FAIR	N/A
1570	9	PINE	FAIR	FAIR	N/A	1601	8	PINE	FAIR	FAIR	N/A	1632	5	PINE	FAIR	FAIR	N/A	1663	9	PINE	FAIR	FAIR	N/A	1694	7	PINE	FAIR	FAIR	N/A
1571	6	PINE	FAIR	FAIR	N/A	1602	6	CHERRY	FAIR	FAIR	N/A	1633	6	PINE	FAIR	FAIR	N/A	1664	5	PINE	FAIR	FAIR	N/A	1695	10	PINE	FAIR	FAIR	N/A
1572	5	CHERRY	FAIR	FAIR	N/A	1603	5	PINE	FAIR	FAIR	N/A	1634	7	PINE	FAIR	FAIR	N/A	1665	5	PINE	FAIR	FAIR	N/A	1696	7	PINE	FAIR	FAIR	N/A
1573	6	PINE	FAIR	FAIR	N/A	1604	7	PINE	FAIR	FAIR	N/A	1635	8	PINE	FAIR	FAIR	N/A	1666	7	PINE	FAIR	FAIR	N/A	1697	4	PINE	FAIR	FAIR	N/A
1574	8	SWEET GUM	FAIR	FAIR	N/A	1605	5	PINE	FAIR	FAIR	N/A	1636	4	PINE	FAIR	FAIR	N/A	1667	9	PINE	FAIR	FAIR	N/A	1698	9	PINE	FAIR	FAIR	N/A
1575	6	PINE	FAIR	FAIR	N/A	1606	7	PINE	FAIR	FAIR	N/A	1637	4	PINE	FAIR	FAIR	N/A	1668	9	PINE	FAIR	FAIR	N/A	1699	11	PINE	FAIR	FAIR	N/A
1576	5	PINE	FAIR	FAIR	N/A	1607	6	PINE	FAIR	FAIR	N/A	1638	8	PINE	FAIR	FAIR	N/A	1669	8	PINE	FAIR	FAIR	N/A	1700	8	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

1701	12	SWEET GUM	FAIR	FAIR	N/A	1732	8	PINE	FAIR	FAIR	N/A	1763	14	PINE	FAIR	FAIR	N/A	1794	8	PINE	FAIR	FAIR	N/A	1825	9	PINE	FAIR	FAIR	N/A
1702	4	SWEET GUM	FAIR	FAIR	N/A	1733	7	PINE	FAIR	FAIR	N/A	1764	10	PINE	FAIR	FAIR	N/A	1795	10	PINE	FAIR	FAIR	N/A	1826	12	PINE	FAIR	FAIR	N/A
1703	5	PINE	FAIR	FAIR	N/A	1734	7	PINE	FAIR	FAIR	N/A	1765	8	PINE	FAIR	FAIR	N/A	1796	6	PINE	FAIR	FAIR	N/A	1827	7	PINE	FAIR	FAIR	N/A
1704	6	PINE	FAIR	FAIR	N/A	1735	12	PINE	FAIR	FAIR	N/A	1766	7	PINE	FAIR	FAIR	N/A	1797	9	PINE	FAIR	FAIR	N/A	1828	7	PINE	FAIR	FAIR	N/A
1705	8	PINE	FAIR	FAIR	N/A	1736	9	PINE	FAIR	FAIR	N/A	1767	7	PINE	FAIR	FAIR	N/A	1798	9	PINE	FAIR	FAIR	N/A	1829	10	PINE	FAIR	FAIR	N/A
1706	6	PINE	FAIR	FAIR	N/A	1737	13	PINE	FAIR	FAIR	N/A	1768	7	PINE	FAIR	FAIR	N/A	1799	9	PINE	FAIR	FAIR	N/A	1830	7	PINE	FAIR	FAIR	N/A
1707	13	PINE	FAIR	FAIR	N/A	1738	10	PINE	FAIR	FAIR	N/A	1769	5	PINE	FAIR	FAIR	N/A	1800	6	CHINESE ELM	FAIR	FAIR	N/A	1831	12	PINE	FAIR	FAIR	N/A
1708	11	PINE	FAIR	FAIR	N/A	1739	13	PINE	FAIR	FAIR	N/A	1770	8	PINE	FAIR	FAIR	N/A	1801	11	PINE	FAIR	FAIR	N/A	1832	11	PINE	FAIR	FAIR	N/A
1709	7	PINE	FAIR	FAIR	N/A	1740	6	CHERRY	FAIR	FAIR	N/A	1771	14	PINE	FAIR	FAIR	N/A	1802	6	PINE	FAIR	FAIR	N/A	1833	9	PINE	FAIR	FAIR	N/A
1710	12	PINE	FAIR	FAIR	N/A	1741	8	PINE	FAIR	FAIR	N/A	1772	13	PINE	FAIR	FAIR	N/A	1803	10	PINE	FAIR	FAIR	N/A	1834	6	PINE	FAIR	FAIR	N/A
1711	9	PINE	FAIR	FAIR	N/A	1742	7	PINE	FAIR	FAIR	N/A	1773	7	PINE	FAIR	FAIR	N/A	1804	7	PINE	FAIR	FAIR	N/A	1835	11	PINE	FAIR	FAIR	N/A
1712	10	PINE	FAIR	FAIR	N/A	1743	9	PINE	FAIR	FAIR	N/A	1774	11	PINE	FAIR	FAIR	N/A	1805	8	PINE	FAIR	FAIR	N/A	1836	15	PINE	FAIR	FAIR	N/A
1713	7	PINE	FAIR	FAIR	N/A	1744	12	PINE	FAIR	FAIR	N/A	1775	14	PINE	FAIR	FAIR	N/A	1806	9	PINE	FAIR	FAIR	N/A	1837	4	PINE	FAIR	FAIR	N/A
1714	7	PINE	FAIR	FAIR	N/A	1745	5	PINE	FAIR	FAIR	N/A	1776	6	PINE	FAIR	FAIR	N/A	1807	7	PINE	FAIR	FAIR	N/A	1838	8	PINE	FAIR	FAIR	N/A
1715	5	PINE	FAIR	FAIR	N/A	1746	9	PINE	FAIR	FAIR	N/A	1777	8	PINE	FAIR	FAIR	N/A	1808	6	PINE	FAIR	FAIR	N/A	1839	8	PINE	FAIR	FAIR	N/A
1716	7	PINE	FAIR	FAIR	N/A	1747	9	PINE	FAIR	FAIR	N/A	1778	11	PINE	FAIR	FAIR	N/A	1809	7	PINE	FAIR	FAIR	N/A	1840	8	PINE	FAIR	FAIR	N/A
1717	4	PINE	FAIR	FAIR	N/A	1748	13	PINE	FAIR	FAIR	N/A	1779	12	PINE	FAIR	FAIR	N/A	1810	7	PINE	FAIR	FAIR	N/A	1841	11	PINE	FAIR	FAIR	N/A
1718	9	PINE	FAIR	FAIR	N/A	1749	14	PINE	FAIR	FAIR	N/A	1780	12	PINE	FAIR	FAIR	N/A	1811	9	PINE	FAIR	FAIR	N/A	1842	12	PINE	FAIR	FAIR	N/A
1719	9	PINE	FAIR	FAIR	N/A	1750	9	PINE	FAIR	FAIR	N/A	1781	12	PINE	FAIR	FAIR	N/A	1812	7	PINE	FAIR	FAIR	N/A	1843	10	PINE	FAIR	FAIR	N/A
1720	8	PINE	FAIR	FAIR	N/A	1751	13	PINE	FAIR	FAIR	N/A	1782	7	PINE	FAIR	FAIR	N/A	1813	15	PINE	FAIR	FAIR	N/A	1844	17	PINE	FAIR	FAIR	N/A
1721	4	PINE	FAIR	FAIR	N/A	1752	8	PINE	FAIR	FAIR	N/A	1783	10	PINE	FAIR	FAIR	N/A	1814	9	PINE	FAIR	FAIR	N/A	1845	8	PINE	FAIR	FAIR	N/A
1722	4	PINE	FAIR	FAIR	N/A	1753	9	PINE	FAIR	FAIR	N/A	1784	7	PINE	FAIR	FAIR	N/A	1815	7	PINE	FAIR	FAIR	N/A	1846	9	PINE	FAIR	FAIR	N/A
1723	5	PINE	FAIR	FAIR	N/A	1754	4	PINE	FAIR	FAIR	N/A	1785	5	SWEET GUM	FAIR	FAIR	N/A	1816	7	PINE	FAIR	FAIR	N/A	1847	10	PINE	FAIR	FAIR	N/A
1724	6	PINE	FAIR	FAIR	N/A	1755	7	PINE	FAIR	FAIR	N/A	1786	11	PINE	FAIR	FAIR	N/A	1817	9	PINE	FAIR	FAIR	N/A	1848	14	PINE	FAIR	FAIR	N/A
1725	8	PINE	FAIR	FAIR	N/A	1756	10	PINE	FAIR	FAIR	N/A	1787	8	PINE	FAIR	FAIR	N/A	1818	7	PINE	FAIR	FAIR	N/A	1849	9	PINE	FAIR	FAIR	N/A
1726	12	PINE	FAIR	FAIR	N/A	1757	10	PINE	FAIR	FAIR	N/A	1788	8	RIVER BIRCH	FAIR	FAIR	N/A	1819	8	PINE	FAIR	FAIR	N/A	1850	15	PINE	FAIR	FAIR	N/A
1727	10	PINE	FAIR	FAIR	N/A	1758	6	PINE	FAIR	FAIR	N/A	1789	4	RIVER BIRCH	FAIR	FAIR	N/A	1820	8	PINE	FAIR	FAIR	N/A	1851	6	PINE	FAIR	FAIR	N/A
1728	6	PINE	FAIR	FAIR	N/A	1759	6	PINE	FAIR	FAIR	N/A	1790	11	PINE	FAIR	FAIR	N/A	1821	7	PINE	FAIR	FAIR	N/A	1852	6	PINE	FAIR	FAIR	N/A
1729	4	PINE	FAIR	FAIR	N/A	1760	9	PINE	FAIR	FAIR	N/A	1791	9	PINE	FAIR	FAIR	N/A	1822	4	SWEET GUM	FAIR	FAIR	N/A	1853	10	PINE	FAIR	FAIR	N/A
1730	6	PINE	FAIR	FAIR	N/A	1761	7	PINE	FAIR	FAIR	N/A	1792	10	PINE	FAIR	FAIR	N/A	1823	5	PINE	FAIR	FAIR	N/A	1854	8	PINE	FAIR	FAIR	N/A
1731	5	PINE	FAIR	FAIR	N/A	1762	5	PINE	FAIR	FAIR	N/A	1793	8	PINE	FAIR	FAIR	N/A	1824	11	PINE	FAIR	FAIR	N/A	1855	8	PINE	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.850.7929
Georgia LSF 000331 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
7	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 04.24.2025

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

1856	7	PINE	FAIR	FAIR	N/A
1857	11	PINE	FAIR	FAIR	N/A
1858	11	PINE	FAIR	FAIR	N/A
1859	10	PINE	FAIR	FAIR	N/A
1860	9	PINE	FAIR	FAIR	N/A
1861	11	PINE	FAIR	FAIR	N/A
1862	9	PINE	FAIR	FAIR	N/A
1863	9	PINE	FAIR	FAIR	N/A
1864	12	PINE	FAIR	FAIR	N/A
1865	11	PINE	FAIR	FAIR	N/A
1866	16	PINE	FAIR	FAIR	N/A
1867	12	PINE	FAIR	FAIR	N/A
1868	11	PINE	FAIR	FAIR	N/A
1869	8	PINE	FAIR	FAIR	N/A
1870	8	PINE	FAIR	FAIR	N/A
1871	14	PINE	FAIR	FAIR	N/A
1872	12	PINE	FAIR	FAIR	N/A
1873	8	PINE	FAIR	FAIR	N/A
1874	5	PINE	FAIR	FAIR	N/A
1875	7	PINE	FAIR	FAIR	N/A
1876	7	PINE	FAIR	FAIR	N/A
1877	10	PINE	FAIR	FAIR	N/A
1878	6	PINE	FAIR	FAIR	N/A
1879	7	PINE	FAIR	FAIR	N/A
1880	7	PINE	FAIR	FAIR	N/A
1881	5	PINE	FAIR	FAIR	N/A
1882	9	PINE	FAIR	FAIR	N/A
1883	12	PINE	FAIR	FAIR	N/A
1884	5	PINE	FAIR	FAIR	N/A
1885	6	PINE	FAIR	FAIR	N/A
1886	9	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

1887	6	PINE	FAIR	FAIR	N/A
1888	6	PINE	FAIR	FAIR	N/A
1889	8	PINE	FAIR	FAIR	N/A
1890	9	PINE	FAIR	FAIR	N/A
1891	14	PINE	FAIR	FAIR	N/A
1892	7	PINE	FAIR	FAIR	N/A
1893	8	PINE	FAIR	FAIR	N/A
1894	13	PINE	FAIR	FAIR	N/A
1895	8	PINE	FAIR	FAIR	N/A
1896	7	PINE	FAIR	FAIR	N/A
1897	9	PINE	FAIR	FAIR	N/A
1898	9	PINE	FAIR	FAIR	N/A
1899	8	PINE	FAIR	FAIR	N/A
1900	6	PINE	FAIR	FAIR	N/A
1901	6	PINE	FAIR	FAIR	N/A
1902	7	PINE	FAIR	FAIR	N/A
1903	6	PINE	FAIR	FAIR	N/A
1904	6	PINE	FAIR	FAIR	N/A
1905	10	PINE	FAIR	FAIR	N/A
1906	10	PINE	FAIR	FAIR	N/A
1907	5	PINE	FAIR	FAIR	N/A
1908	6	PINE	FAIR	FAIR	N/A
1909	8	PINE	FAIR	FAIR	N/A
1910	6	PINE	FAIR	FAIR	N/A
1911	8	PINE	FAIR	FAIR	N/A
1912	7	PINE	FAIR	FAIR	N/A
1913	6	PINE	FAIR	FAIR	N/A
1914	9	PINE	FAIR	FAIR	N/A
1915	8	PINE	FAIR	FAIR	N/A
1916	6	PINE	FAIR	FAIR	N/A
1917	10	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

1918	6	PINE	FAIR	FAIR	N/A
1919	6	PINE	FAIR	FAIR	N/A
1920	7	PINE	FAIR	FAIR	N/A
1921	6	PINE	FAIR	FAIR	N/A
1922	5	PINE	FAIR	FAIR	N/A
1923	8	PINE	FAIR	FAIR	N/A
1924	7	PINE	FAIR	FAIR	N/A
1925	10	PINE	FAIR	FAIR	N/A
1926	7	PINE	FAIR	FAIR	N/A
1927	8	PINE	FAIR	FAIR	N/A
1928	7	PINE	FAIR	FAIR	N/A
1929	6	PINE	FAIR	FAIR	N/A
1930	8	PINE	FAIR	FAIR	N/A
1931	7	PINE	FAIR	FAIR	N/A
1932	8	PINE	FAIR	FAIR	N/A
1933	6	PINE	FAIR	FAIR	N/A
1934	8	PINE	FAIR	FAIR	N/A
1935	7	PINE	FAIR	FAIR	N/A
1936	8	PINE	FAIR	FAIR	N/A
1937	8	PINE	FAIR	FAIR	N/A
1938	8	PINE	FAIR	FAIR	N/A
1939	9	PINE	FAIR	FAIR	N/A
1940	5	AMBER ELM	FAIR	FAIR	N/A
1941	7	PINE	FAIR	FAIR	N/A
1942	12	PINE	FAIR	FAIR	N/A
1943	9	PINE	FAIR	FAIR	N/A
1944	7	PINE	FAIR	FAIR	N/A
1945	13	PINE	FAIR	FAIR	N/A
1946	5	PINE	FAIR	FAIR	N/A
1947	11	PINE	FAIR	FAIR	N/A
1948	6	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

1949	10	PINE	FAIR	FAIR	N/A
1950	6	PINE	FAIR	FAIR	N/A
1951	10	PINE	FAIR	FAIR	N/A
1952	8	PINE	FAIR	FAIR	N/A
1953	6	MAPLE	FAIR	FAIR	N/A
1954	12	PINE	FAIR	FAIR	N/A
1955	8	PINE	FAIR	FAIR	N/A
1956	8	PINE	FAIR	FAIR	N/A
1957	9	PINE	FAIR	FAIR	N/A
1958	10	PINE	FAIR	FAIR	N/A
1959	11	PINE	FAIR	FAIR	N/A
1960	9	PINE	FAIR	FAIR	N/A
1961	9	PINE	FAIR	FAIR	N/A
1962	6	PINE	FAIR	FAIR	N/A
1963	8	BLACK GUM	FAIR	FAIR	N/A
1964	13	PINE	FAIR	FAIR	N/A
1965	9	PINE	FAIR	FAIR	N/A
1966	10	T POPLAR	FAIR	FAIR	N/A
1967	9	PINE	FAIR	FAIR	N/A
1968	11	PINE	FAIR	FAIR	N/A
1969	8	PINE	FAIR	FAIR	N/A
1970	8	T POPLAR	FAIR	FAIR	N/A
1971	10	PINE	FAIR	FAIR	N/A
1972	9	PINE	FAIR	FAIR	N/A
1973	10	PINE	FAIR	FAIR	N/A
1974	8	PINE	FAIR	FAIR	N/A
1975	8	PINE	FAIR	FAIR	N/A
1976	8	PINE	FAIR	FAIR	N/A
1977	7	PINE	FAIR	FAIR	N/A
1978	8	PINE	FAIR	FAIR	N/A
1979	7	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

1980	11	PINE	FAIR	FAIR	N/A
1981	12	PINE	FAIR	FAIR	N/A
1982	10	PINE	FAIR	FAIR	N/A
1983	6	PINE	FAIR	FAIR	N/A
1984	8	PINE	FAIR	FAIR	N/A
1985	8	PINE	FAIR	FAIR	N/A
1986	6	PINE	FAIR	FAIR	N/A
1987	6	PINE	FAIR	FAIR	N/A
1988	6	PINE	FAIR	FAIR	N/A
1989	14	PINE	FAIR	FAIR	N/A
1990	4	PINE	FAIR	FAIR	N/A
1991	10	PINE	FAIR	FAIR	N/A
1992	9	PINE	FAIR	FAIR	N/A
1993	7	PINE	FAIR	FAIR	N/A
1994	10	PINE	FAIR	FAIR	N/A
1995	10	PINE	FAIR	FAIR	N/A
1996	7	PINE	FAIR	FAIR	N/A
1997	8	PINE	FAIR	FAIR	N/A
1998	9	PINE	FAIR	FAIR	N/A
1999	6	PINE	FAIR	FAIR	N/A
2000	12	PINE	FAIR	FAIR	N/A
2001	5	PINE	FAIR	FAIR	N/A
2002	6	PINE	FAIR	FAIR	N/A
2003	6	PINE	FAIR	FAIR	N/A
2004	9	PINE	FAIR	FAIR	N/A
2005	8	PINE	FAIR	FAIR	N/A
2006	9	PINE	FAIR	FAIR	N/A
2007	6	PINE	FAIR	FAIR	N/A
2008	9	PINE	FAIR	FAIR	N/A
2009	10	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2010	8	PINE	FAIR	FAIR	N/A
2011	9	PINE	FAIR	FAIR	N/A
2012	7	PINE	FAIR	FAIR	N/A
2013	10	PINE	FAIR	FAIR	N/A
2014	15	PINE	FAIR	FAIR	N/A
2015	9	PINE	FAIR	FAIR	N/A
2016	9	PINE	FAIR	FAIR	N/A
2017	11	PINE	FAIR	FAIR	N/A
2018	9	PINE	FAIR	FAIR	N/A
2019	13	PINE	FAIR	FAIR	N/A
2020	12	PINE	FAIR	FAIR	N/A
2021	11	PINE	FAIR	FAIR	N/A
2022	9	PINE	FAIR	FAIR	N/A
2023	10	PINE	FAIR	FAIR	N/A
2024	9	PINE	FAIR	FAIR	N/A
2025	21	PINE	FAIR	FAIR	N/A
2026	12	PINE	FAIR	FAIR	N/A
2027	10	PINE	FAIR	FAIR	N/A
2028	9	PINE	FAIR	FAIR	N/A
2029	7	PINE	FAIR	FAIR	N/A
2030	6	SWEET GUM	FAIR	FAIR	N/A
2031	10	CHERRY	FAIR	FAIR	S
2032	11	PIGNUT HICKORY	FAIR	FAIR	N/A
2033	15	BOX ELDER	FAIR	FAIR	N/A
2034	11	BOX ELDER	FAIR	FAIR	N/A
2035	11	BOX ELDER	FAIR	FAIR	N/A
2036	6	AMBER ELM	FAIR	FAIR	N/A
2037	15	CHERRY	FAIR	FAIR	S
2038	8	AMBER ELM	FAIR	FAIR	N/A
2039	10	PINE	FAIR	FAIR	N/A
2040	7	AMBER ELM	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2041	8	SWEET GUM	FAIR	FAIR	N/A
2042	7	PINE	FAIR	FAIR	N/A
2043	6	SWEET GUM	FAIR	FAIR	N/A
2044	5	SWEET GUM	FAIR	FAIR	N/A
2045	5	SWEET GUM	FAIR	FAIR	N/A
2046	9	PINE	FAIR	FAIR	N/A
2047	6	PINE	FAIR	FAIR	N/A
2048	6	MAPLE	FAIR	FAIR	N/A
2049	12	PINE	FAIR	FAIR	N/A
2050	11	RED MAPLE	FAIR	FAIR	N/A
2051	10	PINE	FAIR	FAIR	N/A
2052	9	PINE	FAIR	FAIR	N/A
2053	9	PINE	FAIR	FAIR	N/A
2054	13	PINE	FAIR	FAIR	N/A
2055	8	PINE	FAIR	FAIR	N/A
2056	7	PINE	FAIR	FAIR	N/A
2057	4	RED MAPLE	FAIR	FAIR	N/A
2058	8	PINE	FAIR	FAIR	N/A
2059	9	PINE	FAIR	FAIR	N/A
2060	13	PINE	FAIR	FAIR	N/A
2061	14	PINE	FAIR	FAIR	N/A
2062	9	PINE	FAIR	FAIR	N/A
2063	11	PINE	FAIR	FAIR	N/A
2064	9	PINE	FAIR	FAIR	N/A
2065	6	PINE	FAIR	FAIR	N/A
2066	7	BOX ELDER	FAIR	FAIR	N/A
2067	10	PINE	FAIR	FAIR	N/A
2068	11	PINE	FAIR	FAIR	N/A
2069	11	PINE	FAIR	FAIR	N/A
2070	10	PINE	FAIR	FAIR	N/A
2071	9	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2072	6	PINE	FAIR	FAIR	N/A
2073	6	PINE	FAIR	FAIR	N/A
2074	7	PINE	FAIR	FAIR	N/A
2075	8	SWEET GUM	FAIR	FAIR	N/A
2076	10	PINE	FAIR	FAIR	N/A
2077	7	PINE	FAIR	FAIR	N/A
2078	6	PINE	FAIR	FAIR	N/A
2079	13	PINE	FAIR	FAIR	N/A
2080	8	PINE	FAIR	FAIR	N/A
2081	9	PINE	FAIR	FAIR	N/A
2082	11	PINE	FAIR	FAIR	N/A
2083	9	PINE	FAIR	FAIR	N/A
2084	8	PINE	FAIR	FAIR	N/A
2085	7	PINE	FAIR	FAIR	N/A
2086	8	PINE	FAIR	FAIR	N/A
2087	8	PINE	FAIR	FAIR	N/A
2088	8	PINE	FAIR	FAIR	N/A
2089	13	PINE	FAIR	FAIR	N/A
2090	12	PINE	FAIR	FAIR	N/A
2091	6	PINE	FAIR	FAIR	N/A
2092	7	PINE	FAIR	FAIR	N/A
2093	13	PINE	FAIR	FAIR	N/A
2094	6	PINE	FAIR	FAIR	N/A
2095	13	PINE	FAIR	FAIR	N/A
2096	6	PINE	FAIR	FAIR	N/A
2097	12	PINE	FAIR	FAIR	N/A
2098	7	PINE	FAIR	FAIR	N/A
2099	11	PINE	FAIR	FAIR	N/A
2100	12	PINE	FAIR	FAIR	N/A
2101	13	PINE	FAIR	FAIR	N/A
2102	12	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2103	8	PINE	FAIR	FAIR	N/A
2104	12	PINE	FAIR	FAIR	N/A
2105	6	PINE	FAIR	FAIR	N/A
2106	9	PINE	FAIR	FAIR	N/A
2107	7	PINE	FAIR	FAIR	N/A
2108	12	PINE	FAIR	FAIR	N/A
2109	6	PINE	FAIR	FAIR	N/A
2110	7	PINE	FAIR	FAIR	N/A
2111	7	PINE	FAIR	FAIR	N/A
2112	6	PINE	FAIR	FAIR	N/A
2113	12	PINE	FAIR	FAIR	N/A
2114	9	PINE	FAIR	FAIR	N/A
2115	7	PINE	FAIR	FAIR	N/A
2116	9	PINE	FAIR	FAIR	N/A
2117	8	PINE	FAIR	FAIR	N/A
2118	6	PINE	FAIR	FAIR	N/A
2119	9	PINE	FAIR	FAIR	N/A
2120	9	PINE	FAIR	FAIR	N/A
2121	9	PINE	FAIR	FAIR	N/A
2122	9	PINE	FAIR	FAIR	N/A
2123	6	PINE	FAIR	FAIR	N/A
2124	6	PINE	FAIR	FAIR	N/A
2125	7	PINE	FAIR	FAIR	N/A
2126	6	PINE	FAIR	FAIR	N/A
2127	6	PINE	FAIR	FAIR	N/A
2128	4	PINE	FAIR	FAIR	N/A
2129	6	PINE	FAIR	FAIR	N/A
2130	7	PINE	FAIR	FAIR	N/A
2131	7	PINE	FAIR	FAIR	N/A
2132	8	PINE	FAIR	FAIR	N/A
2133	5	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2134	10	PINE	FAIR	FAIR	N/A
2135	8	PINE	FAIR	FAIR	N/A
2136	10	PINE	FAIR	FAIR	N/A
2137	12	PINE	FAIR	FAIR	N/A
2138	11	PINE	FAIR	FAIR	N/A
2139	7	PINE	FAIR	FAIR	N/A
2140	8	PINE	FAIR	FAIR	N/A
2141	8	PINE	FAIR	FAIR	N/A
2142	9	PINE	FAIR	FAIR	N/A
2143	6	PINE	FAIR	FAIR	N/A
2144	6	PINE	FAIR	FAIR	N/A
2145	6	PINE	FAIR	FAIR	N/A
2146	7	PINE	FAIR	FAIR	N/A
2147	8	PINE	FAIR	FAIR	N/A
2148	12	PINE	FAIR	FAIR	N/A
2149	9	PINE	FAIR	FAIR	N/A
2150	7	PINE	FAIR	FAIR	N/A
2151	7	PINE	FAIR	FAIR	N/A
2152	6	PINE	FAIR	FAIR	N/A
2153	5	PINE	FAIR	FAIR	N/A
2154	5	PINE	FAIR	FAIR	N/A
2155	7	PINE	FAIR	FAIR	N/A
2156	7	PINE	FAIR	FAIR	N/A
2157	4	PINE	FAIR	FAIR	N/A
2158	7	PINE	FAIR	FAIR	N/A
2159	7	PINE	FAIR	FAIR	N/A
2160	7	PINE	FAIR	FAIR	N/A
2161	12	PINE	FAIR	FAIR	N/A
2162	13	PINE	FAIR	FAIR	N/A
2163	7	RED MAPLE	FAIR	FAIR	N/A
2164	12	PINE	FAIR	FAIR	N/A

OLD MILTON 2 — TREE INVENTORY

2165	8	PINE	FAIR	FAIR	N/A
2166	10	PINE	FAIR	FAIR	N/A

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MAY 9, 2025

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
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Georgia LSF 000331 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
8	**9**

FILENAME: 25034 OLD MILTON PKWY PLOT DATE: 04.24.2025

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

Tree ID #	Diameter	Tree Species	Condition		Sample Area 1
# "B"	Inches	Common Name	Biological Health (Vigor)	Structural	Sample Area 1
1	10	PINE	N/A	N/A	SAMPLE
2	10	PINE	N/A	N/A	SAMPLE
3	10	PINE	N/A	N/A	SAMPLE
4	10	PINE	N/A	N/A	SAMPLE
5	10	PINE	N/A	N/A	SAMPLE
6	11	PINE	N/A	N/A	SAMPLE
7	11	PINE	N/A	N/A	SAMPLE
8	11	PINE	N/A	N/A	SAMPLE
9	11	PINE	N/A	N/A	SAMPLE
10	11	PINE	N/A	N/A	SAMPLE
11	11	PINE	N/A	N/A	SAMPLE
12	11	PINE	N/A	N/A	SAMPLE
13	12	PINE	N/A	N/A	SAMPLE
14	12	PINE	N/A	N/A	SAMPLE
15	12	PINE	N/A	N/A	SAMPLE
16	12	PINE	N/A	N/A	SAMPLE
17	12	PINE	N/A	N/A	SAMPLE
18	13	PINE	N/A	N/A	SAMPLE
19	13	PINE	N/A	N/A	SAMPLE
20	13	PINE	N/A	N/A	SAMPLE
21	13	PINE	N/A	N/A	SAMPLE
22	13	PINE	N/A	N/A	SAMPLE
23	13	PINE	N/A	N/A	SAMPLE
24	13	PINE	N/A	N/A	SAMPLE
25	13	PINE	N/A	N/A	SAMPLE
26	13	PINE	N/A	N/A	SAMPLE
27	13	PINE	N/A	N/A	SAMPLE
28	14	PINE	N/A	N/A	SAMPLE

OLD MILTON 2 — TREE INVENTORY

29	14	PINE	N/A	N/A	SAMPLE
30	14	PINE	N/A	N/A	SAMPLE
31	14	PINE	N/A	N/A	SAMPLE
32	14	PINE	N/A	N/A	SAMPLE
33	14	PINE	N/A	N/A	SAMPLE
34	14	PINE	N/A	N/A	SAMPLE
35	14	PINE	N/A	N/A	SAMPLE
36	14	PINE	N/A	N/A	SAMPLE
37	14	PINE	N/A	N/A	SAMPLE
38	14	PINE	N/A	N/A	SAMPLE
39	14	PINE	N/A	N/A	SAMPLE
41	14	PINE	N/A	N/A	SAMPLE
42	14	PINE	N/A	N/A	SAMPLE
43	14	PINE	N/A	N/A	SAMPLE
44	15	PINE	N/A	N/A	SAMPLE
45	15	PINE	N/A	N/A	SAMPLE
46	15	PINE	N/A	N/A	SAMPLE
47	15	PINE	N/A	N/A	SAMPLE
48	15	PINE	N/A	N/A	SAMPLE
49	15	PINE	N/A	N/A	SAMPLE
50	15	PINE	N/A	N/A	SAMPLE
51	15	PINE	N/A	N/A	SAMPLE
52	15	PINE	N/A	N/A	SAMPLE
53	15	PINE	N/A	N/A	SAMPLE
54	15	PINE	N/A	N/A	SAMPLE
55	16	PINE	N/A	N/A	SAMPLE
56	16	PINE	N/A	N/A	SAMPLE
57	16	PINE	N/A	N/A	SAMPLE
58	16	PINE	N/A	N/A	SAMPLE
59	16	PINE	N/A	N/A	SAMPLE
60	16	PINE	N/A	N/A	SAMPLE

OLD MILTON 2 — TREE INVENTORY

61	16	PINE	N/A	N/A	SAMPLE
62	16	PINE	N/A	N/A	SAMPLE
63	16	PINE	N/A	N/A	SAMPLE
64	16	PINE	N/A	N/A	SAMPLE
65	16	PINE	N/A	N/A	SAMPLE
66	16	PINE	N/A	N/A	SAMPLE
67	16	PINE	N/A	N/A	SAMPLE
69	17	PINE	N/A	N/A	SAMPLE
70	17	PINE	N/A	N/A	SAMPLE
71	17	PINE	N/A	N/A	SAMPLE
72	17	PINE	N/A	N/A	SAMPLE
73	18	PINE	N/A	N/A	SAMPLE
74	18	PINE	N/A	N/A	SAMPLE
75	18	PINE	N/A	N/A	SAMPLE
76	18	PINE	N/A	N/A	SAMPLE
77	18	PINE	N/A	N/A	SAMPLE
78	19	PINE	N/A	N/A	SAMPLE
79	19	PINE	N/A	N/A	SAMPLE
80	20	PINE	N/A	N/A	SAMPLE
81	21	PINE	N/A	N/A	SAMPLE
82	21	PINE	N/A	N/A	SAMPLE
83	21	PINE	N/A	N/A	SAMPLE
84	22	PINE	N/A	N/A	SAMPLE
85	22	PINE	N/A	N/A	SAMPLE
86	22	PINE	N/A	N/A	SAMPLE
87	4	SWEET GUM	N/A	N/A	SAMPLE
88	4	SWEET GUM	N/A	N/A	SAMPLE
89	4	SWEET GUM	N/A	N/A	SAMPLE
90	4	SWEET GUM	N/A	N/A	SAMPLE
91	4	SWEET GUM	N/A	N/A	SAMPLE
92	4	SWEET GUM	N/A	N/A	SAMPLE

OLD MILTON 2 — TREE INVENTORY

93	5	SWEET GUM	N/A	N/A	SAMPLE
94	5	SWEET GUM	N/A	N/A	SAMPLE
95	5	SWEET GUM	N/A	N/A	SAMPLE
96	5	SWEET GUM	N/A	N/A	SAMPLE
97	5	SWEET GUM	N/A	N/A	SAMPLE
98	5	SWEET GUM	N/A	N/A	SAMPLE
99	6	SWEET GUM	N/A	N/A	SAMPLE
100	7	SWEET GUM	N/A	N/A	SAMPLE
101	7	SWEET GUM	N/A	N/A	SAMPLE
102	7	SWEET GUM	N/A	N/A	SAMPLE
103	7	SWEET GUM	N/A	N/A	SAMPLE
104	7	SWEET GUM	N/A	N/A	SAMPLE
105	7	SWEET GUM	N/A	N/A	SAMPLE
106	8	SWEET GUM	N/A	N/A	SAMPLE
107	9	SWEET GUM	N/A	N/A	SAMPLE
108	9	SWEET GUM	N/A	N/A	SAMPLE
109	9	SWEET GUM	N/A	N/A	SAMPLE
110	9	SWEET GUM	N/A	N/A	SAMPLE
111	11	SWEET GUM	N/A	N/A	SAMPLE
112	11	SWEET GUM	N/A	N/A	SAMPLE
113	12	SWEET GUM	N/A	N/A	SAMPLE
114	12	SWEET GUM	N/A	N/A	SAMPLE
115	13	SWEET GUM	N/A	N/A	SAMPLE
116	13	SWEET GUM	N/A	N/A	SAMPLE
117	14	SWEET GUM	N/A	N/A	SAMPLE
118	16	SWEET GUM	N/A	N/A	SAMPLE
119	20	SWEET GUM	N/A	N/A	SAMPLE
120	4	MAPLE	N/A	N/A	SAMPLE
121	4	MAPLE	N/A	N/A	SAMPLE
122	4	MAPLE	N/A	N/A	SAMPLE
123	5	MAPLE	N/A	N/A	SAMPLE

OLD MILTON 2 — TREE INVENTORY

124	7	MAPLE	N/A	N/A	SAMPLE
125	5	ELM	N/A	N/A	SAMPLE
126	5	ELM	N/A	N/A	SAMPLE
127	9	ELM	N/A	N/A	SAMPLE
128	7	CHERRY	N/A	N/A	SAMPLE
129	7	TULIP POPLAR	N/A	N/A	SAMPLE
130	8	TULIP POPLAR	N/A	N/A	SAMPLE
131	15	TULIP POPLAR	N/A	N/A	SAMPLE
132	16	TULIP POPLAR	N/A	N/A	SAMPLE
133	20	TULIP POPLAR	N/A	N/A	SAMPLE
134	24	TULIP POPLAR	N/A	N/A	SAMPLE
135	5	BOX ELDER	N/A	N/A	SAMPLE
136	8	BOX ELDER	N/A	N/A	SAMPLE

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
EAH ACQUISITIONS, LLC &
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LOCATED IN LAND LOTS 44, 45 & 49
1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA
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Georgia LSF 000335 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
9	**9**

FILENAME: 25034 - OLD MILTON PHOTO PLOT DATE: 5/9/2025

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

SPECIMEN TREE REPORT

Tree Inventory
Old Milton 2
Alpharetta, GA 30005

Prepared For:
Nate Welch, Director, Land Development
Empire Communities™
T: 770-541-5250
M: 678-431-0242
D: 770-541-5230
E: nwelch@empirecommunities.com

Assessor:
Robert Brettschneider, Owner
His Hands Tree Preservation, LLC
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

APRIL 11th 20

On April, 11th, 2025, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted an updated tree assessment and inventory. This assessment aimed to verify the sizes and evaluate the biological and structural health of all non-specimen trees 6 inches and greater, identified additional specimen trees, and boundary/shared trees on the property.

All identified additional specimen trees were assessed for structural defects, biological decline, and overall health.

Trees of Quality and *Tree Groupings or Groves:* Trees that warrant protection or preservation based upon the size, condition, special interest, character, etc

Protected Trees and Tree Density Compliance: Trees counted towards the density requirements for protected areas were identified and documented.

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 identification tag on the tree.

Diameter: 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.

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.

Other: Identifies that the City of Alpharetta Arborist would consider a Specimen or a tree in the Right of Way

Table 1: On-Site Trees

Table 2 : Sample Area One

Tree ID #	Diameter	Tree Species	Condition		Other
# "B"	Inches	Common Name	Biological Health (Vigor)	Structural	Specimen or Right of Way
1	14	CHERRY	FAIR	FAIR	S
2	10	CHERRY	FAIR	FAIR	S
3	13	LEYLAND PINE	FAIR	FAIR	N/A
4	7	LEYLAND CYPRESS	FAIR	FAIR	N/A
5	7	LEYLAND CYPRESS	FAIR	FAIR	N/A
6	9	LEYLAND CYPRESS	FAIR	FAIR	N/A
7	11	LEYLAND CYPRESS	FAIR	FAIR	N/A
8	12	LEYLAND CYPRESS	FAIR	FAIR	N/A
9	8	LEYLAND CYPRESS	FAIR	FAIR	RW
10	11	LEYLAND CYPRESS	FAIR	FAIR	RW
11	15	LEYLAND CYPRESS	FAIR	FAIR	RW
12	14	LEYLAND CYPRESS	FAIR	FAIR	RW
13	14	LEYLAND CYPRESS	FAIR	FAIR	RW
14	14	LEYLAND CYPRESS	FAIR	FAIR	RW
15	12	LEYLAND CYPRESS	FAIR	FAIR	RW
16	21	LEYLAND CYPRESS	FAIR	FAIR	RW
17	20	PINE	FAIR	FAIR	N/A
18	10	PINE	FAIR	FAIR	N/A
19	7	PINE	FAIR	FAIR	N/A
20	7	PINE	FAIR	FAIR	N/A
21	18	PINE	FAIR	FAIR	N/A
22	17	PINE	FAIR	FAIR	N/A
23	16	PINE	FAIR	FAIR	N/A
24	9	PINE	FAIR	FAIR	N/A
25	18	PINE	FAIR	FAIR	N/A
26	11	PINE	FAIR	FAIR	N/A
27	17	PINE	FAIR	FAIR	N/A

28	15	PINE	FAIR	FAIR	N/A
29	17	PINE	FAIR	FAIR	N/A
30	8	PINE	FAIR	FAIR	N/A
31	5	PINE	FAIR	FAIR	N/A
32	13	PINE	FAIR	FAIR	N/A
33	4	PINE	FAIR	FAIR	N/A
34	6	PINE	FAIR	FAIR	N/A
35	9	PINE	FAIR	FAIR	N/A
36	4	PINE	FAIR	FAIR	N/A
37	12	PINE	FAIR	FAIR	N/A
38	11	PINE	FAIR	FAIR	N/A
39	12	PINE	FAIR	FAIR	N/A
40	10	PINE	FAIR	FAIR	N/A
41	5	CHERRY	FAIR	FAIR	N/A
42	15	PINE	FAIR	FAIR	N/A
43	4	CHERRY	FAIR	FAIR	N/A
44	5	WATER OAK	FAIR	FAIR	N/A
45	5	PINE	FAIR	FAIR	N/A
46	10	PINE	FAIR	FAIR	N/A
47	4	CHERRY	FAIR	FAIR	N/A
48	10	PINE	FAIR	FAIR	N/A
49	11	PINE	FAIR	FAIR	N/A
50	19	PINE	FAIR	FAIR	N/A
51	13	PINE	FAIR	FAIR	N/A
52	6	PINE	FAIR	FAIR	N/A
53	14	PINE	FAIR	FAIR	N/A
54	12	PINE	FAIR	FAIR	N/A
55	13	PINE	FAIR	FAIR	N/A
56	8	PINE	FAIR	FAIR	N/A
57	13	PINE	FAIR	FAIR	N/A
58	4	CHERRY	FAIR	FAIR	N/A

59	7	CHERRY	FAIR	FAIR	N/A
60	9	CHERRY	FAIR	FAIR	N/A
61	15	PINE	FAIR	FAIR	N/A
62	12	PINE	FAIR	FAIR	N/A
63	13	PINE	FAIR	FAIR	N/A
64	5	PINE	FAIR	FAIR	N/A
65	13	PINE	FAIR	FAIR	N/A
66	15	PINE	FAIR	FAIR	N/A
67	8	PINE	FAIR	FAIR	N/A
68	13	PINE	FAIR	FAIR	N/A
69	10	PINE	FAIR	FAIR	N/A
70	6	PINE	FAIR	FAIR	N/A
71	6	PINE	FAIR	FAIR	N/A
72	9	PINE	FAIR	FAIR	N/A
73	14	PINE	FAIR	FAIR	N/A
74	10	PINE	FAIR	FAIR	N/A
75	5	PINE	FAIR	FAIR	N/A
76	7	PINE	FAIR	FAIR	N/A
77	20	PINE	FAIR	FAIR	N/A
78	4	PINE	FAIR	FAIR	N/A
79	6	PINE	FAIR	FAIR	N/A
80	5	PINE	FAIR	FAIR	N/A
81	4	PINE	FAIR	FAIR	N/A
82	7	PINE	FAIR	FAIR	N/A
83	7	PINE	FAIR	FAIR	N/A
84	7	PINE	FAIR	FAIR	N/A
85	5	BEECH	GOOD	GOOD	N/A
86	14	PINE	FAIR	FAIR	N/A
87	12	PINE	FAIR	FAIR	N/A
88	9	CHERRY	FAIR	FAIR	N/A
89	8	SWEETGUM	FAIR	FAIR	N/A

90	4	CHERRY	FAIR	FAIR	N/A
91	4	CHERRY	FAIR	FAIR	N/A
92	4	SWEET GUM	FAIR	FAIR	N/A
93	5	SWEET GUM	FAIR	FAIR	N/A
94	5	SWEET GUM	FAIR	FAIR	N/A
95	10	T POPLAR	FAIR	FAIR	N/A
96	8	SWEET GUM	FAIR	FAIR	N/A
97	4	WATER OAK	FAIR	FAIR	N/A
98	4	SWEET GUM	FAIR	FAIR	N/A
99	5	CHERRY	FAIR	FAIR	N/A
100	7	SWEET GUM	FAIR	FAIR	N/A
101	5	SWEET GUM	FAIR	FAIR	N/A
102	8	SWEET GUM	FAIR	FAIR	N/A
103	8	PINE	FAIR	FAIR	N/A
104	13	PINE	FAIR	FAIR	N/A
105	19	PINE	FAIR	FAIR	N/A
106	5	PINE	FAIR	FAIR	N/A
107	8	OAK	FAIR	FAIR	N/A
108	4	PINE	FAIR	FAIR	N/A
109	6	PINE	FAIR	FAIR	N/A
110	16	PINE	FAIR	FAIR	N/A
111	19	PINE	FAIR	FAIR	N/A
112	9	PINE	FAIR	FAIR	N/A
113	8	PINE	FAIR	FAIR	N/A
114	15	OAK	FAIR	FAIR	N/A
115	7	T POPLAR	FAIR	FAIR	N/A
116	4	OAK	FAIR	FAIR	N/A
117	4	OAK	FAIR	FAIR	N/A
118	10	PINE	FAIR	FAIR	N/A
119	14	PINE	FAIR	FAIR	N/A
120	16	PINE	FAIR	FAIR	N/A

121	12	PINE	FAIR	FAIR	N/A
122	12	PINE	FAIR	FAIR	N/A
123	15	PINE	FAIR	FAIR	N/A
124	7	PINE	FAIR	FAIR	N/A
125	5	OAK	FAIR	FAIR	N/A
126	7	PINE	FAIR	FAIR	N/A
127	5	SWEET GUM	FAIR	FAIR	N/A
128	5	SWEET GUM	FAIR	FAIR	N/A
129	5	SWEET GUM	FAIR	FAIR	N/A
130	4	SWEET GUM	FAIR	FAIR	N/A
131	6	SWEET GUM	FAIR	FAIR	N/A
132	13	PINE	FAIR	FAIR	N/A
133	19	PINE	FAIR	FAIR	N/A
134	8	PINE	FAIR	FAIR	N/A
135	5	SWEET GUM	FAIR	FAIR	N/A
136	4	SWEET GUM	FAIR	FAIR	N/A
137	7	PINE	FAIR	FAIR	N/A
138	7	PINE	FAIR	FAIR	N/A
139	7	PINE	FAIR	FAIR	N/A
140	15	PINE	FAIR	FAIR	N/A
141	14	PINE	FAIR	FAIR	N/A
142	11	PINE	FAIR	FAIR	N/A
143	5	SWEET GUM	FAIR	FAIR	N/A
144	5	SWEET GUM	FAIR	FAIR	N/A
145	5	SWEET GUM	FAIR	FAIR	N/A
146	6	SWEET GUM	FAIR	FAIR	N/A
147	4	SWEET GUM	FAIR	FAIR	N/A
148	8	PINE	FAIR	FAIR	N/A
149	7	PINE	FAIR	FAIR	N/A
150	6	SWEET GUM	FAIR	FAIR	N/A
151	14	PINE	FAIR	FAIR	N/A

152	11	PINE	FAIR	FAIR	N/A
153	10	PINE	FAIR	FAIR	N/A
154	6	PINE	FAIR	FAIR	N/A
155	14	PINE	FAIR	FAIR	N/A
156	18	CHERRY	FAIR	FAIR	N/A
157	15	T POPLAR	FAIR	FAIR	N/A
158	17	PINE	FAIR	FAIR	N/A
159	7	PINE	FAIR	FAIR	N/A
160	6	PINE	FAIR	FAIR	N/A
161	5	SWEET GUM	FAIR	FAIR	N/A
162	5	SWEET GUM	FAIR	FAIR	N/A
163	11	PINE	FAIR	FAIR	N/A
164	7	PINE	FAIR	FAIR	N/A
165	6	SWEET GUM	FAIR	FAIR	N/A
166	5	OAK	FAIR	FAIR	N/A
167	10	SWEET GUM	FAIR	FAIR	N/A
168	8	PINE	FAIR	FAIR	N/A
169	4	SWEET GUM	FAIR	FAIR	N/A
170	8	PINE	FAIR	FAIR	N/A
171	4	SWEET GUM	FAIR	FAIR	N/A
172	12	PINE	FAIR	FAIR	N/A
173	7	PINE	FAIR	FAIR	N/A
174	15	PINE	FAIR	FAIR	N/A
175	5	PINE	FAIR	FAIR	N/A
176	9	PINE	FAIR	FAIR	N/A
177	4	SWEET GUM	FAIR	FAIR	N/A
178	5	PINE	FAIR	FAIR	N/A
179	5	SWEET GUM	FAIR	FAIR	N/A
180	12	PINE	FAIR	FAIR	N/A
181	5	SWEET GUM	FAIR	FAIR	N/A
182	9	WATER OAK	FAIR	FAIR	N/A

183	5	SWEET GUM	FAIR	FAIR	N/A
184	7	SWEET GUM	FAIR	FAIR	N/A
185	15	SWEET GUM	FAIR	FAIR	N/A
186	5	SWEET GUM	FAIR	FAIR	N/A
187	4	SWEET GUM	FAIR	FAIR	N/A
188	5	SWEET GUM	FAIR	FAIR	N/A
189	8	SWEET GUM	FAIR	FAIR	N/A
190	4	CHERRY	FAIR	FAIR	N/A
191	5	SWEET GUM	FAIR	FAIR	N/A
192	5	SWEET GUM	FAIR	FAIR	N/A
193	5	SWEET GUM	FAIR	FAIR	N/A
194	4	SWEET GUM	FAIR	FAIR	N/A
195	7	PINE	FAIR	FAIR	N/A
196	15	PINE	FAIR	FAIR	N/A
197	5	PINE	FAIR	FAIR	N/A
198	12	PINE	FAIR	FAIR	N/A
199	9	PINE	FAIR	FAIR	N/A
200	5	PINE	FAIR	FAIR	N/A
201	12	PINE	FAIR	FAIR	N/A
202	12	PINE	FAIR	FAIR	N/A
203	7	T POPLAR	FAIR	FAIR	N/A
204	17	PINE	FAIR	FAIR	N/A
205	9	PINE	FAIR	FAIR	N/A
206	7	SWEET GUM	FAIR	FAIR	N/A
207	4	SWEET GUM	FAIR	FAIR	N/A
208	14	PINE	FAIR	FAIR	N/A
209	7	SWEET GUM	FAIR	FAIR	N/A
210	7	PINE	FAIR	FAIR	N/A
211	7	PINE	FAIR	FAIR	N/A
212	7	PINE	FAIR	FAIR	N/A
213	27	SWEET GUM	FAIR	FAIR	N/A

214	9	SWEET GUM	FAIR	FAIR	N/A
215	23	S. RED OAK	FAIR	FAIR	N/A
216	14	PINE	FAIR	FAIR	N/A
217	8	PINE	FAIR	FAIR	N/A
218	11	PINE	FAIR	FAIR	N/A
219	13	PINE	FAIR	FAIR	N/A
220	4	SWEET GUM	FAIR	FAIR	N/A
221	22	PINE	FAIR	FAIR	N/A
222	7	SWEET GUM	FAIR	FAIR	N/A
223	9	PINE	FAIR	FAIR	N/A
224	7	SWEET GUM	FAIR	FAIR	N/A
225	5	SWEET GUM	FAIR	FAIR	N/A
226	19	PINE	FAIR	FAIR	N/A
227	11	SWEET GUM	FAIR	FAIR	N/A
228	8	PHOTINA	FAIR	FAIR	N/A
229	7	T POPLAR	FAIR	FAIR	N/A
230	12	T POPLAR	FAIR	FAIR	N/A
231	20	T POPLAR	FAIR	FAIR	N/A
232	22	T POPLAR	FAIR	FAIR	N/A
233	7	T POPLAR	FAIR	FAIR	N/A
234	7	T POPLAR	FAIR	FAIR	N/A
235	10	MAPLE	FAIR	FAIR	N/A
236	30	WHITE OAK	FAIR	FAIR	S
237	7	SWEET GUM	FAIR	FAIR	N/A
238	7	OAK	FAIR	FAIR	N/A
239	7	OAK	FAIR	FAIR	N/A
240	4	SWEET GUM	FAIR	FAIR	N/A
241	10	OAK	FAIR	FAIR	N/A
242	12	OAK	FAIR	FAIR	N/A
243	5	SOURWOOD	FAIR	FAIR	N/A
244	5	SOURWOOD	FAIR	FAIR	N/A

245	5	SOURWOOD	FAIR	FAIR	N/A
246	10	OAK	FAIR	FAIR	N/A
247	6	SOURWOOD	FAIR	FAIR	N/A
248	6	SWEET GUM	FAIR	FAIR	N/A
249	8	SWEET GUM	FAIR	FAIR	N/A
250	20	SWEET GUM	FAIR	FAIR	N/A
251	5	SWEET GUM	FAIR	FAIR	N/A
252	10	SOURWOOD	FAIR	FAIR	S
253	13	PINE	FAIR	FAIR	N/A
254	13	PINE	FAIR	FAIR	N/A
255	11	OAK	FAIR	FAIR	N/A
256	20	T POPLAR	FAIR	FAIR	N/A
257	6	SWEET GUM	FAIR	FAIR	N/A
258	15	OAK	FAIR	FAIR	N/A
259	4	SOURWOOD	FAIR	FAIR	N/A
260	9	OAK	FAIR	FAIR	N/A
261	7	OAK	FAIR	FAIR	N/A
262	13	OAK	FAIR	FAIR	N/A
263	6	SWEET GUM	FAIR	FAIR	N/A
264	6	SWEET GUM	FAIR	FAIR	N/A
265	14	HICKORY	FAIR	FAIR	N/A
266	9	T POPLAR	FAIR	FAIR	N/A
267	15	SWEET GUM	FAIR	FAIR	N/A
268	11	OAK	FAIR	FAIR	N/A
269	10	SOURWOOD	FAIR	FAIR	S
270	9	T POPLAR	FAIR	FAIR	N/A
271	10	PINE	FAIR	FAIR	N/A
272	9	SWEET GUM	FAIR	FAIR	N/A
273	4	SOURWOOD	FAIR	FAIR	N/A
274	4	SOURWOOD	FAIR	FAIR	N/A
275	25	PINE	FAIR	FAIR	N/A

276	13	OAK	FAIR	FAIR	N/A
277	6	SWEET GUM	FAIR	FAIR	N/A
278	5	SWEET GUM	FAIR	FAIR	N/A
279	5	SOURWOOD	FAIR	FAIR	N/A
280	5	SOURWOOD	FAIR	FAIR	N/A
281	26	WHITE OAK	FAIR	FAIR	S
282	17	OAK	FAIR	FAIR	N/A
283	4	SOURWOOD	FAIR	FAIR	N/A
284	10	T POPLAR	FAIR	FAIR	N/A
285	9	T POPLAR	FAIR	FAIR	N/A
286	27	S. RED OAK	FAIR	FAIR	S
287	5	SOURWOOD	FAIR	FAIR	N/A
288	9	SWEET GUM	FAIR	FAIR	N/A
289	7	SWEET GUM	FAIR	FAIR	N/A
290	21	PINE	FAIR	FAIR	N/A
291	4	SWEET GUM	FAIR	FAIR	N/A
292	6	SOURWOOD	FAIR	FAIR	N/A
293	16	OAK	FAIR	FAIR	N/A
294	7	SOURWOOD	FAIR	FAIR	N/A
295	4	SWEET GUM	FAIR	FAIR	N/A
296	11	T POPLAR	FAIR	FAIR	N/A
297	22	PINE	FAIR	FAIR	N/A
298	14	T POPLAR	FAIR	FAIR	N/A
299	10	MAPLE	FAIR	FAIR	N/A
300	6	HICKORY	FAIR	FAIR	N/A
301	13	OAK	FAIR	FAIR	N/A
302	31	S. RED OAK	FAIR	FAIR	S
303	14	OAK	FAIR	FAIR	N/A
304	26	PINE	FAIR	FAIR	N/A
305	11	HICKORY	FAIR	FAIR	N/A
306	17	OAK	FAIR	FAIR	N/A

307	7	HICKORY	FAIR	FAIR	N/A
308	14	OAK	FAIR	FAIR	N/A
309	20	T POPLAR	FAIR	FAIR	N/A
310	32	T POPLAR	FAIR	FAIR	S
311	9	OAK	FAIR	FAIR	N/A
312	9	SWEET GUM	FAIR	FAIR	N/A
313	21	PINE	FAIR	FAIR	N/A
314	26	PINE	FAIR	FAIR	N/A
315	16	OAK	FAIR	FAIR	N/A
316	25	PINE	FAIR	FAIR	N/A
317	16	OAK	FAIR	FAIR	N/A
318	12	SWEET GUM	FAIR	FAIR	N/A
319	20	T POPLAR	FAIR	FAIR	N/A
320	24	PINE	FAIR	FAIR	N/A
321	5	SWEET GUM	FAIR	FAIR	N/A
322	5	T POPLAR	FAIR	FAIR	N/A
323	6	T POPLAR	FAIR	FAIR	N/A
324	16	PINE	FAIR	FAIR	N/A
325	12	PINE	FAIR	FAIR	N/A
326	9	PINE	FAIR	FAIR	N/A
327	11	T POPLAR	FAIR	FAIR	N/A
328	23	PINE	FAIR	FAIR	N/A
329	14	SWEET GUM	FAIR	FAIR	N/A
330	17	OAK	FAIR	FAIR	N/A
331	12	T POPLAR	FAIR	FAIR	N/A
332	6	MAPLE	FAIR	FAIR	N/A
333	13	T POPLAR	FAIR	FAIR	N/A
334	7	T POPLAR	FAIR	FAIR	N/A
335	5	T POPLAR	FAIR	FAIR	N/A
336	11	PINE	FAIR	FAIR	N/A
337	6	SWEET GUM	FAIR	FAIR	N/A

338	27	PINE	FAIR	FAIR	N/A
339	16	WHITE OAK	FAIR	FAIR	N/A
340	5	SWEET GUM	FAIR	FAIR	N/A
341	13	PINE	FAIR	FAIR	N/A
342	14	PINE	FAIR	FAIR	N/A
343	10	PINE	FAIR	FAIR	N/A
344	8	T POPLAR	FAIR	FAIR	N/A
345	7	SWEET GUM	FAIR	FAIR	N/A
346	11	PINE	FAIR	FAIR	N/A
347	14	PINE	FAIR	FAIR	N/A
348	10	PINE	FAIR	FAIR	N/A
349	22	WHITE OAK	FAIR	FAIR	N/A
350	30	T POPLAR	GOOD	GOOD	S
351	4	CHERRY	FAIR	FAIR	N/A
352	4	AMBER ELM	FAIR	FAIR	N/A
353	16	PINE	FAIR	FAIR	N/A
354	16	PINE	FAIR	FAIR	N/A
355	6	T POPLAR	FAIR	FAIR	N/A
356	7	PINE	FAIR	FAIR	N/A
357	9	PINE	FAIR	FAIR	N/A
358	4	SWEET GUM	FAIR	FAIR	N/A
359	14	WHITE OAK	FAIR	FAIR	N/A
360	27	WHITE OAK	FAIR	FAIR	N/A
361	18	WHITE OAK	FAIR	FAIR	N/A
362	15	PINE	FAIR	FAIR	N/A
363	15	PINE	FAIR	FAIR	N/A
364	4	RED BIRCH	FAIR	FAIR	N/A
365	18	T POPLAR	FAIR	FAIR	N/A
366	12	PINE	FAIR	FAIR	N/A
367	17	WHITE OAK	POOR	FAIR	N/A
368	35	T POPLAR	GOOD	GOOD	S

369	12	PINE	FAIR	FAIR	N/A
370	21	WHITE OAK	POOR	FAIR	N/A
371	15	RED MAPLE	FAIR	FAIR	N/A
372	34	T POPLAR	GOOD	GOOD	S
373	30	N. RED OAK	FAIR	FAIR	S
374	10	PINE	FAIR	FAIR	N/A
375	15	PINE	FAIR	FAIR	N/A
376	8	PINE	FAIR	FAIR	N/A
377	4	SWEET GUM	FAIR	FAIR	N/A
378	10	SWEET GUM	POOR	FAIR	N/A
379	15	SWEET GUM	POOR	FAIR	N/A
380	4	SWEET GUM	FAIR	FAIR	N/A
381	7	RED MAPLE	FAIR	FAIR	N/A
382	15	LEYLAND CYPRESS	POOR	POOR	N/A
383	9	LEYLAND CYPRESS	POOR	POOR	N/A
384	9	PINE	FAIR	FAIR	N/A
385	6	PINE	FAIR	FAIR	N/A
386	6	PINE	FAIR	FAIR	N/A
387	4	PINE	FAIR	FAIR	N/A
388	6	PINE	FAIR	FAIR	N/A
389	10	PINE	FAIR	FAIR	N/A
390	10	PINE	FAIR	FAIR	N/A
391	4	PINE	FAIR	FAIR	N/A
392	14	PINE	FAIR	FAIR	N/A
393	7	RED MAPLE	FAIR	FAIR	N/A
394	4	SWEET GUM	FAIR	FAIR	N/A
395	9	BLACK CHERRY	GOOD	GOOD	S
396	10	BLACK CHERRY	GOOD	GOOD	S
397	16	PINE	GOOD	GOOD	N/A
398	4	SWEET GUM	GOOD	GOOD	N/A
399	7	PINE	FAIR	FAIR	N/A

400	15	PINE	FAIR	FAIR	N/A
401	4	T POPLAR	FAIR	FAIR	N/A
402	19	PINE	FAIR	FAIR	N/A
403	5	PINE	FAIR	FAIR	N/A
404	5	PINE	FAIR	FAIR	N/A
405	15	PINE	FAIR	FAIR	N/A
406	8	PINE	FAIR	FAIR	N/A
407	4	T POPLAR	FAIR	FAIR	N/A
408	17	PINE	FAIR	FAIR	N/A
409	8	SWEET GUM	FAIR	FAIR	N/A
410	4	RED MAPLE	FAIR	FAIR	N/A
411	5	CHERRY	FAIR	FAIR	N/A
412	9	RED MAPLE	FAIR	FAIR	N/A
413	6	SWEET GUM	FAIR	FAIR	N/A
414	15	PINE	FAIR	FAIR	N/A
415	17	PINE	POOR	FAIR	N/A
416	15	PINE	POOR	FAIR	N/A
417	8	PINE	POOR	FAIR	N/A
418	10	PINE	FAIR	FAIR	N/A
419	7	PINE	POOR	POOR	N/A
420	8	PINE	POOR	FAIR	N/A
421	10	PINE	FAIR	FAIR	N/A
422	10	PINE	FAIR	FAIR	N/A
423	9	PINE	POOR	POOR	N/A
424	8	PINE	FAIR	FAIR	N/A
425	4	RED MAPLE	FAIR	FAIR	N/A
426	4	CHERRY	FAIR	FAIR	N/A
427	6	PINE	POOR	POOR	N/A
428	10	PINE	FAIR	FAIR	N/A
429	10	PINE	FAIR	FAIR	N/A
430	11	PINE	FAIR	FAIR	N/A

431	10	PINE	FAIR	FAIR	N/A
432	11	PINE	FAIR	FAIR	N/A
433	8	PINE	FAIR	FAIR	N/A
434	8	PINE	FAIR	FAIR	N/A
435	7	RED MAPLE	GOOD	GOOD	N/A
436	4	RED MAPLE	FAIR	FAIR	N/A
437	9	PINE	FAIR	FAIR	N/A
438	10	PINE	FAIR	FAIR	N/A
439	14	PINE	FAIR	FAIR	N/A
440	12	PINE	FAIR	FAIR	N/A
441	12	PINE	FAIR	FAIR	N/A
442	5	PINE	POOR	POOR	N/A
443	6	AMBER ELM	GOOD	GOOD	N/A
444	9	PINE	FAIR	FAIR	N/A
445	4	RED MAPLE	FAIR	FAIR	N/A
446	9	PINE	FAIR	FAIR	N/A
447	15	PINE	FAIR	FAIR	N/A
448	6	CHERRY	FAIR	FAIR	N/A
449	6	CHERRY	FAIR	FAIR	N/A
450	4	RED MAPLE	FAIR	FAIR	N/A
451	18	PINE	FAIR	POOR	N/A
452	5	AMBER ELM	FAIR	FAIR	N/A
453	7	PINE	FAIR	FAIR	N/A
454	11	PINE	FAIR	FAIR	N/A
455	15	PINE	FAIR	FAIR	N/A
456	4	SWEET GUM	FAIR	POOR	N/A
457	13	MAPLE	GOOD	GOOD	N/A
458	5	RED BIRCH	GOOD	GOOD	N/A
459	4	RED BIRCH	GOOD	GOOD	N/A
460	5	RED BIRCH	GOOD	GOOD	N/A
461	6	RED BIRCH	GOOD	GOOD	N/A

462	7	RED BIRCH	GOOD	GOOD	N/A
463	7	RED BIRCH	GOOD	GOOD	N/A
464	7	RED BIRCH	GOOD	GOOD	N/A
465	4	ARBORVITAE	GOOD	GOOD	N/A
466	4	ARBORVITAE	GOOD	GOOD	N/A
467	5	ARBORVITAE	GOOD	GOOD	N/A
468	6	ARBORVITAE	GOOD	GOOD	N/A
469	6	ARBORVITAE	GOOD	GOOD	N/A
470	6	RED BIRCH	GOOD	GOOD	N/A
471	18	RED BIRCH	GOOD	GOOD	N/A
472	14	RED MAPLE	GOOD	GOOD	N/A
473	13	RED MAPLE	GOOD	GOOD	N/A
474	9	RED MAPLE	GOOD	GOOD	N/A
475	30	COTTONWOOD	GOOD	GOOD	S
476	23	PINE	GOOD	GOOD	N/A
477	24	PINE	GOOD	GOOD	N/A
478	17	MAPLE	GOOD	GOOD	N/A
479	24	WATER OAK	GOOD	GOOD	N/A
480	23	WATER OAK	GOOD	GOOD	N/A
481	17	AMERICAN HOLLY	GOOD	GOOD	N/A
482	24	PINE	GOOD	GOOD	N/A
483	5/5/6	DOGWOOD	FAIR	FAIR	S
484	16/16/16	AMERICAN HOLLY	GOOD	GOOD	S
485	20	RED MAPLE	GOOD	GOOD	N/A
486	12	MAPLE	FAIR	FAIR	N/A
487	5	AMBER ELM	FAIR	FAIR	N/A
488	8	BOX ELDER	FAIR	POOR	N/A
489	9	MAPLE	FAIR	FAIR	N/A
490	18	AMBER ELM	FAIR	FAIR	N/A
491	19	PINE	POOR	POOR	N/A
492	23	PINE	POOR	FAIR	N/A

493	15	PINE	FAIR	FAIR	N/A
494	15	PINE	FAIR	FAIR	N/A
495	12	PINE	FAIR	FAIR	N/A
496	11	SWEET GUM	FAIR	FAIR	N/A
497	22	PINE	FAIR	FAIR	N/A
498	23	PINE	FAIR	FAIR	N/A
499	15	PINE	FAIR	FAIR	N/A
500	7	PINE	FAIR	FAIR	N/A
501	15	PINE	FAIR	FAIR	N/A
502	11	PINE	FAIR	FAIR	N/A
503	5	AMBER ELM	FAIR	FAIR	N/A
504	10	PINE	FAIR	FAIR	N/A
505	15	PINE	FAIR	FAIR	N/A
506	20	PINE	FAIR	FAIR	N/A
507	23	PINE	FAIR	POOR	N/A
508	7	PINE	FAIR	FAIR	N/A
509	7	AMBER ELM	FAIR	FAIR	N/A
510	16	PINE	FAIR	FAIR	N/A
511	11	PINE	FAIR	FAIR	N/A
512	11	PINE	FAIR	FAIR	N/A
513	16	PINE	FAIR	FAIR	N/A
514	15	PINE	FAIR	FAIR	N/A
515	9	PINE	FAIR	FAIR	N/A
516	4	RED MAPLE	FAIR	FAIR	N/A
517	16	PINE	FAIR	FAIR	N/A
518	9	AMBER ELM	FAIR	FAIR	N/A
519	10	PINE	FAIR	FAIR	N/A
520	6	SWEET GUM	FAIR	FAIR	N/A
521	19	PINE	FAIR	FAIR	N/A
522	11	PINE	FAIR	FAIR	N/A
523	11	PINE	FAIR	FAIR	N/A

524	16	PINE	FAIR	FAIR	N/A
525	4	SWEET GUM	FAIR	FAIR	N/A
526	15	PINE	FAIR	FAIR	N/A
527	16	PINE	FAIR	FAIR	N/A
528	7	SWEET GUM	FAIR	FAIR	N/A
529	11	SWEET GUM	FAIR	FAIR	N/A
530	16	PINE	FAIR	FAIR	N/A
531	14	PINE	FAIR	FAIR	N/A
532	25	PINE	FAIR	POOR	N/A
533	6	AMBER ELM	FAIR	FAIR	N/A
534	6	AMBER ELM	FAIR	FAIR	N/A
535	6	BOX ELDER	FAIR	FAIR	N/A
536	18	PINE	FAIR	FAIR	N/A
537	7	CHERRY	FAIR	FAIR	N/A
538	6	AMBER ELM	FAIR	FAIR	N/A
539	7	PINE	FAIR	FAIR	N/A
540	15	PINE	FAIR	FAIR	N/A
541	8	RED MAPLE	FAIR	FAIR	N/A
542	9	AMBER ELM	FAIR	FAIR	N/A
543	8	AMBER ELM	FAIR	FAIR	N/A
544	6	BOX ELDER	FAIR	FAIR	N/A
545	8	AMBER ELM	FAIR	FAIR	N/A
546	16	PINE	FAIR	FAIR	N/A
547	8	SWEET GUM	FAIR	FAIR	N/A
548	9	PINE	FAIR	FAIR	N/A
549	24	PINE	FAIR	FAIR	N/A
550	10	PINE	FAIR	FAIR	N/A
551	12	PINE	FAIR	FAIR	N/A
552	22	PINE	FAIR	FAIR	N/A
553	12	PINE	FAIR	FAIR	N/A
554	22	T POPLAR	FAIR	POOR	N/A

555	11	PINE	FAIR	FAIR	N/A
556	8	RED MAPLE	FAIR	FAIR	N/A
557	14	PINE	POOR	POOR	N/A
558	19	T POPLAR	FAIR	FAIR	N/A
559	9	PINE	FAIR	FAIR	N/A
560	17	PINE	FAIR	FAIR	N/A
561	9	PINE	FAIR	FAIR	N/A
562	18	PINE	FAIR	FAIR	N/A
563	6	SWEET GUM	FAIR	FAIR	N/A
564	17	PINE	FAIR	FAIR	N/A
565	14	PINE	POOR	POOR	N/A
566	7	SWEET GUM	FAIR	FAIR	N/A
567	4	RED MAPLE	FAIR	FAIR	N/A
568	22	T POPLAR	FAIR	POOR	N/A
569	7	SWEET GUM	FAIR	FAIR	N/A
570	10	SWEET GUM	FAIR	FAIR	N/A
571	10	SWEET GUM	FAIR	FAIR	N/A
572	13	PINE	FAIR	FAIR	N/A
573	9	PINE	FAIR	FAIR	N/A
574	13	PINE	FAIR	FAIR	N/A
575	13	PINE	FAIR	FAIR	N/A
576	9	PINE	FAIR	FAIR	N/A
577	9	PINE	FAIR	FAIR	N/A
578	6	SWEET GUM	FAIR	FAIR	N/A
579	12	PINE	FAIR	FAIR	N/A
580	13	PINE	FAIR	FAIR	N/A
581	6	SWEET GUM	POOR	POOR	N/A
582	12	PINE	FAIR	FAIR	N/A
583	12	PINE	FAIR	FAIR	N/A
584	10	PINE	FAIR	FAIR	N/A
585	12	PINE	FAIR	FAIR	N/A

586	10	PINE	POOR	FAIR	N/A
587	9	PINE	FAIR	FAIR	N/A
588	12	PINE	FAIR	FAIR	N/A
589	5	SWEET GUM	POOR	POOR	N/A
590	9	PINE	POOR	POOR	N/A
591	9	PINE	POOR	FAIR	N/A
592	12	PINE	FAIR	FAIR	N/A
593	11	PINE	FAIR	FAIR	N/A
594	14	PINE	FAIR	FAIR	N/A
595	11	PINE	FAIR	FAIR	N/A
596	12	PINE	FAIR	FAIR	N/A
597	12	PINE	POOR	FAIR	N/A
598	9	PINE	FAIR	FAIR	N/A
599	11	PINE	POOR	POOR	N/A
600	16	PINE	FAIR	FAIR	N/A
601	13	PINE	FAIR	FAIR	N/A
602	12	PINE	FAIR	FAIR	N/A
603	10	PINE	FAIR	FAIR	N/A
604	5	BLACK CHERRY	FAIR	FAIR	N/A
605	5	SWEET GUM	FAIR	FAIR	N/A
606	13	PINE	FAIR	FAIR	N/A
607	12	PINE	FAIR	FAIR	N/A
608	5	BOX ELDER	POOR	POOR	N/A
609	7	PINE	FAIR	FAIR	N/A
610	7	SWEET GUM	FAIR	FAIR	N/A
611	9	AMBER ELM	FAIR	FAIR	N/A
612	13	PINE	FAIR	FAIR	N/A
613	6	CHERRY	FAIR	FAIR	N/A
614	10	PINE	FAIR	FAIR	N/A
615	14	T POPLAR	FAIR	FAIR	N/A
616	7	BOX ELDER	FAIR	FAIR	N/A

617	8	SWEET GUM	FAIR	FAIR	N/A
618	10	T POPLAR	FAIR	FAIR	N/A
619	10	T POPLAR	FAIR	FAIR	N/A
620	10	PINE	POOR	POOR	N/A
621	10	PINE	POOR	POOR	N/A
622	17	PINE	FAIR	FAIR	N/A
623	6	T POPLAR	FAIR	FAIR	N/A
624	9	T POPLAR	FAIR	FAIR	N/A
625	14	T POPLAR	FAIR	FAIR	N/A
626	20	T POPLAR	FAIR	FAIR	N/A
627	10	SWEET GUM	FAIR	FAIR	N/A
628	11	T POPLAR	FAIR	FAIR	N/A
629	12	T POPLAR	FAIR	FAIR	N/A
630	13	PINE	FAIR	FAIR	N/A
631	15	SWEET GUM	FAIR	FAIR	N/A
632	7	SWEET GUM	FAIR	FAIR	N/A
633	6	SWEET GUM	FAIR	FAIR	N/A
634	6	SWEET GUM	FAIR	FAIR	N/A
635	15	PINE	FAIR	FAIR	N/A
636	9	T POPLAR	FAIR	FAIR	N/A
637	18	PINE	FAIR	FAIR	N/A
638	4	SWEET GUM	FAIR	FAIR	N/A
639	6	SWEET GUM	FAIR	FAIR	N/A
640	11	PINE	FAIR	FAIR	N/A
641	13	PINE	FAIR	FAIR	N/A
642	9	PINE	FAIR	FAIR	N/A
643	6	PINE	FAIR	FAIR	N/A
644	8	SWEET GUM	FAIR	FAIR	N/A
645	5	T POPLAR	FAIR	FAIR	N/A
646	11	PINE	FAIR	FAIR	N/A
647	9	PINE	FAIR	FAIR	N/A

648	7	PINE	FAIR	FAIR	N/A
649	4	SWEET GUM	FAIR	FAIR	N/A
650	4	SWEET GUM	FAIR	FAIR	N/A
651	5	SWEET GUM	FAIR	FAIR	N/A
652	24	PINE	FAIR	FAIR	N/A
653	7	SYCAMORE	FAIR	FAIR	N/A
654	7	T POPLAR	FAIR	FAIR	N/A
655	11	SYCAMORE	FAIR	FAIR	N/A
656	13	PINE	FAIR	FAIR	N/A
657	18	PINE	FAIR	FAIR	N/A
658	19	PINE	FAIR	FAIR	N/A
659	13	PINE	FAIR	FAIR	N/A
660	12	T POPLAR	FAIR	FAIR	N/A
661	12	SYCAMORE	FAIR	FAIR	N/A
662	5	SYCAMORE	FAIR	FAIR	N/A
663	20	PINE	FAIR	FAIR	N/A
664	19	PINE	FAIR	FAIR	N/A
665	13	PINE	FAIR	FAIR	N/A
666	14	PINE	FAIR	FAIR	N/A
667	17	PINE	FAIR	FAIR	N/A
668	20	PINE	FAIR	FAIR	N/A
669	9	SYCAMORE	FAIR	FAIR	N/A
670	11	T POPLAR	FAIR	FAIR	N/A
671	7	T POPLAR	FAIR	FAIR	N/A
672	11	T POPLAR	FAIR	FAIR	N/A
673	8	SYCAMORE	FAIR	FAIR	N/A
674	6	T POPLAR	GOOD	GOOD	N/A
675	5	T POPLAR	GOOD	GOOD	N/A
676	17	PINE	FAIR	FAIR	N/A
677	17	PINE	FAIR	FAIR	N/A
678	6	SWEET GUM	FAIR	FAIR	N/A

679	22	PINE	FAIR	FAIR	N/A
680	15	T POPLAR	GOOD	GOOD	N/A
681	9	PINE	FAIR	FAIR	N/A
682	9	PINE	FAIR	FAIR	N/A
683	16	PINE	FAIR	FAIR	N/A
684	10	PINE	FAIR	FAIR	N/A
685	10	PINE	FAIR	FAIR	N/A
686	8	PINE	FAIR	FAIR	N/A
687	7	CHERRY	FAIR	POOR	N/A
688	15	PINE	FAIR	FAIR	N/A
689	9	PINE	FAIR	POOR	N/A
690	10	PINE	FAIR	FAIR	N/A
691	14	PINE	FAIR	FAIR	N/A
692	10	PINE	FAIR	FAIR	N/A
693	13	PINE	FAIR	FAIR	N/A
694	12	PINE	FAIR	FAIR	N/A
695	10	PINE	FAIR	FAIR	N/A
696	10	PINE	FAIR	FAIR	N/A
697	9	PINE	FAIR	FAIR	N/A
698	12	PINE	FAIR	FAIR	N/A
699	14	PINE	FAIR	FAIR	N/A
700	8	PINE	FAIR	FAIR	N/A
701	8	SWEET GUM	FAIR	GOOD	N/A
702	9	SWEET GUM	FAIR	FAIR	N/A
703	5	SWEET GUM	FAIR	FAIR	N/A
704	7	SWEET GUM	FAIR	FAIR	N/A
705	14	PINE	FAIR	FAIR	N/A
706	6	SWEET GUM	FAIR	FAIR	N/A
707	11	SWEET GUM	FAIR	FAIR	N/A
708	4	SWEET GUM	GOOD	FAIR	N/A
709	5	CHERRY	FAIR	FAIR	N/A

710	6	SWEET GUM	FAIR	GOOD	N/A
711	4	PINE	GOOD	GOOD	N/A
712	18	PINE	FAIR	FAIR	N/A
713	5	SWEET GUM	GOOD	GOOD	N/A
714	38	T POPLAR	POOR	POOR	S
715	25	SHAGBARK HICKORY	GOOD	FAIR	S
716	28	RED MAPLE	POOR	POOR	S
717	5	SWEET GUM	GOOD	GOOD	N/A
718	5	SWEET GUM	GOOD	GOOD	N/A
719	15	SWEET GUM	GOOD	GOOD	N/A
720	12	SWEET GUM	FAIR	FAIR	N/A
721	10	SWEET GUM	FAIR	FAIR	N/A
722	7	SWEET GUM	POOR	FAIR	N/A
723	12	SHAGBARK HICKORY	GOOD	FAIR	N/A
724	6	WATER OAK	FAIR	FAIR	N/A
725	15	PINE	FAIR	FAIR	N/A
726	7	WATER OAK	POOR	POOR	N/A
727	5	SWEET GUM	FAIR	FAIR	N/A
728	13	PINE	FAIR	FAIR	N/A
729	6	WATER OAK	FAIR	FAIR	N/A
730	10	PINE	FAIR	FAIR	N/A
731	17	PINE	FAIR	FAIR	N/A
732	12	PINE	FAIR	FAIR	N/A
733	15	PINE	FAIR	FAIR	N/A
734	10	PINE	FAIR	FAIR	N/A
735	18	PINE	FAIR	FAIR	N/A
736	6	SWEET GUM	FAIR	FAIR	N/A
737	17	PINE	FAIR	FAIR	N/A
738	12	PINE	FAIR	FAIR	N/A
739	4	T POPLAR	FAIR	FAIR	N/A
740	6	AMBER ELM	FAIR	FAIR	N/A

741	11	PINE	FAIR	FAIR	N/A
742	6	AMBER ELM	FAIR	FAIR	N/A
743	5	AMBER ELM	FAIR	FAIR	N/A
744	15	SWEET GUM	FAIR	FAIR	N/A
745	31	N. RED OAK	GOOD	FAIR	N/A
746	15	T POPLAR	FAIR	FAIR	N/A
747	20	SWEET GUM	FAIR	FAIR	N/A
748	10	AMBER ELM	FAIR	FAIR	N/A
749	8	PINE	FAIR	FAIR	N/A
750	5	WATER OAK	FAIR	FAIR	N/A
751	7	PINE	FAIR	FAIR	N/A
752	13	PINE	FAIR	FAIR	N/A
753	15	PINE	FAIR	FAIR	N/A
754	18	PINE	FAIR	FAIR	N/A
755	10	PINE	FAIR	FAIR	N/A
756	10	PINE	FAIR	FAIR	N/A
757	4	SWEET GUM	FAIR	FAIR	N/A
758	7	PINE	FAIR	FAIR	N/A
759	10	PINE	FAIR	FAIR	N/A
760	11	PINE	FAIR	FAIR	N/A
761	13	PINE	FAIR	FAIR	N/A
762	10	PINE	FAIR	FAIR	N/A
763	9	SWEET GUM	FAIR	FAIR	N/A
764	13	PINE	FAIR	FAIR	N/A
765	10	PINE	FAIR	FAIR	N/A
766	4	SWEET GUM	FAIR	FAIR	N/A
767	7	PINE	FAIR	FAIR	N/A
768	11	PINE	FAIR	FAIR	N/A
769	14	PINE	FAIR	FAIR	N/A
770	9	PINE	FAIR	FAIR	N/A
771	12	PINE	FAIR	FAIR	N/A

772	14	PINE	FAIR	FAIR	N/A
773	4	T POPLAR	GOOD	GOOD	N/A
774	9	PINE	FAIR	FAIR	N/A
775	16	PINE	FAIR	FAIR	N/A
776	24	PINE	FAIR	FAIR	N/A
777	8	PINE	FAIR	FAIR	N/A
778	8	PINE	FAIR	FAIR	N/A
779	7	PINE	FAIR	FAIR	N/A
780	18	PINE	FAIR	FAIR	N/A
781	4	PINE	FAIR	FAIR	N/A
782	7	PINE	FAIR	FAIR	N/A
783	12	PINE	FAIR	FAIR	N/A
784	5	PINE	FAIR	FAIR	N/A
785	16	T POPLAR	FAIR	FAIR	N/A
786	9	WHITE OAK	GOOD	GOOD	N/A
787	10	WHITE OAK	GOOD	GOOD	N/A
788	12	GREEN ASH	FAIR	FAIR	N/A
789	8	N. RED OAK	GOOD	GOOD	N/A
790	14	PIGNUT HICKORY	GOOD	GOOD	N/A
791	14	PINE	FAIR	FAIR	N/A
792	10	PINE	GOOD	GOOD	N/A
793	12	PINE	GOOD	GOOD	N/A
794	6	SWEET GUM	GOOD	GOOD	N/A
795	11	PINE	FAIR	FAIR	N/A
796	4	SWEET GUM	GOOD	GOOD	N/A
797	16	PINE	FAIR	FAIR	N/A
798	4	SWEET GUM	FAIR	FAIR	N/A
799	9	PINE	FAIR	FAIR	N/A
800	8	SWEET GUM	FAIR	FAIR	N/A
801	7	PINE	POOR	POOR	N/A
802	8	PINE	FAIR	FAIR	N/A

803	7	PINE	FAIR	FAIR	N/A
804	7	PINE	FAIR	FAIR	N/A
805	12	PINE	FAIR	FAIR	N/A
806	7	PINE	FAIR	FAIR	N/A
807	7	PINE	FAIR	FAIR	N/A
808	7	PINE	FAIR	FAIR	N/A
809	6	PINE	FAIR	FAIR	N/A
810	14	PINE	FAIR	FAIR	N/A
811	15	PINE	FAIR	FAIR	N/A
812	12	PINE	FAIR	FAIR	N/A
813	15	PINE	FAIR	FAIR	N/A
814	4	SWEET GUM	GOOD	GOOD	N/A
815	4	SWEET GUM	GOOD	GOOD	N/A
816	31	N. RED OAK	FAIR	FAIR	S
817	7	SOURWOOD	FAIR	FAIR	N/A
818	5	SWEET GUM	GOOD	GOOD	N/A
819	21	BEECH	GOOD	GOOD	N/A
820	4	AMBER ELM	GOOD	GOOD	N/A
821	22	N. RED OAK	GOOD	GOOD	N/A
822	8	SOURWOOD	GOOD	GOOD	N/A
823	6	WHITE OAK	FAIR	FAIR	N/A
824	7	SWEET GUM	GOOD	GOOD	N/A
825	9	PINE	GOOD	GOOD	N/A
826	17	PINE	GOOD	GOOD	N/A
827	12	PINE	GOOD	GOOD	N/A
828	14	PINE	GOOD	GOOD	N/A
829	8	PINE	GOOD	GOOD	N/A
830	9	PINE	GOOD	GOOD	N/A
831	5	SWEET GUM	GOOD	GOOD	N/A
832	8	PINE	GOOD	GOOD	N/A
833	15	PINE	GOOD	GOOD	N/A

834	9	PINE	GOOD	GOOD	N/A
835	10	PINE	GOOD	GOOD	N/A
836	13	PINE	GOOD	GOOD	N/A
837	10	PINE	GOOD	GOOD	N/A
838	11	PINE	GOOD	GOOD	N/A
839	7	PINE	FAIR	FAIR	N/A
840	6	PINE	FAIR	FAIR	N/A
841	5	PINE	FAIR	FAIR	N/A
842	7	PINE	FAIR	FAIR	N/A
843	8	SWEET GUM	FAIR	FAIR	N/A
844	11	PIGNUT HICKORY	FAIR	GOOD	N/A
845	4	S. RED OAK	GOOD	GOOD	N/A
846	24	PINE	GOOD	GOOD	N/A
847	8	PIGNUT HICKORY	GOOD	GOOD	N/A
848	4	PIGNUT HICKORY	GOOD	GOOD	N/A
849	7	SOURWOOD	GOOD	GOOD	N/A
850	8	SOURWOOD	GOOD	GOOD	S
851	7	PIGNUT HICKORY	GOOD	GOOD	N/A
852	8	SOURWOOD	GOOD	GOOD	S
853	4	SOURWOOD	GOOD	GOOD	N/A
854	25	N. RED OAK	GOOD	GOOD	S
855	9	SOURWOOD	GOOD	GOOD	N/A
856	13	WHITE OAK	POOR	POOR	N/A
857	10	SWEET GUM	GOOD	GOOD	N/A
858	38	N. RED OAK	POOR	POOR	N/A
859	13	PIGNUT HICKORY	GOOD	GOOD	N/A
860	13	ASH	FAIR	FAIR	N/A
861	9	PIGNUT HICKORY	FAIR	FAIR	N/A
862	26	N. RED OAK	FAIR	FAIR	N/A
863	5	SWEET GUM	FAIR	FAIR	N/A
864	7	SOURWOOD	FAIR	FAIR	N/A

865	5	SWEET GUM	FAIR	FAIR	N/A
866	4	SWEET GUM	FAIR	FAIR	N/A
867	6	PINE	FAIR	FAIR	N/A
868	8	PINE	FAIR	FAIR	N/A
869	5	SWEET GUM	GOOD	GOOD	N/A
870	8	PINE	FAIR	FAIR	N/A
871	4	PINE	FAIR	FAIR	N/A
872	4	PINE	FAIR	FAIR	N/A
873	7	PINE	POOR	FAIR	N/A
874	12	PINE	FAIR	FAIR	N/A
875	6	PINE	POOR	POOR	N/A
876	24	PINE	FAIR	GOOD	N/A
877	6	SWEET GUM	FAIR	GOOD	N/A
878	23	WHITE OAK	GOOD	GOOD	N/A
879	25	N. RED OAK	FAIR	GOOD	S
880	4	SWEET GUM	FAIR	FAIR	N/A
881	5	SWEET GUM	FAIR	FAIR	N/A
882	5	MAPLE	FAIR	FAIR	N/A
883	11	PIGNUT HICKORY	GOOD	GOOD	N/A
884	13	PIGNUT HICKORY	GOOD	FAIR	N/A
885	8	SOURWOOD	GOOD	GOOD	N/A
886	10	NORTH OAK	GOOD	GOOD	N/A
887	4	SWEET GUM	GOOD	GOOD	N/A
888	26	WHITE OAK	GOOD	GOOD	S
889	4	SOURWOOD	FAIR	FAIR	N/A
890	6	RED OAK	GOOD	GOOD	N/A
891	24	WHITE OAK	POOR	POOR	S
892	8	SWEET GUM	FAIR	FAIR	N/A
893	5	PINE	GOOD	GOOD	N/A
894	8	PINE	GOOD	GOOD	N/A
895	7	PINE	FAIR	FAIR	N/A

896	5	PINE	GOOD	GOOD	N/A
897	6	PINE	FAIR	FAIR	N/A
898	14	PINE	FAIR	FAIR	N/A
899	9	SWEET GUM	GOOD	GOOD	N/A
900	4	SWEET GUM	GOOD	GOOD	N/A
901	16	WHITE OAK	GOOD	GOOD	N/A
902	13	PINE	FAIR	FAIR	N/A
903	13	PINE	FAIR	FAIR	N/A
904	13	PINE	FAIR	GOOD	N/A
905	9	PINE	FAIR	POOR	N/A
906	5	SWEET GUM	FAIR	FAIR	N/A
907	5	SWEET GUM	FAIR	FAIR	N/A
908	17	PINE	FAIR	FAIR	N/A
909	12	PINE	FAIR	FAIR	N/A
910	13	PINE	GOOD	GOOD	N/A
911	17	PINE	FAIR	FAIR	N/A
912	17	PINE	FAIR	FAIR	N/A
913	14	PINE	FAIR	FAIR	N/A
914	15	PINE	FAIR	FAIR	N/A
915	8	SWEET GUM	GOOD	FAIR	N/A
916	4/4	SWEET GUM	GOOD	GOOD	N/A
917	13	WHITE OAK	GOOD	GOOD	N/A
918	14	PINE	FAIR	FAIR	N/A
919	14	PINE	FAIR	FAIR	N/A
920	10	PINE	FAIR	FAIR	N/A
921	5	SWEET GUM	FAIR	FAIR	N/A
922	9	BLACK CHERRY	GOOD	GOOD	S
923	5	WATER OAK	GOOD	FAIR	N/A
924	9	N. RED OAK	FAIR	FAIR	N/A
925	4	SWEET GUM	GOOD	GOOD	N/A
926	5	SWEET GUM	GOOD	GOOD	N/A

927	5	AMBER ELM	GOOD	FAIR	N/A
928	6	CHERRY	GOOD	GOOD	N/A
929	6	CHERRY	FAIR	FAIR	N/A
930	7	AMBER ELM	FAIR	FAIR	N/A
931	20	PINE	GOOD	GOOD	N/A
932	10	SWEET GUM	FAIR	FAIR	N/A
933	12	WHITE OAK	GOOD	GOOD	N/A
934	5	SWEET GUM	GOOD	GOOD	N/A
935	5	SWEET GUM	FAIR	FAIR	N/A
936	6	RED MAPLE	FAIR	FAIR	N/A
937	8	PINE	FAIR	FAIR	N/A
938	10	PINE	FAIR	FAIR	N/A
939	12	PINE	FAIR	FAIR	N/A
940	14	PINE	FAIR	FAIR	N/A
941	12	PINE	FAIR	FAIR	N/A
942	9	PINE	FAIR	FAIR	N/A
943	10	PINE	GOOD	FAIR	N/A
944	4	PINE	FAIR	FAIR	N/A
945	7	CHERRY	FAIR	FAIR	N/A
946	7	T POPLAR	GOOD	GOOD	N/A
947	7	BLACK CHERRY	FAIR	FAIR	N/A
948	6	AMBER ELM	FAIR	FAIR	N/A
949	10	PIGNUT HICKORY	FAIR	FAIR	N/A
950	8	RED OAK	FAIR	FAIR	N/A
951	9	RED OAK	FAIR	FAIR	N/A
952	10	RED OAK	FAIR	FAIR	N/A
953	5	SWEET GUM	FAIR	FAIR	N/A
954	4	PIGNUT HICKORY	FAIR	FAIR	N/A
955	4	PIGNUT HICKORY	FAIR	FAIR	N/A
956	6	PIGNUT HICKORY	FAIR	FAIR	N/A
957	25	PINE	FAIR	FAIR	N/A

958	10	GREEN ASH	FAIR	FAIR	N/A
959	5	GREEN ASH	FAIR	FAIR	N/A
960	7	WATER OAK	FAIR	FAIR	N/A
961	14	WATER OAK	FAIR	FAIR	N/A
962	5	WATER OAK	FAIR	FAIR	N/A
963	7	PINE	FAIR	FAIR	N/A
964	15	PINE	FAIR	FAIR	N/A
965	13	PINE	FAIR	FAIR	N/A
966	17	PINE	FAIR	FAIR	N/A
967	8	PINE	FAIR	FAIR	N/A
968	5	SWEET GUM	FAIR	FAIR	N/A
969	10	PINE	FAIR	FAIR	N/A
970	12	BEECH	FAIR	FAIR	N/A
971	16	N. RED OAK	FAIR	FAIR	N/A
972	17	BEECH	FAIR	FAIR	N/A
973	16	N. RED OAK	FAIR	FAIR	N/A
974	11	WHITE OAK	FAIR	FAIR	N/A
975	12	PIGNUT HICKORY	GOOD	GOOD	N/A
976	7	SWEET GUM	GOOD	GOOD	N/A
977	6	SWEET GUM	FAIR	FAIR	N/A
978	5	SWEET GUM	GOOD	GOOD	N/A
979	12	PINE	FAIR	GOOD	N/A
980	5	SWEET GUM	GOOD	GOOD	N/A
981	7	WHITE OAK	FAIR	FAIR	N/A
982	7	SOURWOOD	GOOD	GOOD	N/A
983	10	WATER OAK	GOOD	GOOD	N/A
984	5	SOURWOOD	GOOD	GOOD	N/A
985	19	N. RED OAK	GOOD	GOOD	N/A
986	9	PIGNUT HICKORY	GOOD	GOOD	N/A
987	9	SWEET GUM	GOOD	GOOD	N/A
988	19	BEECH	GOOD	GOOD	N/A

989	6	SWEET GUM	FAIR	FAIR	N/A
990	10	PIGNUT HICKORY	GOOD	GOOD	N/A
991	14	T POPLAR	GOOD	GOOD	N/A
992	14	T POPLAR	GOOD	GOOD	N/A
993	7	SOURWOOD	FAIR	FAIR	N/A
994	5	SWEET GUM	GOOD	GOOD	N/A
995	23	N. RED OAK	GOOD	GOOD	N/A
996	7	SOURWOOD	GOOD	GOOD	N/A
997	8	PIGNUT HICKORY	GOOD	GOOD	N/A
998	7	PIGNUT HICKORY	GOOD	GOOD	N/A
999	5	BEECH	GOOD	GOOD	N/A
1000	7	SOURWOOD	GOOD	GOOD	N/A
1001	5	BEECH	GOOD	GOOD	N/A
1002	25	BEECH	POOR	POOR	S
1003	9	SWEET GUM	FAIR	FAIR	N/A
1004	13	PINE	FAIR	FAIR	N/A
1005	11	PINE	FAIR	FAIR	N/A
1006	8	WHITE OAK	FAIR	FAIR	N/A
1007	9	N. RED OAK	FAIR	FAIR	N/A
1008	16	N. RED OAK	FAIR	FAIR	N/A
1009	20	PINE	FAIR	FAIR	N/A
1010	15	PINE	FAIR	FAIR	N/A
1011	11	SWEET GUM	FAIR	FAIR	N/A
1012	14	SWEET GUM	FAIR	FAIR	N/A
1013	20	WATER OAK	FAIR	FAIR	N/A
1014	13	N. RED OAK	FAIR	FAIR	N/A
1015	7	PINE	FAIR	FAIR	N/A
1016	6	WATER OAK	GOOD	GOOD	N/A
1017	8	ELM	GOOD	GOOD	N/A
1018	8	ELM	GOOD	GOOD	N/A
1019	5	PIGNUT HICKORY	FAIR	FAIR	N/A

1020	10	WHITE OAK	FAIR	FAIR	N/A
1021	11	SWEET GUM	FAIR	FAIR	N/A
1022	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1023	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1024	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1025	8	WHITE OAK	GOOD	GOOD	N/A
1026	17	S. RED OAK	FAIR	FAIR	N/A
1027	7	SWEET GUM	FAIR	FAIR	N/A
1028	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1029	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1030	8	WHITE OAK	FAIR	FAIR	N/A
1031	8	WHITE OAK	GOOD	GOOD	N/A
1032	8	N. RED OAK	GOOD	GOOD	N/A
1033	17	SWEET GUM	FAIR	FAIR	N/A
1034	7	SWEET GUM	FAIR	FAIR	N/A
1035	11	PINE	FAIR	FAIR	N/A
1036	13	PINE	FAIR	FAIR	N/A
1037	5	BEECH	FAIR	FAIR	N/A
1038	7	SWEET GUM	FAIR	FAIR	N/A
1039	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1040	10	PIGNUT HICKORY	FAIR	FAIR	N/A
1041	5	BEECH	FAIR	FAIR	N/A
1042	7	PIGNUT HICKORY	FAIR	FAIR	N/A
1043	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1044	20	PINE	FAIR	FAIR	N/A
1045	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1046	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1047	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1048	8	BEECH	GOOD	GOOD	N/A
1049	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1050	14	PIGNUT HICKORY	GOOD	GOOD	N/A

1051	16	S. RED OAK	GOOD	GOOD	N/A
1052	5	PIGNUT HICKORY	GOOD	GOOD	N/A
1053	6	SOURWOOD	GOOD	GOOD	N/A
1054	10	SOURWOOD	FAIR	FAIR	N/A
1055	11	N. RED OAK	FAIR	FAIR	N/A
1056	7	SWEET GUM	FAIR	FAIR	N/A
1057	6	WHITE OAK	FAIR	FAIR	N/A
1058	5	WHITE OAK	FAIR	FAIR	N/A
1059	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1060	9	PIGNUT HICKORY	FAIR	FAIR	N/A
1061	8	PIGNUT HICKORY	GOOD	GOOD	N/A
1062	16	WHITE OAK	GOOD	GOOD	N/A
1063	8	T POPLAR	GOOD	GOOD	N/A
1064	13	T POPLAR	GOOD	GOOD	N/A
1065	7	T POPLAR	GOOD	GOOD	N/A
1066	18	T POPLAR	GOOD	GOOD	N/A
1067	14	T POPLAR	GOOD	GOOD	N/A
1068	11	SOURWOOD	FAIR	FAIR	N/A
1069	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1070	29	N. RED OAK	POOR	POOR	S
1071	6	PIGNUT HICKORY	FAIR	FAIR	N/A
1072	16	N. RED OAK	GOOD	GOOD	N/A
1073	4	BEECH	GOOD	GOOD	N/A
1074	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1075	6	SWEET GUM	GOOD	GOOD	N/A
1076	13	S. RED OAK	GOOD	GOOD	N/A
1077	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1078	5	PIGNUT HICKORY	GOOD	GOOD	N/A
1079	7	CHERRY	GOOD	GOOD	N/A
1080	10	WHITE OAK	GOOD	GOOD	N/A
1081	14	T POPLAR	GOOD	GOOD	N/A

1082	8	T POPLAR	FAIR	FAIR	N/A
1083	7	PINE	FAIR	FAIR	N/A
1084	8	T POPLAR	GOOD	GOOD	N/A
1085	7	PINE	GOOD	GOOD	N/A
1086	8	PINE	GOOD	GOOD	N/A
1087	6	PINE	GOOD	GOOD	N/A
1088	15	WHITE OAK	GOOD	GOOD	N/A
1089	6	PIGNUT HICKORY	GOOD	GOOD	N/A
1090	25	WHITE OAK	GOOD	GOOD	S
1091	13	WHITE OAK	GOOD	GOOD	N/A
1092	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1093	9	PIGNUT HICKORY	GOOD	GOOD	N/A
1094	4	SWEET GUM	GOOD	GOOD	N/A
1095	9	SWEET GUM	FAIR	FAIR	N/A
1096	4	SWEET GUM	GOOD	GOOD	N/A
1097	4	PIGNUT HICKORY	GOOD	GOOD	N/A
1098	9	PINE	GOOD	GOOD	N/A
1099	8	PIGNUT HICKORY	FAIR	FAIR	N/A
1100	6	SOURWOOD	FAIR	FAIR	N/A
1101	17	WHITE OAK	GOOD	GOOD	N/A
1102	5	PINE	GOOD	GOOD	N/A
1103	5	PINE	GOOD	GOOD	N/A
1104	5	PINE	GOOD	GOOD	N/A
1105	5	PINE	GOOD	GOOD	N/A
1106	5	PINE	GOOD	GOOD	N/A
1107	5	PINE	GOOD	GOOD	N/A
1108	9	PINE	GOOD	GOOD	N/A
1109	9	PINE	GOOD	GOOD	N/A
1110	10	PINE	GOOD	GOOD	N/A
1111	4	PINE	GOOD	GOOD	N/A
1112	4	PINE	GOOD	GOOD	N/A

1113	4	PINE	GOOD	GOOD	N/A
1114	5	PINE	FAIR	FAIR	N/A
1115	10	PINE	FAIR	FAIR	N/A
1116	4	CHERRY	FAIR	FAIR	N/A
1117	5	PIGNUT HICKORY	FAIR	GOOD	N/A
1118	12	SWEET GUM	FAIR	FAIR	N/A
1119	6	PIGNUT HICKORY	GOOD	GOOD	N/A
1120	7	SWEET GUM	GOOD	GOOD	N/A
1121	10	PINE	GOOD	GOOD	N/A
1122	7	CHERRY	GOOD	GOOD	N/A
1123	4	BEECH	GOOD	GOOD	N/A
1124	5	WHITE OAK	FAIR	FAIR	N/A
1125	25	WHITE OAK	GOOD	GOOD	N/A
1126	9	WHITE OAK	GOOD	GOOD	N/A
1127	4	PINE	FAIR	FAIR	N/A
1128	11	PINE	FAIR	FAIR	N/A
1129	7	PINE	GOOD	GOOD	N/A
1130	15	PINE	GOOD	GOOD	N/A
1131	5	SWEET GUM	GOOD	GOOD	N/A
1132	7	ELM	FAIR	FAIR	N/A
1133	15	WATER OAK	GOOD	GOOD	N/A
1134	14	WHITE OAK	FAIR	FAIR	N/A
1135	8	T POPLAR	GOOD	GOOD	N/A
1136	7	T POPLAR	GOOD	GOOD	N/A
1137	13	T POPLAR	GOOD	GOOD	N/A
1138	6	SWEET GUM	GOOD	GOOD	N/A
1139	7	PINE	GOOD	GOOD	N/A
1140	6	SWEET GUM	FAIR	FAIR	N/A
1141	6	SWEET GUM	FAIR	FAIR	N/A
1142	8	PINE	GOOD	GOOD	N/A
1143	10	PINE	GOOD	GOOD	N/A

1144	6	PINE	GOOD	GOOD	N/A
1145	7	PINE	GOOD	GOOD	N/A
1146	6	PINE	GOOD	GOOD	N/A
1147	11	PINE	GOOD	GOOD	N/A
1148	6	PINE	FAIR	FAIR	N/A
1149	6	PINE	GOOD	GOOD	N/A
1150	5	SWEET GUM	GOOD	GOOD	N/A
1151	11	PINE	GOOD	GOOD	N/A
1152	9	PINE	GOOD	GOOD	N/A
1153	7	PINE	GOOD	GOOD	N/A
1154	5	PINE	GOOD	GOOD	N/A
1155	7	PIGNUT HICKORY	GOOD	GOOD	N/A
1156	10	PINE	GOOD	GOOD	N/A
1157	7	PINE	GOOD	GOOD	N/A
1158	4	CHERRY	GOOD	GOOD	N/A
1159	5	SWEET GUM	GOOD	GOOD	N/A
1160	7	PINE	GOOD	GOOD	N/A
1161	7	PINE	GOOD	GOOD	N/A
1162	12	PINE	GOOD	GOOD	N/A
1163	9	PINE	GOOD	GOOD	N/A
1164	5	SWEET GUM	GOOD	GOOD	N/A
1165	7	AMBER ELM	GOOD	GOOD	N/A
1166	6	PINE	GOOD	GOOD	N/A
1167	8	PINE	GOOD	GOOD	N/A
1168	10	PINE	GOOD	GOOD	N/A
1169	6	PINE	FAIR	FAIR	N/A
1170	8	PINE	FAIR	FAIR	N/A
1171	13	PINE	GOOD	GOOD	N/A
1172	11	PINE	GOOD	GOOD	N/A
1173	9	PINE	GOOD	GOOD	N/A
1174	13	SYCAMORE	GOOD	GOOD	N/A

1175	4	SWEET GUM	GOOD	GOOD	N/A
1176	7	PINE	GOOD	GOOD	N/A
1177	5	PINE	GOOD	GOOD	N/A
1178	7	PINE	GOOD	GOOD	N/A
1179	5	PINE	GOOD	GOOD	N/A
1180	15	PINE	GOOD	GOOD	N/A
1181	12	RED	GOOD	GOOD	N/A
1182	14	PINE	GOOD	GOOD	N/A
1183	8	PINE	FAIR	FAIR	N/A
1184	6	PINE	FAIR	FAIR	N/A
1185	10	PINE	GOOD	GOOD	N/A
1186	12	PINE	FAIR	FAIR	N/A
1187	8	RED MAPLE	FAIR	FAIR	N/A
1188	6	PINE	FAIR	FAIR	N/A
1189	7	PINE	FAIR	FAIR	N/A
1190	6	PINE	FAIR	FAIR	N/A
1191	10	PINE	FAIR	FAIR	N/A
1192	9	SWEET GUM	FAIR	FAIR	N/A
1193	4	SWEET GUM	FAIR	FAIR	N/A
1194	4	AMBER ELM	FAIR	FAIR	N/A
1195	9	PINE	GOOD	GOOD	N/A
1196	6	PINE	GOOD	GOOD	N/A
1197	9	PINE	GOOD	GOOD	N/A
1198	4	AMBER ELM	GOOD	GOOD	N/A
1199	9	PINE	FAIR	FAIR	N/A
1200	11	PINE	FAIR	FAIR	N/A
1201	14	PINE	FAIR	FAIR	N/A
1202	12	PINE	FAIR	FAIR	N/A
1203	9	PINE	FAIR	FAIR	N/A
1204	11	PINE	FAIR	FAIR	N/A
1205	9	PINE	FAIR	FAIR	N/A

1206	7	PINE	FAIR	FAIR	N/A
1207	9	PINE	FAIR	FAIR	N/A
1208	8	PINE	FAIR	FAIR	N/A
1209	7	PINE	FAIR	FAIR	N/A
1210	12	PINE	FAIR	FAIR	N/A
1211	12	PINE	FAIR	FAIR	N/A
1212	6	PINE	FAIR	FAIR	N/A
1213	11	PINE	FAIR	FAIR	N/A
1214	8	PINE	FAIR	FAIR	N/A
1215	10	PINE	FAIR	FAIR	N/A
1216	8	PINE	FAIR	FAIR	N/A
1217	9	PINE	FAIR	FAIR	N/A
1218	5	BEECH	GOOD	GOOD	N/A
1219	7	PINE	FAIR	FAIR	N/A
1220	12	PINE	FAIR	FAIR	N/A
1221	7	PINE	FAIR	FAIR	N/A
1222	7	PINE	FAIR	FAIR	N/A
1223	7	PINE	FAIR	FAIR	N/A
1224	7	PINE	FAIR	FAIR	N/A
1225	7	PINE	FAIR	FAIR	N/A
1226	8	PINE	FAIR	FAIR	N/A
1227	12	PINE	FAIR	FAIR	N/A
1228	10	PINE	GOOD	GOOD	N/A
1229	6	RIVER BIRCH	GOOD	GOOD	N/A
1230	11	PINE	FAIR	FAIR	N/A
1231	32	WHITE OAK	FAIR	GOOD	S
1232	9	PINE	FAIR	FAIR	N/A
1233	7	PINE	FAIR	FAIR	N/A
1234	6	PINE	FAIR	FAIR	N/A
1235	9	PINE	FAIR	FAIR	N/A
1236	8	PINE	FAIR	FAIR	N/A

1237	5	SWEET GUM	FAIR	FAIR	N/A
1238	5	SWEET GUM	FAIR	FAIR	N/A
1239	11	PINE	FAIR	FAIR	N/A
1240	5	SWEET GUM	FAIR	FAIR	N/A
1241	10	PINE	FAIR	FAIR	N/A
1242	15	PINE	FAIR	FAIR	N/A
1243	6	PINE	FAIR	FAIR	N/A
1244	5	SWEET GUM	FAIR	FAIR	N/A
1245	6	SWEET GUM	FAIR	FAIR	N/A
1246	9	PINE	FAIR	FAIR	N/A
1247	6	SWEET GUM	FAIR	FAIR	N/A
1248	6	PINE	FAIR	FAIR	N/A
1249	12	PINE	FAIR	FAIR	N/A
1250	10	PINE	FAIR	FAIR	N/A
1251	12	PINE	FAIR	FAIR	N/A
1252	7	PINE	FAIR	FAIR	N/A
1253	10	PINE	FAIR	FAIR	N/A
1254	12	PINE	FAIR	GOOD	N/A
1255	17	PINE	FAIR	GOOD	N/A
1256	9	PINE	FAIR	FAIR	N/A
1257	12	PINE	FAIR	FAIR	N/A
1258	4	SWEET GUM	GOOD	GOOD	N/A
1259	13	PINE	FAIR	FAIR	N/A
1260	6	BOX ELDER	FAIR	FAIR	N/A
1261	14	PINE	FAIR	FAIR	N/A
1262	6	RIVER BIRCH	GOOD	GOOD	N/A
1263	5	SWEET GUM	FAIR	GOOD	N/A
1264	5	BEECH	GOOD	GOOD	N/A
1265	16	T POPLAR	GOOD	GOOD	N/A
1266	14	T POPLAR	GOOD	GOOD	N/A
1267	15	PINE	FAIR	FAIR	N/A

1268	12	PINE	FAIR	FAIR	N/A
1269	10	PINE	FAIR	FAIR	N/A
1270	5	SWEET GUM	GOOD	GOOD	N/A
1271	5	SWEET GUM	GOOD	GOOD	N/A
1272	6	PINE	POOR	FAIR	N/A
1273	12	PINE	FAIR	FAIR	N/A
1274	6	PINE	POOR	FAIR	N/A
1275	8	PINE	POOR	FAIR	N/A
1276	12	PINE	FAIR	FAIR	N/A
1277	8	PINE	FAIR	FAIR	N/A
1278	17	PINE	FAIR	FAIR	N/A
1279	10	PINE	FAIR	FAIR	N/A
1280	14	PINE	FAIR	FAIR	N/A
1281	7	PINE	FAIR	FAIR	N/A
1282	9	PINE	FAIR	FAIR	N/A
1283	6	PINE	FAIR	FAIR	N/A
1284	8	PINE	POOR	POOR	N/A
1285	19	T POPLAR	GOOD	GOOD	N/A
1286	9	PINE	FAIR	FAIR	N/A
1287	5	SWEET GUM	GOOD	GOOD	N/A
1288	5	WHITE OAK		GOOD	N/A
1289	15	T POPLAR	GOOD	GOOD	N/A
1290	10	PINE	FAIR	FAIR	N/A
1291	6	RED MAPLE	FAIR	FAIR	N/A
1292	6	MAPLE	FAIR	POOR	N/A
1293	15	PINE	FAIR	FAIR	N/A
1294	11	PINE	FAIR	FAIR	N/A
1295	6	PINE	FAIR	FAIR	N/A
1296	14	PINE	FAIR	FAIR	N/A
1297	9	PINE	FAIR	FAIR	N/A
1298	15	PINE	FAIR	FAIR	N/A

1299	11	PINE	FAIR	FAIR	N/A
1300	12	PINE	FAIR	FAIR	N/A
1301	10	PINE	FAIR	FAIR	N/A
1302	10	PINE	FAIR	FAIR	N/A
1303	8	AMBER ELM	GOOD	GOOD	N/A
1304	13	PINE	FAIR	FAIR	N/A
1305	8	PINE	FAIR	FAIR	N/A
1306	7	PINE	FAIR	FAIR	N/A
1307	7	PINE	FAIR	FAIR	N/A
1308	8	BOX ELDER	FAIR	FAIR	N/A
1309	8	PINE	FAIR	FAIR	N/A
1310	8	PINE	FAIR	FAIR	N/A
1311	7	PINE	GOOD	GOOD	N/A
1312	7	PINE	POOR	POOR	N/A
1313	18	BEECH	GOOD	FAIR	N/A
1314	10	PINE	FAIR	FAIR	N/A
1315	16	PINE	FAIR	FAIR	N/A
1316	8	PINE	FAIR	FAIR	N/A
1317	6	PINE	FAIR	FAIR	N/A
1318	8	PINE	FAIR	FAIR	N/A
1319	10	PINE	FAIR	FAIR	N/A
1320	12	PINE	FAIR	FAIR	N/A
1321	11	PINE	FAIR	FAIR	N/A
1322	8	PINE	FAIR	FAIR	N/A
1323	6	PINE	FAIR	FAIR	N/A
1324	10	PINE	FAIR	FAIR	N/A
1325	8	PINE	FAIR	FAIR	N/A
1326	11	PINE	FAIR	FAIR	N/A
1327	8	PINE	FAIR	FAIR	N/A
1328	12	PINE	FAIR	FAIR	N/A
1329	6	AMBER ELM	GOOD	GOOD	N/A

1330	12	PINE	FAIR	GOOD	N/A
1331	15	PINE	GOOD	GOOD	N/A
1332	9	PINE	FAIR	FAIR	N/A
1333	9	PINE	FAIR	FAIR	N/A
1334	9	PINE	FAIR	FAIR	N/A
1335	13	PINE	FAIR	FAIR	N/A
1336	11	PINE	FAIR	FAIR	N/A
1337	6	PINE	FAIR	FAIR	N/A
1338	7	PINE	FAIR	FAIR	N/A
1339	5	PINE	FAIR	FAIR	N/A
1340	12	PINE	FAIR	FAIR	N/A
1341	8	PINE	FAIR	FAIR	N/A
1342	8	PINE	FAIR	FAIR	N/A
1343	10	PINE	FAIR	FAIR	N/A
1344	9	PINE	FAIR	FAIR	N/A
1345	7	PINE	FAIR	FAIR	N/A
1346	6	PINE	FAIR	FAIR	N/A
1347	8	PINE	FAIR	FAIR	N/A
1348	10	PINE	FAIR	FAIR	N/A
1349	11	PINE	FAIR	FAIR	N/A
1350	6	SWEET GUM	FAIR	FAIR	N/A
1351	6	PINE	FAIR	FAIR	N/A
1352	8	PINE	FAIR	FAIR	N/A
1353	5	PINE	FAIR	FAIR	N/A
1354	7	PINE	FAIR	FAIR	N/A
1355	5	PINE	FAIR	FAIR	N/A
1356	10	PINE	FAIR	FAIR	N/A
1357	7	PINE	FAIR	FAIR	N/A
1358	12	PINE	FAIR	FAIR	N/A
1359	6	PINE	FAIR	FAIR	N/A
1360	8	PINE	FAIR	FAIR	N/A

1361	12	PINE	FAIR	FAIR	N/A
1362	11	PINE	FAIR	FAIR	N/A
1363	9	PINE	FAIR	FAIR	N/A
1364	11	PINE	FAIR	FAIR	N/A
1365	9	PINE	FAIR	FAIR	N/A
1366	8	PINE	FAIR	POOR	N/A
1367	7	PINE	FAIR	FAIR	N/A
1368	6	PINE	FAIR	FAIR	N/A
1369	6	PINE	FAIR	FAIR	N/A
1370	11	PINE	FAIR	FAIR	N/A
1371	6	PINE	FAIR	FAIR	N/A
1372	7	PINE	FAIR	FAIR	N/A
1373	9	PINE	FAIR	FAIR	N/A
1374	8	PINE	FAIR	FAIR	N/A
1375	5	PINE	FAIR	FAIR	N/A
1376	10	PINE	FAIR	FAIR	N/A
1377	9	PINE	FAIR	FAIR	N/A
1378	8	PINE	FAIR	FAIR	N/A
1379	9	PINE	FAIR	FAIR	N/A
1380	6	PINE	FAIR	FAIR	N/A
1381	11	PINE	FAIR	FAIR	N/A
1382	10	PINE	FAIR	FAIR	N/A
1383	9	PINE	FAIR	FAIR	N/A
1384	6	PINE	FAIR	FAIR	N/A
1385	14	PINE	FAIR	FAIR	N/A
1386	7	PINE	FAIR	FAIR	N/A
1387	6	BEECH	FAIR	FAIR	N/A
1388	16	PINE	FAIR	FAIR	N/A
1389	6	SWEET GUM	FAIR	FAIR	N/A
1390	13	PINE	FAIR	FAIR	N/A

1391	6	PINE	FAIR	FAIR	N/A
1392	5	PINE	FAIR	FAIR	N/A
1393	6	PINE	FAIR	FAIR	N/A
1394	16	PINE	FAIR	FAIR	N/A
1395	7	PINE	FAIR	FAIR	N/A
1396	5	PINE	FAIR	FAIR	N/A
1397	6	PINE	FAIR	FAIR	N/A
1398	6	PINE	FAIR	FAIR	N/A
1399	5	PINE	FAIR	FAIR	N/A
1400	8	PINE	FAIR	FAIR	N/A
1401	5	PINE	FAIR	FAIR	N/A
1402	16	PINE	FAIR	FAIR	N/A
1403	21	PINE	FAIR	FAIR	N/A
1404	6	PINE	FAIR	FAIR	N/A
1405	7	PINE	FAIR	FAIR	N/A
1406	7	PINE	FAIR	FAIR	N/A
1407	6	PINE	FAIR	FAIR	N/A
1408	5	PINE	FAIR	FAIR	N/A
1409	6	PINE	FAIR	FAIR	N/A
1410	4	WATER OAK	FAIR	FAIR	N/A
1411	6	SWEET GUM	FAIR	FAIR	N/A
1412	9	PINE	FAIR	FAIR	N/A
1413	11	PINE	FAIR	FAIR	N/A
1414	12	PINE	FAIR	FAIR	N/A
1415	17	PINE	FAIR	FAIR	N/A
1416	6	SWEET GUM	FAIR	FAIR	N/A
1417	9	PINE	FAIR	FAIR	N/A
1418	7	PINE	FAIR	FAIR	N/A
1419	4	PINE	FAIR	FAIR	N/A
1420	6	PINE	FAIR	FAIR	N/A
1421	10	PINE	FAIR	FAIR	N/A

1422	10	PINE	FAIR	FAIR	N/A
1423	9	PINE	FAIR	FAIR	N/A
1424	4	CHERRY	FAIR	FAIR	N/A
1425	20	PINE	FAIR	FAIR	N/A
1426	16	PINE	FAIR	FAIR	N/A
1427	9	PINE	FAIR	FAIR	N/A
1428	7	PINE	FAIR	FAIR	N/A
1429	7	PINE	FAIR	FAIR	N/A
1430	6	PINE	FAIR	FAIR	N/A
1431	5	PINE	FAIR	FAIR	N/A
1432	8	SWEET GUM	FAIR	FAIR	N/A
1433	6	CHERRY	FAIR	FAIR	N/A
1434	13	PINE	FAIR	FAIR	N/A
1435	15	PINE	FAIR	FAIR	N/A
1436	6	PINE	FAIR	FAIR	N/A
1437	7	PINE	FAIR	FAIR	N/A
1438	7	PINE	FAIR	FAIR	N/A
1439	7	PINE	FAIR	FAIR	N/A
1440	7	SWEET GUM	FAIR	FAIR	N/A
1441	7	SWEET GUM	FAIR	FAIR	N/A
1442	12	PINE	FAIR	FAIR	N/A
1443	13	PINE	FAIR	FAIR	N/A
1444	6	SWEET GUM	FAIR	FAIR	N/A
1445	6	PINE	FAIR	FAIR	N/A
1446	6	PINE	FAIR	FAIR	N/A
1447	5	SWEET GUM	FAIR	FAIR	N/A
1448	10	PINE	FAIR	FAIR	N/A
1449	6	PINE	FAIR	FAIR	N/A
1450	5	PINE	FAIR	FAIR	N/A
1451	7	PINE	FAIR	FAIR	N/A
1452	6	PINE	FAIR	FAIR	N/A

1453	6	PINE	FAIR	FAIR	N/A
1454	6	PINE	FAIR	FAIR	N/A
1455	7	PINE	FAIR	FAIR	N/A
1456	6	PINE	FAIR	FAIR	N/A
1457	4	PINE	FAIR	FAIR	N/A
1458	4	SWEET GUM	FAIR	FAIR	N/A
1459	5	PINE	FAIR	FAIR	N/A
1460	5	PINE	FAIR	FAIR	N/A
1461	9	PINE	FAIR	FAIR	N/A
1462	6	PINE	FAIR	FAIR	N/A
1463	12	PINE	FAIR	FAIR	N/A
1464	16	PINE	FAIR	FAIR	N/A
1465	6	CHERRY	FAIR	FAIR	N/A
1466	5	PINE	FAIR	FAIR	N/A
1467	8	PINE	FAIR	FAIR	N/A
1468	5	PINE	FAIR	FAIR	N/A
1469	4	PINE	FAIR	FAIR	N/A
1470	7	PINE	FAIR	FAIR	N/A
1471	41	WATER OAK	POOR	POOR	N/A
1472	5	PINE	FAIR	FAIR	N/A
1473	5	PINE	FAIR	FAIR	N/A
1474	7	PINE	FAIR	FAIR	N/A
1475	7	PINE	FAIR	FAIR	N/A
1476	7	PINE	FAIR	FAIR	N/A
1477	16	PINE	FAIR	FAIR	N/A
1478	6	PINE	FAIR	FAIR	N/A
1479	4	PINE	FAIR	FAIR	N/A
1480	8	PINE	FAIR	FAIR	N/A
1481	12	SWEET GUM	FAIR	FAIR	N/A
1482	7	PINE	FAIR	FAIR	N/A
1483	8	PINE	FAIR	FAIR	N/A

1484	10	PINE	FAIR	FAIR	N/A
1485	11	PINE	FAIR	FAIR	N/A
1486	12	PINE	FAIR	FAIR	N/A
1487	7	PINE	FAIR	FAIR	N/A
1488	6	PINE	FAIR	FAIR	N/A
1489	8	PINE	FAIR	FAIR	N/A
1490	4	PINE	FAIR	FAIR	N/A
1491	6	PINE	FAIR	FAIR	N/A
1492	9	PINE	FAIR	FAIR	N/A
1493	6	PINE	FAIR	FAIR	N/A
1494	11	PINE	FAIR	FAIR	N/A
1495	9	PINE	FAIR	FAIR	N/A
1496	11	PINE	FAIR	FAIR	N/A
1497	5	PINE	FAIR	FAIR	N/A
1498	14	PINE	FAIR	FAIR	N/A
1499	12	PINE	FAIR	FAIR	N/A
1500	12	PINE	FAIR	FAIR	N/A
1501	7	PINE	FAIR	FAIR	N/A
1502	7	PINE	FAIR	FAIR	N/A
1503	11	PINE	FAIR	FAIR	N/A
1504	5	PINE	FAIR	FAIR	N/A
1505	5	PINE	FAIR	FAIR	N/A
1506	6	PINE	FAIR	FAIR	N/A
1507	4	SWEET GUM	FAIR	FAIR	N/A
1508	6	SWEET GUM	FAIR	FAIR	N/A
1509	9	PINE	FAIR	FAIR	N/A
1510	8	PINE	FAIR	FAIR	N/A
1511	11	PINE	FAIR	FAIR	N/A
1512	9	PINE	FAIR	FAIR	N/A
1513	15	PINE	FAIR	FAIR	N/A
1514	19	PINE	FAIR	FAIR	N/A

1515	11	AMBER HOLLY	FAIR	FAIR	N/A
1516	7	PINE	FAIR	FAIR	N/A
1517	10	PINE	FAIR	FAIR	N/A
1518	10	PINE	FAIR	FAIR	N/A
1519	6	PINE	FAIR	FAIR	N/A
1520	5	PINE	FAIR	FAIR	N/A
1521	8	PINE	FAIR	FAIR	N/A
1522	4	WATER OAK	FAIR	FAIR	N/A
1523	7	PINE	FAIR	FAIR	N/A
1524	6	PINE	FAIR	FAIR	N/A
1525	6	SWEET GUM	FAIR	FAIR	N/A
1526	8	SWEET GUM	FAIR	FAIR	N/A
1527	12	PINE	FAIR	FAIR	N/A
1528	6	SWEET GUM	FAIR	FAIR	N/A
1529	7	WATER OAK	GOOD	GOOD	N/A
1530	5	CHERRY	FAIR	FAIR	N/A
1531	6	SWEET GUM	FAIR	FAIR	N/A
1532	7	SWEET GUM	FAIR	FAIR	N/A
1533	5	SWEET GUM	FAIR	FAIR	N/A
1534	7	PINE	FAIR	FAIR	N/A
1535	5	PINE	FAIR	FAIR	N/A
1536	7	PINE	FAIR	FAIR	N/A
1537	9	PINE	FAIR	FAIR	N/A
1538	9	PINE	FAIR	FAIR	N/A
1539	9	PINE	FAIR	FAIR	N/A
1540	7	PINE	FAIR	FAIR	N/A
1541	7	PINE	FAIR	FAIR	N/A
1542	5	WATER OAK	FAIR	FAIR	N/A
1543	6	WATER OAK	FAIR	FAIR	N/A
1544	6	WATER OAK	FAIR	FAIR	N/A
1545	6	WATER OAK	FAIR	FAIR	N/A

1546	20	HEMLOCK	FAIR	GOOD	S
1547	11	PINE	FAIR	FAIR	N/A
1548	5	SWEET GUM	FAIR	FAIR	N/A
1549	11	PINE	FAIR	FAIR	N/A
1550	5	SWEET GUM	FAIR	FAIR	N/A
1551	11	PINE	FAIR	FAIR	N/A
1552	4	PINE	FAIR	FAIR	N/A
1553	9	PINE	FAIR	FAIR	N/A
1554	5	PINE	FAIR	FAIR	N/A
1555	5	PINE	FAIR	FAIR	N/A
1556	9	PINE	FAIR	FAIR	N/A
1557	6	SWEET GUM	FAIR	FAIR	N/A
1558	4	WATER OAK	FAIR	FAIR	N/A
1559	12	PINE	FAIR	FAIR	N/A
1560	4	SWEET GUM	FAIR	FAIR	N/A
1561	6	CHERRY	FAIR	FAIR	N/A
1562	6	PINE	FAIR	FAIR	N/A
1563	7	PINE	FAIR	FAIR	N/A
1564	8	PINE	FAIR	FAIR	N/A
1565	7	PINE	FAIR	FAIR	N/A
1566	7	PINE	FAIR	FAIR	N/A
1567	4	PINE	FAIR	FAIR	N/A
1568	7	PINE	FAIR	FAIR	N/A
1569	6	PINE	FAIR	FAIR	N/A
1570	9	PINE	FAIR	FAIR	N/A
1571	6	PINE	FAIR	FAIR	N/A
1572	5	CHERRY	FAIR	FAIR	N/A
1573	6	PINE	FAIR	FAIR	N/A
1574	8	SWEET GUM	FAIR	FAIR	N/A
1575	6	PINE	FAIR	FAIR	N/A
1576	5	PINE	FAIR	FAIR	N/A

1577	5	PINE	FAIR	FAIR	N/A
1578	5	PINE	FAIR	FAIR	N/A
1579	6	PINE	FAIR	FAIR	N/A
1580	4	PINE	FAIR	FAIR	N/A
1581	5	PINE	FAIR	FAIR	N/A
1582	7	PINE	FAIR	FAIR	N/A
1583	6	PINE	FAIR	FAIR	N/A
1584	5	PINE	FAIR	FAIR	N/A
1585	22	PINE	FAIR	FAIR	N/A
1586	7	PINE	FAIR	FAIR	N/A
1587	6	PINE	FAIR	FAIR	N/A
1588	8	PINE	FAIR	FAIR	N/A
1589	14	PINE	FAIR	FAIR	N/A
1590	5	PINE	FAIR	FAIR	N/A
1591	5	WATER OAK	FAIR	FAIR	N/A
1592	5	SWEET GUM	FAIR	FAIR	N/A
1593	4	PINE	FAIR	FAIR	N/A
1594	6	PINE	FAIR	FAIR	N/A
1595	5	CHERRY	FAIR	FAIR	N/A
1596	4	SWEET GUM	FAIR	FAIR	N/A
1597	7	PINE	FAIR	FAIR	N/A
1598	10	PINE	FAIR	FAIR	N/A
1599	5	PINE	FAIR	FAIR	N/A
1600	5	PINE	FAIR	FAIR	N/A
1601	8	PINE	FAIR	FAIR	N/A
1602	6	CHERRY	FAIR	FAIR	N/A
1603	5	PINE	FAIR	FAIR	N/A
1604	7	PINE	FAIR	FAIR	N/A
1605	5	PINE	FAIR	FAIR	N/A
1606	7	PINE	FAIR	FAIR	N/A
1607	6	PINE	FAIR	FAIR	N/A

1608	9	PINE	FAIR	FAIR	N/A
1609	5	PINE	FAIR	FAIR	N/A
1610	5	PINE	FAIR	FAIR	N/A
1611	8	PINE	FAIR	FAIR	N/A
1612	10	PINE	FAIR	FAIR	N/A
1613	7	PINE	FAIR	FAIR	N/A
1614	6	PINE	FAIR	FAIR	N/A
1615	5	PINE	FAIR	FAIR	N/A
1616	9	PINE	FAIR	FAIR	N/A
1617	8	PINE	FAIR	FAIR	N/A
1618	9	PINE	FAIR	FAIR	N/A
1619	9	PINE	FAIR	FAIR	N/A
1620	9	PINE	FAIR	FAIR	N/A
1621	9	PINE	FAIR	FAIR	N/A
1622	6	PINE	FAIR	FAIR	N/A
1623	7	PINE	FAIR	FAIR	N/A
1624	8	PINE	FAIR	FAIR	N/A
1625	5	PINE	FAIR	FAIR	N/A
1626	5	PINE	FAIR	FAIR	N/A
1627	4	PINE	FAIR	FAIR	N/A
1628	5	PINE	FAIR	FAIR	N/A
1629	10	PINE	FAIR	FAIR	N/A
1630	4	PINE	FAIR	FAIR	N/A
1631	6	PINE	FAIR	FAIR	N/A
1632	5	PINE	FAIR	FAIR	N/A
1633	6	PINE	FAIR	FAIR	N/A
1634	7	PINE	FAIR	FAIR	N/A
1635	8	PINE	FAIR	FAIR	N/A
1636	4	PINE	FAIR	FAIR	N/A
1637	4	PINE	FAIR	FAIR	N/A
1638	8	PINE	FAIR	FAIR	N/A

1639	6	PINE	FAIR	FAIR	N/A
1640	5	PINE	FAIR	FAIR	N/A
1641	5	PINE	FAIR	FAIR	N/A
1642	6	PINE	FAIR	FAIR	N/A
1643	5	PINE	FAIR	FAIR	N/A
1644	7	PINE	FAIR	FAIR	N/A
1645	8	PINE	FAIR	FAIR	N/A
1646	7	PINE	FAIR	FAIR	N/A
1647	7	PINE	FAIR	FAIR	N/A
1648	7	PINE	FAIR	FAIR	N/A
1649	6	PINE	FAIR	FAIR	N/A
1650	12	PINE	FAIR	FAIR	N/A
1651	6	PINE	FAIR	FAIR	N/A
1652	10	PINE	FAIR	FAIR	N/A
1653	5	PINE	FAIR	FAIR	N/A
1654	5	PINE	FAIR	FAIR	N/A
1655	5	PINE	FAIR	FAIR	N/A
1656	8	PINE	FAIR	FAIR	N/A
1657	8	PINE	FAIR	FAIR	N/A
1658	8	PINE	FAIR	FAIR	N/A
1659	5	PINE	FAIR	FAIR	N/A
1660	4	PINE	FAIR	FAIR	N/A
1661	8	PINE	FAIR	FAIR	N/A
1662	9	PINE	FAIR	FAIR	N/A
1663	9	PINE	FAIR	FAIR	N/A
1664	5	PINE	FAIR	FAIR	N/A
1665	5	PINE	FAIR	FAIR	N/A
1666	7	PINE	FAIR	FAIR	N/A
1667	9	PINE	FAIR	FAIR	N/A
1668	9	PINE	FAIR	FAIR	N/A
1669	8	PINE	FAIR	FAIR	N/A

1670	6	PINE	FAIR	FAIR	N/A
1671	11	PINE	FAIR	FAIR	N/A
1672	6	PINE	FAIR	FAIR	N/A
1673	9	PINE	FAIR	FAIR	N/A
1674	7	PINE	FAIR	FAIR	N/A
1675	7	PINE	FAIR	FAIR	N/A
1676	8	PINE	FAIR	FAIR	N/A
1677	6	PINE	FAIR	FAIR	N/A
1678	8	PINE	FAIR	FAIR	N/A
1679	7	PINE	FAIR	FAIR	N/A
1680	10	PINE	FAIR	FAIR	N/A
1681	6	PINE	FAIR	FAIR	N/A
1682	6	PINE	FAIR	FAIR	N/A
1683	7	PINE	FAIR	FAIR	N/A
1684	8	PINE	FAIR	FAIR	N/A
1685	5	PINE	FAIR	FAIR	N/A
1686	5	PINE	FAIR	FAIR	N/A
1687	9	PINE	FAIR	FAIR	N/A
1688	11	PINE	FAIR	FAIR	N/A
1689	11	PINE	FAIR	FAIR	N/A
1690	9	PINE	FAIR	FAIR	N/A
1691	11	PINE	FAIR	FAIR	N/A
1692	7	PINE	FAIR	FAIR	N/A
1693	11	PINE	FAIR	FAIR	N/A
1694	7	PINE	FAIR	FAIR	N/A
1695	10	PINE	FAIR	FAIR	N/A
1696	7	PINE	FAIR	FAIR	N/A
1697	4	PINE	FAIR	FAIR	N/A
1698	9	PINE	FAIR	FAIR	N/A
1699	11	PINE	FAIR	FAIR	N/A
1700	8	PINE	FAIR	FAIR	N/A

1701	12	SWEET GUM	FAIR	FAIR	N/A
1702	4	SWEET GUM	FAIR	FAIR	N/A
1703	5	PINE	FAIR	FAIR	N/A
1704	6	PINE	FAIR	FAIR	N/A
1705	8	PINE	FAIR	FAIR	N/A
1706	6	PINE	FAIR	FAIR	N/A
1707	13	PINE	FAIR	FAIR	N/A
1708	11	PINE	FAIR	FAIR	N/A
1709	7	PINE	FAIR	FAIR	N/A
1710	12	PINE	FAIR	FAIR	N/A
1711	9	PINE	FAIR	FAIR	N/A
1712	10	PINE	FAIR	FAIR	N/A
1713	7	PINE	FAIR	FAIR	N/A
1714	7	PINE	FAIR	FAIR	N/A
1715	5	PINE	FAIR	FAIR	N/A
1716	7	PINE	FAIR	FAIR	N/A
1717	4	PINE	FAIR	FAIR	N/A
1718	9	PINE	FAIR	FAIR	N/A
1719	9	PINE	FAIR	FAIR	N/A
1720	8	PINE	FAIR	FAIR	N/A
1721	4	PINE	FAIR	FAIR	N/A
1722	4	PINE	FAIR	FAIR	N/A
1723	5	PINE	FAIR	FAIR	N/A
1724	6	PINE	FAIR	FAIR	N/A
1725	8	PINE	FAIR	FAIR	N/A
1726	12	PINE	FAIR	FAIR	N/A
1727	10	PINE	FAIR	FAIR	N/A
1728	6	PINE	FAIR	FAIR	N/A
1729	4	PINE	FAIR	FAIR	N/A
1730	6	PINE	FAIR	FAIR	N/A
1731	5	PINE	FAIR	FAIR	N/A

1732	8	PINE	FAIR	FAIR	N/A
1733	7	PINE	FAIR	FAIR	N/A
1734	7	PINE	FAIR	FAIR	N/A
1735	12	PINE	FAIR	FAIR	N/A
1736	9	PINE	FAIR	FAIR	N/A
1737	13	PINE	FAIR	FAIR	N/A
1738	10	PINE	FAIR	FAIR	N/A
1739	13	PINE	FAIR	FAIR	N/A
1740	6	CHERRY	FAIR	FAIR	N/A
1741	8	PINE	FAIR	FAIR	N/A
1742	7	PINE	FAIR	FAIR	N/A
1743	9	PINE	FAIR	FAIR	N/A
1744	12	PINE	FAIR	FAIR	N/A
1745	5	PINE	FAIR	FAIR	N/A
1746	9	PINE	FAIR	FAIR	N/A
1747	9	PINE	FAIR	FAIR	N/A
1748	13	PINE	FAIR	FAIR	N/A
1749	14	PINE	FAIR	FAIR	N/A
1750	9	PINE	FAIR	FAIR	N/A
1751	13	PINE	FAIR	FAIR	N/A
1752	8	PINE	FAIR	FAIR	N/A
1753	9	PINE	FAIR	FAIR	N/A
1754	4	PINE	FAIR	FAIR	N/A
1755	7	PINE	FAIR	FAIR	N/A
1756	10	PINE	FAIR	FAIR	N/A
1757	10	PINE	FAIR	FAIR	N/A
1758	6	PINE	FAIR	FAIR	N/A
1759	6	PINE	FAIR	FAIR	N/A
1760	9	PINE	FAIR	FAIR	N/A
1761	7	PINE	FAIR	FAIR	N/A
1762	5	PINE	FAIR	FAIR	N/A

1763	14	PINE	FAIR	FAIR	N/A
1764	10	PINE	FAIR	FAIR	N/A
1765	8	PINE	FAIR	FAIR	N/A
1766	7	PINE	FAIR	FAIR	N/A
1767	7	PINE	FAIR	FAIR	N/A
1768	7	PINE	FAIR	FAIR	N/A
1769	5	PINE	FAIR	FAIR	N/A
1770	8	PINE	FAIR	FAIR	N/A
1771	14	PINE	FAIR	FAIR	N/A
1772	13	PINE	FAIR	FAIR	N/A
1773	7	PINE	FAIR	FAIR	N/A
1774	11	PINE	FAIR	FAIR	N/A
1775	14	PINE	FAIR	FAIR	N/A
1776	6	PINE	FAIR	FAIR	N/A
1777	8	PINE	FAIR	FAIR	N/A
1778	11	PINE	FAIR	FAIR	N/A
1779	12	PINE	FAIR	FAIR	N/A
1780	12	PINE	FAIR	FAIR	N/A
1781	12	PINE	FAIR	FAIR	N/A
1782	7	PINE	FAIR	FAIR	N/A
1783	10	PINE	FAIR	FAIR	N/A
1784	7	PINE	FAIR	FAIR	N/A
1785	5	SWEET GUM	FAIR	FAIR	N/A
1786	11	PINE	FAIR	FAIR	N/A
1787	8	PINE	FAIR	FAIR	N/A
1788	8	RIVER BIRCH	FAIR	FAIR	N/A
1789	4	RIVER BIRCH	FAIR	FAIR	N/A
1790	11	PINE	FAIR	FAIR	N/A
1791	9	PINE	FAIR	FAIR	N/A
1792	10	PINE	FAIR	FAIR	N/A
1793	8	PINE	FAIR	FAIR	N/A

1794	8	PINE	FAIR	FAIR	N/A
1795	10	PINE	FAIR	FAIR	N/A
1796	6	PINE	FAIR	FAIR	N/A
1797	9	PINE	FAIR	FAIR	N/A
1798	9	PINE	FAIR	FAIR	N/A
1799	9	PINE	FAIR	FAIR	N/A
1800	6	CHINESE ELM	FAIR	FAIR	N/A
1801	11	PINE	FAIR	FAIR	N/A
1802	6	PINE	FAIR	FAIR	N/A
1803	10	PINE	FAIR	FAIR	N/A
1804	7	PINE	FAIR	FAIR	N/A
1805	8	PINE	FAIR	FAIR	N/A
1806	9	PINE	FAIR	FAIR	N/A
1807	7	PINE	FAIR	FAIR	N/A
1808	6	PINE	FAIR	FAIR	N/A
1809	7	PINE	FAIR	FAIR	N/A
1810	7	PINE	FAIR	FAIR	N/A
1811	9	PINE	FAIR	FAIR	N/A
1812	7	PINE	FAIR	FAIR	N/A
1813	15	PINE	FAIR	FAIR	N/A
1814	9	PINE	FAIR	FAIR	N/A
1815	7	PINE	FAIR	FAIR	N/A
1816	7	PINE	FAIR	FAIR	N/A
1817	9	PINE	FAIR	FAIR	N/A
1818	7	PINE	FAIR	FAIR	N/A
1819	8	PINE	FAIR	FAIR	N/A
1820	8	PINE	FAIR	FAIR	N/A
1821	7	PINE	FAIR	FAIR	N/A
1822	4	SWEET GUM	FAIR	FAIR	N/A
1823	5	PINE	FAIR	FAIR	N/A
1824	11	PINE	FAIR	FAIR	N/A

1825	9	PINE	FAIR	FAIR	N/A
1826	12	PINE	FAIR	FAIR	N/A
1827	7	PINE	FAIR	FAIR	N/A
1828	7	PINE	FAIR	FAIR	N/A
1829	10	PINE	FAIR	FAIR	N/A
1830	7	PINE	FAIR	FAIR	N/A
1831	12	PINE	FAIR	FAIR	N/A
1832	11	PINE	FAIR	FAIR	N/A
1833	9	PINE	FAIR	FAIR	N/A
1834	6	PINE	FAIR	FAIR	N/A
1835	11	PINE	FAIR	FAIR	N/A
1836	15	PINE	FAIR	FAIR	N/A
1837	4	PINE	FAIR	FAIR	N/A
1838	8	PINE	FAIR	FAIR	N/A
1839	8	PINE	FAIR	FAIR	N/A
1840	8	PINE	FAIR	FAIR	N/A
1841	11	PINE	FAIR	FAIR	N/A
1842	12	PINE	FAIR	FAIR	N/A
1843	10	PINE	FAIR	FAIR	N/A
1844	17	PINE	FAIR	FAIR	N/A
1845	8	PINE	FAIR	FAIR	N/A
1846	9	PINE	FAIR	FAIR	N/A
1847	10	PINE	FAIR	FAIR	N/A
1848	14	PINE	FAIR	FAIR	N/A
1849	9	PINE	FAIR	FAIR	N/A
1850	15	PINE	FAIR	FAIR	N/A
1851	6	PINE	FAIR	FAIR	N/A
1852	6	PINE	FAIR	FAIR	N/A
1853	10	PINE	FAIR	FAIR	N/A
1854	8	PINE	FAIR	FAIR	N/A
1855	8	PINE	FAIR	FAIR	N/A

1856	7	PINE	FAIR	FAIR	N/A
1857	11	PINE	FAIR	FAIR	N/A
1858	11	PINE	FAIR	FAIR	N/A
1859	10	PINE	FAIR	FAIR	N/A
1860	9	PINE	FAIR	FAIR	N/A
1861	11	PINE	FAIR	FAIR	N/A
1862	9	PINE	FAIR	FAIR	N/A
1863	9	PINE	FAIR	FAIR	N/A
1864	12	PINE	FAIR	FAIR	N/A
1865	11	PINE	FAIR	FAIR	N/A
1866	16	PINE	FAIR	FAIR	N/A
1867	12	PINE	FAIR	FAIR	N/A
1868	11	PINE	FAIR	FAIR	N/A
1869	8	PINE	FAIR	FAIR	N/A
1870	8	PINE	FAIR	FAIR	N/A
1871	14	PINE	FAIR	FAIR	N/A
1872	12	PINE	FAIR	FAIR	N/A
1873	8	PINE	FAIR	FAIR	N/A
1874	5	PINE	FAIR	FAIR	N/A
1875	7	PINE	FAIR	FAIR	N/A
1876	7	PINE	FAIR	FAIR	N/A
1877	10	PINE	FAIR	FAIR	N/A
1878	6	PINE	FAIR	FAIR	N/A
1879	7	PINE	FAIR	FAIR	N/A
1880	7	PINE	FAIR	FAIR	N/A
1881	5	PINE	FAIR	FAIR	N/A
1882	9	PINE	FAIR	FAIR	N/A
1883	12	PINE	FAIR	FAIR	N/A
1884	5	PINE	FAIR	FAIR	N/A
1885	6	PINE	FAIR	FAIR	N/A
1886	9	PINE	FAIR	FAIR	N/A

1887	6	PINE	FAIR	FAIR	N/A
1888	6	PINE	FAIR	FAIR	N/A
1889	8	PINE	FAIR	FAIR	N/A
1890	9	PINE	FAIR	FAIR	N/A
1891	14	PINE	FAIR	FAIR	N/A
1892	7	PINE	FAIR	FAIR	N/A
1893	8	PINE	FAIR	FAIR	N/A
1894	13	PINE	FAIR	FAIR	N/A
1895	8	PINE	FAIR	FAIR	N/A
1896	7	PINE	FAIR	FAIR	N/A
1897	9	PINE	FAIR	FAIR	N/A
1898	9	PINE	FAIR	FAIR	N/A
1899	8	PINE	FAIR	FAIR	N/A
1900	6	PINE	FAIR	FAIR	N/A
1901	6	PINE	FAIR	FAIR	N/A
1902	7	PINE	FAIR	FAIR	N/A
1903	6	PINE	FAIR	FAIR	N/A
1904	6	PINE	FAIR	FAIR	N/A
1905	10	PINE	FAIR	FAIR	N/A
1906	10	PINE	FAIR	FAIR	N/A
1907	5	PINE	FAIR	FAIR	N/A
1908	6	PINE	FAIR	FAIR	N/A
1909	8	PINE	FAIR	FAIR	N/A
1910	6	PINE	FAIR	FAIR	N/A
1911	8	PINE	FAIR	FAIR	N/A
1912	7	PINE	FAIR	FAIR	N/A
1913	6	PINE	FAIR	FAIR	N/A
1914	9	PINE	FAIR	FAIR	N/A
1915	8	PINE	FAIR	FAIR	N/A
1916	6	PINE	FAIR	FAIR	N/A
1917	10	PINE	FAIR	FAIR	N/A

1918	6	PINE	FAIR	FAIR	N/A
1919	6	PINE	FAIR	FAIR	N/A
1920	7	PINE	FAIR	FAIR	N/A
1921	6	PINE	FAIR	FAIR	N/A
1922	5	PINE	FAIR	FAIR	N/A
1923	8	PINE	FAIR	FAIR	N/A
1924	7	PINE	FAIR	FAIR	N/A
1925	10	PINE	FAIR	FAIR	N/A
1926	7	PINE	FAIR	FAIR	N/A
1927	8	PINE	FAIR	FAIR	N/A
1928	7	PINE	FAIR	FAIR	N/A
1929	6	PINE	FAIR	FAIR	N/A
1930	8	PINE	FAIR	FAIR	N/A
1931	7	PINE	FAIR	FAIR	N/A
1932	8	PINE	FAIR	FAIR	N/A
1933	6	PINE	FAIR	FAIR	N/A
1934	8	PINE	FAIR	FAIR	N/A
1935	7	PINE	FAIR	FAIR	N/A
1936	8	PINE	FAIR	FAIR	N/A
1937	8	PINE	FAIR	FAIR	N/A
1938	8	PINE	FAIR	FAIR	N/A
1939	9	PINE	FAIR	FAIR	N/A
1940	5	AMBER ELM	FAIR	FAIR	N/A
1941	7	PINE	FAIR	FAIR	N/A
1942	12	PINE	FAIR	FAIR	N/A
1943	9	PINE	FAIR	FAIR	N/A
1944	7	PINE	FAIR	FAIR	N/A
1945	13	PINE	FAIR	FAIR	N/A
1946	5	PINE	FAIR	FAIR	N/A
1947	11	PINE	FAIR	FAIR	N/A
1948	6	PINE	FAIR	FAIR	N/A

1949	10	PINE	FAIR	FAIR	N/A
1950	6	PINE	FAIR	FAIR	N/A
1951	10	PINE	FAIR	FAIR	N/A
1952	8	PINE	FAIR	FAIR	N/A
1953	6	MAPLE	FAIR	FAIR	N/A
1954	12	PINE	FAIR	FAIR	N/A
1955	8	PINE	FAIR	FAIR	N/A
1956	8	PINE	FAIR	FAIR	N/A
1957	9	PINE	FAIR	FAIR	N/A
1958	10	PINE	FAIR	FAIR	N/A
1959	11	PINE	FAIR	FAIR	N/A
1960	9	PINE	FAIR	FAIR	N/A
1961	9	PINE	FAIR	FAIR	N/A
1962	6	PINE	FAIR	FAIR	N/A
1963	8	BLACK GUM	FAIR	FAIR	N/A
1964	13	PINE	FAIR	FAIR	N/A
1965	9	PINE	FAIR	FAIR	N/A
1966	10	T POPLAR	FAIR	FAIR	N/A
1967	9	PINE	FAIR	FAIR	N/A
1968	11	PINE	FAIR	FAIR	N/A
1969	8	PINE	FAIR	FAIR	N/A
1970	8	T POPLAR	FAIR	FAIR	N/A
1971	10	PINE	FAIR	FAIR	N/A
1972	9	PINE	FAIR	FAIR	N/A
1973	10	PINE	FAIR	FAIR	N/A
1974	8	PINE	FAIR	FAIR	N/A
1975	8	PINE	FAIR	FAIR	N/A
1976	8	PINE	FAIR	FAIR	N/A
1977	7	PINE	FAIR	FAIR	N/A
1978	8	PINE	FAIR	FAIR	N/A
1979	7	PINE	FAIR	FAIR	N/A

1980	11	PINE	FAIR	FAIR	N/A
1981	12	PINE	FAIR	FAIR	N/A
1982	10	PINE	FAIR	FAIR	N/A
1983	6	PINE	FAIR	FAIR	N/A
1984	8	PINE	FAIR	FAIR	N/A
1985	8	PINE	FAIR	FAIR	N/A
1986	6	PINE	FAIR	FAIR	N/A
1987	6	PINE	FAIR	FAIR	N/A
1988	6	PINE	FAIR	FAIR	N/A
1989	14	PINE	FAIR	FAIR	N/A
1990	4	PINE	FAIR	FAIR	N/A
1991	10	PINE	FAIR	FAIR	N/A
1992	9	PINE	FAIR	FAIR	N/A
1993	7	PINE	FAIR	FAIR	N/A
1994	10	PINE	FAIR	FAIR	N/A
1995	10	PINE	FAIR	FAIR	N/A
1996	7	PINE	FAIR	FAIR	N/A
1997	8	PINE	FAIR	FAIR	N/A
1998	9	PINE	FAIR	FAIR	N/A
1999	6	PINE	FAIR	FAIR	N/A
2000	12	PINE	FAIR	FAIR	N/A
2001	5	PINE	FAIR	FAIR	N/A
2002	6	PINE	FAIR	FAIR	N/A
2003	6	PINE	FAIR	FAIR	N/A
2004	9	PINE	FAIR	FAIR	N/A
2005	8	PINE	FAIR	FAIR	N/A
2006	9	PINE	FAIR	FAIR	N/A
2007	6	PINE	FAIR	FAIR	N/A
2008	9	PINE	FAIR	FAIR	N/A
2009	10	PINE	FAIR	FAIR	N/A

2010	8	PINE	FAIR	FAIR	N/A
2011	9	PINE	FAIR	FAIR	N/A
2012	7	PINE	FAIR	FAIR	N/A
2013	10	PINE	FAIR	FAIR	N/A
2014	15	PINE	FAIR	FAIR	N/A
2015	9	PINE	FAIR	FAIR	N/A
2016	9	PINE	FAIR	FAIR	N/A
2017	11	PINE	FAIR	FAIR	N/A
2018	9	PINE	FAIR	FAIR	N/A
2019	13	PINE	FAIR	FAIR	N/A
2020	12	PINE	FAIR	FAIR	N/A
2021	11	PINE	FAIR	FAIR	N/A
2022	9	PINE	FAIR	FAIR	N/A
2023	10	PINE	FAIR	FAIR	N/A
2024	9	PINE	FAIR	FAIR	N/A
2025	21	PINE	FAIR	FAIR	N/A
2026	12	PINE	FAIR	FAIR	N/A
2027	10	PINE	FAIR	FAIR	N/A
2028	9	PINE	FAIR	FAIR	N/A
2029	7	PINE	FAIR	FAIR	N/A
2030	6	SWEET GUM	FAIR	FAIR	N/A
2031	10	CHERRY	FAIR	FAIR	S
2032	11	PIGNUT HICKORY	FAIR	FAIR	N/A
2033	15	BOX ELDER	FAIR	FAIR	N/A
2034	11	BOX ELDER	FAIR	FAIR	N/A
2035	11	BOX ELDER	FAIR	FAIR	N/A
2036	6	AMBER ELM	FAIR	FAIR	N/A
2037	15	CHERRY	FAIR	FAIR	S
2038	8	AMBER ELM	FAIR	FAIR	N/A
2039	10	PINE	FAIR	FAIR	N/A
2040	7	AMBER ELM	FAIR	FAIR	N/A

2041	8	SWEET GUM	FAIR	FAIR	N/A
2042	7	PINE	FAIR	FAIR	N/A
2043	6	SWEET GUM	FAIR	FAIR	N/A
2044	5	SWEET GUM	FAIR	FAIR	N/A
2045	5	SWEET GUM	FAIR	FAIR	N/A
2046	9	PINE	FAIR	FAIR	N/A
2047	6	PINE	FAIR	FAIR	N/A
2048	6	MAPLE	FAIR	FAIR	N/A
2049	12	PINE	FAIR	FAIR	N/A
2050	11	RED MAPLE	FAIR	FAIR	N/A
2051	10	PINE	FAIR	FAIR	N/A
2052	9	PINE	FAIR	FAIR	N/A
2053	9	PINE	FAIR	FAIR	N/A
2054	13	PINE	FAIR	FAIR	N/A
2055	8	PINE	FAIR	FAIR	N/A
2056	7	PINE	FAIR	FAIR	N/A
2057	4	RED MAPLE	FAIR	FAIR	N/A
2058	8	PINE	FAIR	FAIR	N/A
2059	9	PINE	FAIR	FAIR	N/A
2060	13	PINE	FAIR	FAIR	N/A
2061	14	PINE	FAIR	FAIR	N/A
2062	9	PINE	FAIR	FAIR	N/A
2063	11	PINE	FAIR	FAIR	N/A
2064	9	PINE	FAIR	FAIR	N/A
2065	6	PINE	FAIR	FAIR	N/A
2066	7	BOX ELDER	FAIR	FAIR	N/A
2067	10	PINE	FAIR	FAIR	N/A
2068	11	PINE	FAIR	FAIR	N/A
2069	11	PINE	FAIR	FAIR	N/A
2070	10	PINE	FAIR	FAIR	N/A
2071	9	PINE	FAIR	FAIR	N/A

2072	6	PINE	FAIR	FAIR	N/A
2073	6	PINE	FAIR	FAIR	N/A
2074	7	PINE	FAIR	FAIR	N/A
2075	8	SWEET GUM	FAIR	FAIR	N/A
2076	10	PINE	FAIR	FAIR	N/A
2077	7	PINE	FAIR	FAIR	N/A
2078	6	PINE	FAIR	FAIR	N/A
2079	13	PINE	FAIR	FAIR	N/A
2080	8	PINE	FAIR	FAIR	N/A
2081	9	PINE	FAIR	FAIR	N/A
2082	11	PINE	FAIR	FAIR	N/A
2083	9	PINE	FAIR	FAIR	N/A
2084	8	PINE	FAIR	FAIR	N/A
2085	7	PINE	FAIR	FAIR	N/A
2086	8	PINE	FAIR	FAIR	N/A
2087	8	PINE	FAIR	FAIR	N/A
2088	8	PINE	FAIR	FAIR	N/A
2089	13	PINE	FAIR	FAIR	N/A
2090	12	PINE	FAIR	FAIR	N/A
2091	6	PINE	FAIR	FAIR	N/A
2092	7	PINE	FAIR	FAIR	N/A
2093	13	PINE	FAIR	FAIR	N/A
2094	6	PINE	FAIR	FAIR	N/A
2095	13	PINE	FAIR	FAIR	N/A
2096	6	PINE	FAIR	FAIR	N/A
2097	12	PINE	FAIR	FAIR	N/A
2098	7	PINE	FAIR	FAIR	N/A
2099	11	PINE	FAIR	FAIR	N/A
2100	12	PINE	FAIR	FAIR	N/A
2101	13	PINE	FAIR	FAIR	N/A
2102	12	PINE	FAIR	FAIR	N/A

2103	8	PINE	FAIR	FAIR	N/A
2104	12	PINE	FAIR	FAIR	N/A
2105	6	PINE	FAIR	FAIR	N/A
2106	9	PINE	FAIR	FAIR	N/A
2107	7	PINE	FAIR	FAIR	N/A
2108	12	PINE	FAIR	FAIR	N/A
2109	6	PINE	FAIR	FAIR	N/A
2110	7	PINE	FAIR	FAIR	N/A
2111	7	PINE	FAIR	FAIR	N/A
2112	6	PINE	FAIR	FAIR	N/A
2113	12	PINE	FAIR	FAIR	N/A
2114	9	PINE	FAIR	FAIR	N/A
2115	7	PINE	FAIR	FAIR	N/A
2116	9	PINE	FAIR	FAIR	N/A
2117	8	PINE	FAIR	FAIR	N/A
2118	6	PINE	FAIR	FAIR	N/A
2119	9	PINE	FAIR	FAIR	N/A
2120	9	PINE	FAIR	FAIR	N/A
2121	9	PINE	FAIR	FAIR	N/A
2122	9	PINE	FAIR	FAIR	N/A
2123	6	PINE	FAIR	FAIR	N/A
2124	6	PINE	FAIR	FAIR	N/A
2125	7	PINE	FAIR	FAIR	N/A
2126	6	PINE	FAIR	FAIR	N/A
2127	6	PINE	FAIR	FAIR	N/A
2128	4	PINE	FAIR	FAIR	N/A
2129	6	PINE	FAIR	FAIR	N/A
2130	7	PINE	FAIR	FAIR	N/A
2131	7	PINE	FAIR	FAIR	N/A
2132	8	PINE	FAIR	FAIR	N/A
2133	5	PINE	FAIR	FAIR	N/A

2134	10	PINE	FAIR	FAIR	N/A
2135	8	PINE	FAIR	FAIR	N/A
2136	10	PINE	FAIR	FAIR	N/A
2137	12	PINE	FAIR	FAIR	N/A
2138	11	PINE	FAIR	FAIR	N/A
2139	7	PINE	FAIR	FAIR	N/A
2140	8	PINE	FAIR	FAIR	N/A
2141	8	PINE	FAIR	FAIR	N/A
2142	9	PINE	FAIR	FAIR	N/A
2143	6	PINE	FAIR	FAIR	N/A
2144	6	PINE	FAIR	FAIR	N/A
2145	6	PINE	FAIR	FAIR	N/A
2146	7	PINE	FAIR	FAIR	N/A
2147	8	PINE	FAIR	FAIR	N/A
2148	12	PINE	FAIR	FAIR	N/A
2149	9	PINE	FAIR	FAIR	N/A
2150	7	PINE	FAIR	FAIR	N/A
2151	7	PINE	FAIR	FAIR	N/A
2152	6	PINE	FAIR	FAIR	N/A
2153	5	PINE	FAIR	FAIR	N/A
2154	5	PINE	FAIR	FAIR	N/A
2155	7	PINE	FAIR	FAIR	N/A
2156	7	PINE	FAIR	FAIR	N/A
2157	4	PINE	FAIR	FAIR	N/A
2158	7	PINE	FAIR	FAIR	N/A
2159	7	PINE	FAIR	FAIR	N/A
2160	7	PINE	FAIR	FAIR	N/A
2161	12	PINE	FAIR	FAIR	N/A
2162	13	PINE	FAIR	FAIR	N/A
2163	7	RED MAPLE	FAIR	FAIR	N/A
2164	12	PINE	FAIR	FAIR	N/A

2165	8	PINE	FAIR	FAIR	N/A
2166	10	PINE	FAIR	FAIR	N/A

Tree ID #	Diameter	Tree Species	Condition		Sample Area 1
# "B"	Inches	Common Name	Biological Health (Vigor)	Structural	Sample Area 1
1	10	PINE	N/A	N/A	SAMPLE
2	10	PINE	N/A	N/A	SAMPLE
3	10	PINE	N/A	N/A	SAMPLE
4	10	PINE	N/A	N/A	SAMPLE
5	10	PINE	N/A	N/A	SAMPLE
6	11	PINE	N/A	N/A	SAMPLE
7	11	PINE	N/A	N/A	SAMPLE
8	11	PINE	N/A	N/A	SAMPLE
9	11	PINE	N/A	N/A	SAMPLE
10	11	PINE	N/A	N/A	SAMPLE
11	11	PINE	N/A	N/A	SAMPLE
12	11	PINE	N/A	N/A	SAMPLE
13	12	PINE	N/A	N/A	SAMPLE
14	12	PINE	N/A	N/A	SAMPLE
15	12	PINE	N/A	N/A	SAMPLE
16	12	PINE	N/A	N/A	SAMPLE
17	12	PINE	N/A	N/A	SAMPLE
18	13	PINE	N/A	N/A	SAMPLE
19	13	PINE	N/A	N/A	SAMPLE
20	13	PINE	N/A	N/A	SAMPLE
21	13	PINE	N/A	N/A	SAMPLE
22	13	PINE	N/A	N/A	SAMPLE
23	13	PINE	N/A	N/A	SAMPLE
24	13	PINE	N/A	N/A	SAMPLE
25	13	PINE	N/A	N/A	SAMPLE
26	13	PINE	N/A	N/A	SAMPLE
27	13	PINE	N/A	N/A	SAMPLE
28	14	PINE	N/A	N/A	SAMPLE

29	14	PINE	N/A	N/A	SAMPLE
30	14	PINE	N/A	N/A	SAMPLE
31	14	PINE	N/A	N/A	SAMPLE
32	14	PINE	N/A	N/A	SAMPLE
33	14	PINE	N/A	N/A	SAMPLE
34	14	PINE	N/A	N/A	SAMPLE
35	14	PINE	N/A	N/A	SAMPLE
36	14	PINE	N/A	N/A	SAMPLE
37	14	PINE	N/A	N/A	SAMPLE
38	14	PINE	N/A	N/A	SAMPLE
39	14	PINE	N/A	N/A	SAMPLE
41	14	PINE	N/A	N/A	SAMPLE
42	14	PINE	N/A	N/A	SAMPLE
43	14	PINE	N/A	N/A	SAMPLE
44	15	PINE	N/A	N/A	SAMPLE
45	15	PINE	N/A	N/A	SAMPLE
46	15	PINE	N/A	N/A	SAMPLE
47	15	PINE	N/A	N/A	SAMPLE
48	15	PINE	N/A	N/A	SAMPLE
49	15	PINE	N/A	N/A	SAMPLE
50	15	PINE	N/A	N/A	SAMPLE
51	15	PINE	N/A	N/A	SAMPLE
52	15	PINE	N/A	N/A	SAMPLE
53	15	PINE	N/A	N/A	SAMPLE
54	15	PINE	N/A	N/A	SAMPLE
55	16	PINE	N/A	N/A	SAMPLE
56	16	PINE	N/A	N/A	SAMPLE
57	16	PINE	N/A	N/A	SAMPLE
58	16	PINE	N/A	N/A	SAMPLE
59	16	PINE	N/A	N/A	SAMPLE
60	16	PINE	N/A	N/A	SAMPLE

61	16	PINE	N/A	N/A	SAMPLE
62	16	PINE	N/A	N/A	SAMPLE
63	16	PINE	N/A	N/A	SAMPLE
64	16	PINE	N/A	N/A	SAMPLE
65	16	PINE	N/A	N/A	SAMPLE
66	16	PINE	N/A	N/A	SAMPLE
67	16	PINE	N/A	N/A	SAMPLE
69	17	PINE	N/A	N/A	SAMPLE
70	17	PINE	N/A	N/A	SAMPLE
71	17	PINE	N/A	N/A	SAMPLE
72	17	PINE	N/A	N/A	SAMPLE
73	18	PINE	N/A	N/A	SAMPLE
74	18	PINE	N/A	N/A	SAMPLE
75	18	PINE	N/A	N/A	SAMPLE
76	18	PINE	N/A	N/A	SAMPLE
77	18	PINE	N/A	N/A	SAMPLE
78	19	PINE	N/A	N/A	SAMPLE
79	19	PINE	N/A	N/A	SAMPLE
80	20	PINE	N/A	N/A	SAMPLE
81	21	PINE	N/A	N/A	SAMPLE
82	21	PINE	N/A	N/A	SAMPLE
83	21	PINE	N/A	N/A	SAMPLE
84	22	PINE	N/A	N/A	SAMPLE
85	22	PINE	N/A	N/A	SAMPLE
86	22	PINE	N/A	N/A	SAMPLE
87	4	SWEET GUM	N/A	N/A	SAMPLE
88	4	SWEET GUM	N/A	N/A	SAMPLE
89	4	SWEET GUM	N/A	N/A	SAMPLE
90	4	SWEET GUM	N/A	N/A	SAMPLE
91	4	SWEET GUM	N/A	N/A	SAMPLE
92	4	SWEET GUM	N/A	N/A	SAMPLE

93	5	SWEET GUM	N/A	N/A	SAMPLE
94	5	SWEET GUM	N/A	N/A	SAMPLE
95	5	SWEET GUM	N/A	N/A	SAMPLE
96	5	SWEET GUM	N/A	N/A	SAMPLE
97	5	SWEET GUM	N/A	N/A	SAMPLE
98	5	SWEET GUM	N/A	N/A	SAMPLE
99	6	SWEET GUM	N/A	N/A	SAMPLE
100	7	SWEET GUM	N/A	N/A	SAMPLE
101	7	SWEET GUM	N/A	N/A	SAMPLE
102	7	SWEET GUM	N/A	N/A	SAMPLE
103	7	SWEET GUM	N/A	N/A	SAMPLE
104	7	SWEET GUM	N/A	N/A	SAMPLE
105	7	SWEET GUM	N/A	N/A	SAMPLE
106	8	SWEET GUM	N/A	N/A	SAMPLE
107	9	SWEET GUM	N/A	N/A	SAMPLE
108	9	SWEET GUM	N/A	N/A	SAMPLE
109	9	SWEET GUM	N/A	N/A	SAMPLE
110	9	SWEET GUM	N/A	N/A	SAMPLE
111	11	SWEET GUM	N/A	N/A	SAMPLE
112	11	SWEET GUM	N/A	N/A	SAMPLE
113	12	SWEET GUM	N/A	N/A	SAMPLE
114	12	SWEET GUM	N/A	N/A	SAMPLE
115	13	SWEET GUM	N/A	N/A	SAMPLE
116	13	SWEET GUM	N/A	N/A	SAMPLE
117	14	SWEET GUM	N/A	N/A	SAMPLE
118	16	SWEET GUM	N/A	N/A	SAMPLE
119	20	SWEET GUM	N/A	N/A	SAMPLE
120	4	MAPLE	N/A	N/A	SAMPLE
121	4	MAPLE	N/A	N/A	SAMPLE
122	4	MAPLE	N/A	N/A	SAMPLE
123	5	MAPLE	N/A	N/A	SAMPLE

124	7	MAPLE	N/A	N/A	SAMPLE
125	5	ELM	N/A	N/A	SAMPLE
126	5	ELM	N/A	N/A	SAMPLE
127	9	ELM	N/A	N/A	SAMPLE
128	7	CHERRY	N/A	N/A	SAMPLE
129	7	TULIP POPLAR	N/A	N/A	SAMPLE
130	8	TULIP POPLAR	N/A	N/A	SAMPLE
131	15	TULIP POPLAR	N/A	N/A	SAMPLE
132	16	TULIP POPLAR	N/A	N/A	SAMPLE
133	20	TULIP POPLAR	N/A	N/A	SAMPLE
134	24	TULIP POPLAR	N/A	N/A	SAMPLE
135	5	BOX ELDER	N/A	N/A	SAMPLE
136	8	BOX ELDER	N/A	N/A	SAMPLE

Specimen Trees (Poor Condition)



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, Owner
His Hands Tree Preservation, LLC.
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 3842 SR 120 (OLD MILTON PARKWAY)

CITY OF ALPHARETTA, GEORGIA



Prepared for:

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January 30, 2026
A & R Project # 25-231

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EXECUTIVE SUMMARY

Traffic impacts were evaluated for the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta. The project will consist of 207 townhomes to be constructed in a single phase, with completion anticipated in 2030.

The development proposes access on the following driveways:

- Site Driveway 1: Full Access Driveway at the end of Waters Ferry Drive
- Site Driveways 2 & 3: Two full access driveways aligned with each other on Cotton Creek Entry
- Site Driveway 4: Emergency-Only Driveway on Cotton Mill Place

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. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

The following trip volumes will be generated by the proposed development:

- Daily Trips: 1,355 (678 entering, 677 exiting)
- AM Peak Hour Trips: 107 (27 entering, 80 exiting)
- PM Peak Hour Trips: 110 (63 entering, 47 exiting)

The traffic impact study (TIS) analyzed the AM and PM Peak Hours for the Existing, No-Build, and Build conditions. A comparison of level of service (LOS) results across the three scenarios is summarized in Table E-1.

TABLE E-1 – EXISTING 2026 AND FUTURE 2030 INTERSECTION OPERATIONS							
	Intersection	**Existing**		**No-Build**		**Build**	
		AM	PM	AM	PM	AM	PM
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place**						
	-Southbound Approach	D (25.4)	C (18.8)	E (35.5)	C (24.7)	E (35.6)	C (24.9)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway**	**A (8.9)**	**B (14.8)**	**B (15.2)**	**C (22.6)**	**B (15.5)**	**C (23.2)**
	-Eastbound Approach	A (5.9)	B (12.3)	A (7.1)	C (20.0)	A (7.1)	C (20.3)
	-Westbound Approach	A (9.7)	B (11.4)	A (8.4)	B (17.7)	A (9.1)	B (18.4)
	-Northbound Approach	E (77.0)	F (83.2)	F (199.5)	E (77.0)	F (190.0)	E (77.0)
	-Southbound Approach	E (76.7)	E (74.9)	E (69.8)	E (58.4)	E (71.0)	E (58.7)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive**						
	-Southbound Approach	C (21.9)	D (28.1)	E (38.3)	E (41.8)	E (47.9)	E (48.1)

The results of the existing traffic operations analysis indicate that the signalized intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) is operating at an overall level of service (LOS) "B" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 are both operating at a level of service "D" or better with peak hour traffic.

The results of both the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "C" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact of the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The project will consist of 207 townhomes to be constructed in a single phase, with completion anticipated in 2030.

As approved by the city in the methodology process, this study includes the evaluation of traffic operations at the intersections of:

1. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

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

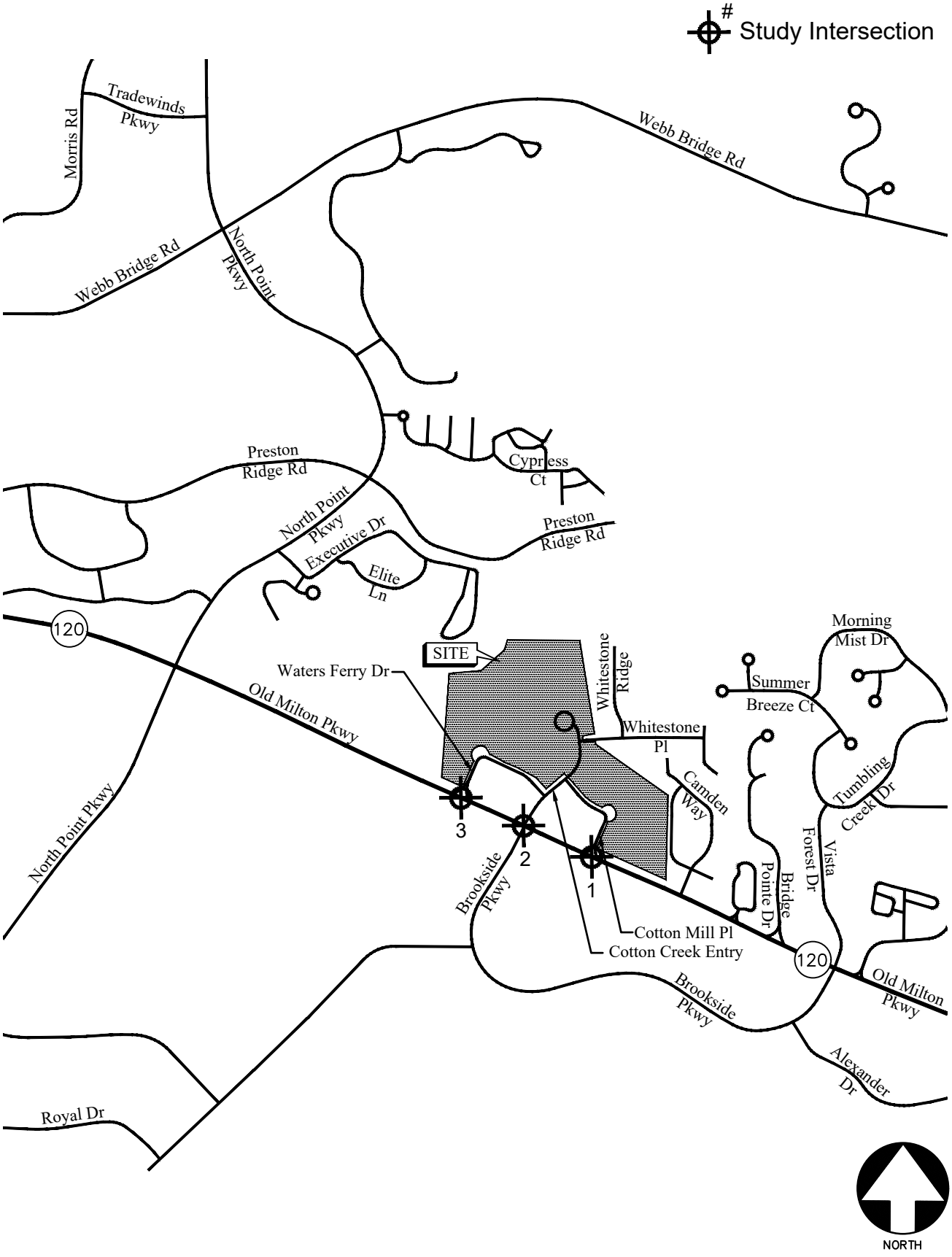
The development proposes access on the following driveways:

- **Site Driveway 1**: Full Access driveway at the end of Waters Ferry Drive
- **Site Driveways 2 & 3**: Two full access driveways aligned with each other on Cotton Creek Entry
- **Site Driveway 4**: Emergency-only driveway on Cotton Mill Place

The residential development is proposed to be constructed in a single phase by 2030.

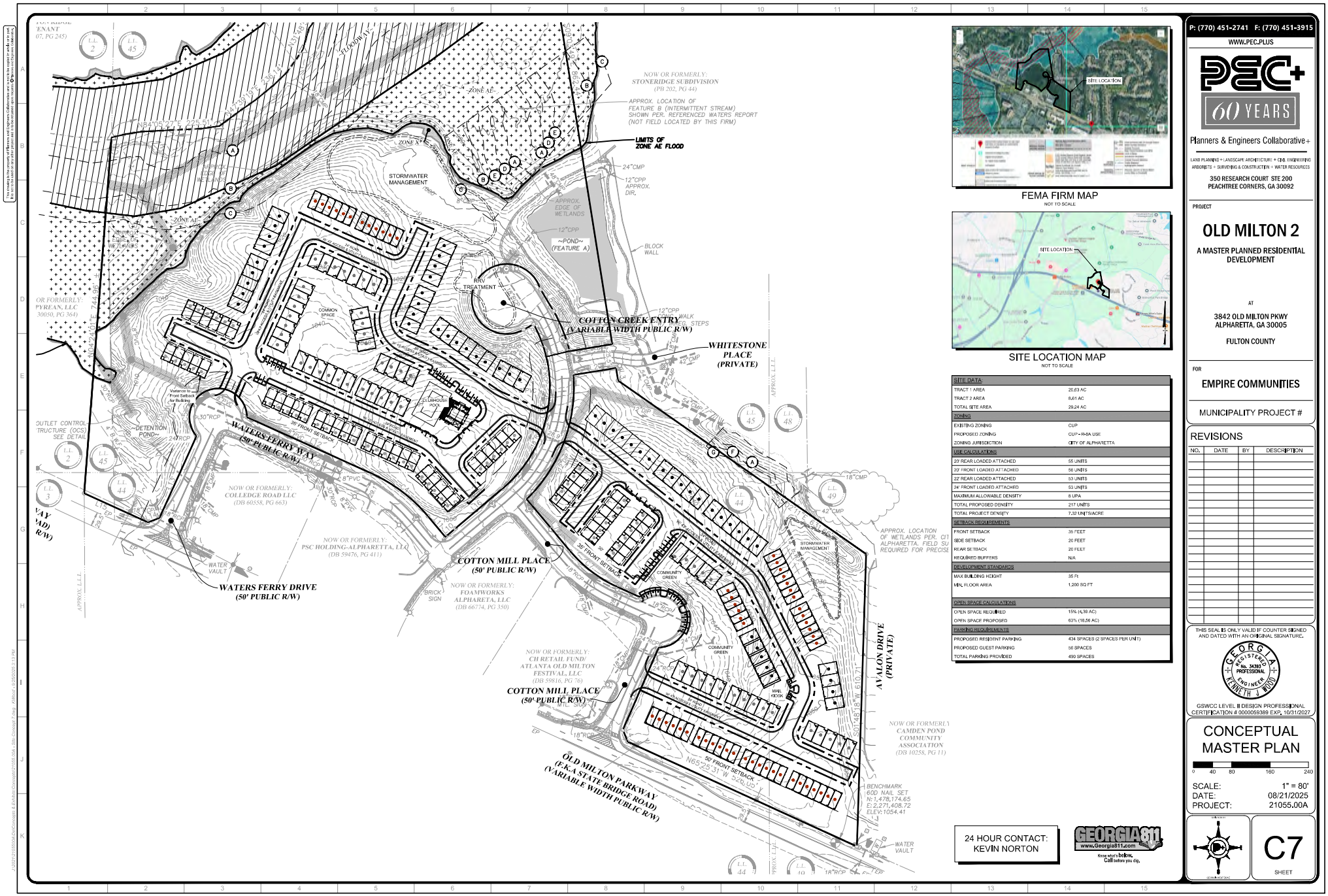
Recommendations to improve traffic operations, if any, have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

A site plan is shown in Figure 2.



LOCATION MAP FIGURE 1

A&R Engineering Inc.



SITE DATA:	
TRACT 1 AREA	20.63 AC
TRACT 2 AREA	8.61 AC
TOTAL SITE AREA	29.24 AC
ZONING:	
EXISTING ZONING	CUP
PROPOSED ZONING	CUP - RBA USE
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS:	
29' REAR LOADED ATTACHED	55 UNITS
29' FRONT LOADED ATTACHED	56 UNITS
22' REAR LOADED ATTACHED	53 UNITS
24' FRONT LOADED ATTACHED	53 UNITS
MAXIMUM ALLOWABLE DENSITY	8 UPA
TOTAL PROPOSED DENSITY	217 UNITS
TOTAL PROJECT DENSITY	7.32 UNITS/ACRE
SETBACK REQUIREMENTS:	
FRONT SETBACK	35 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS:	
MAX BUILDING HEIGHT	35 Ft
MIN. FLOOR AREA	1,200 SQ FT
OPEN SPACE CALCULATIONS:	
OPEN SPACE REQUIRED	15% (4.38 AC)
OPEN SPACE PROPOSED	63% (18.86 AC)
PARKING REQUIREMENTS:	
PROPOSED RESIDENT PARKING	434 SPACES (2 SPACES PER UNIT)
PROPOSED GUEST PARKING	56 SPACES
TOTAL PARKING PROVIDED	490 SPACES

24 HOUR CONTACT:
KEVIN NORTON

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PROJECT

OLD MILTON 2

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3842 OLD MILTON PKWY
ALPHARETTA, GA 30005

FULTON COUNTY

FOR

EMPIRE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

CONCEPTUAL MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 08/21/2025
PROJECT: 21055.00A

C7
SHEET

This drawing is the property of Planners and Engineers Collaborative and is not to be used in whole or in part for any purpose not specifically authorized by PEC. © Planners and Engineers Collaborative, Inc.

Figure 2 – Site Plan

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 SR 120 (Old Milton Parkway)

SR 120 (Old Milton Parkway) is an east-west, four-lane, median divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 121-0312) indicate that the daily traffic volume on SR 120 (Old Milton Parkway) in 2024 was 49,000 vehicles per day east of Brookside Parkway / Cotton Creek Entry. GDOT and the City of Alpharetta classify SR 120 (Old Milton Parkway) as a principal arterial roadway.

2.1.2 Brookside Parkway

Brookside Parkway is a four-lane undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. The City of Alpharetta classifies Brookside Parkway as a local roadway.

2.1.3 Cotton Creek Entry

Cotton Creek Entry is a north-south, two lane, undivided roadway in the vicinity of the site. The City of Alpharetta classifies Cotton Creek Entry as a local roadway.

2.1.4 Waters Ferry Drive

Waters Ferry Drive is a north-south, two lane, undivided roadway in the vicinity of the site. The City of Alpharetta classifies Waters Ferry Drive as a local roadway.

2.1.5 Cotton Mill Place

Cotton Mill Place is a north-south, two lane, undivided roadway in the vicinity of the site. The City of Alpharetta classifies Cotton Mill Place as a local roadway.

2.2 Inventory of Pedestrian, Multi-Use Trail, Bicycle and Transit Facilities

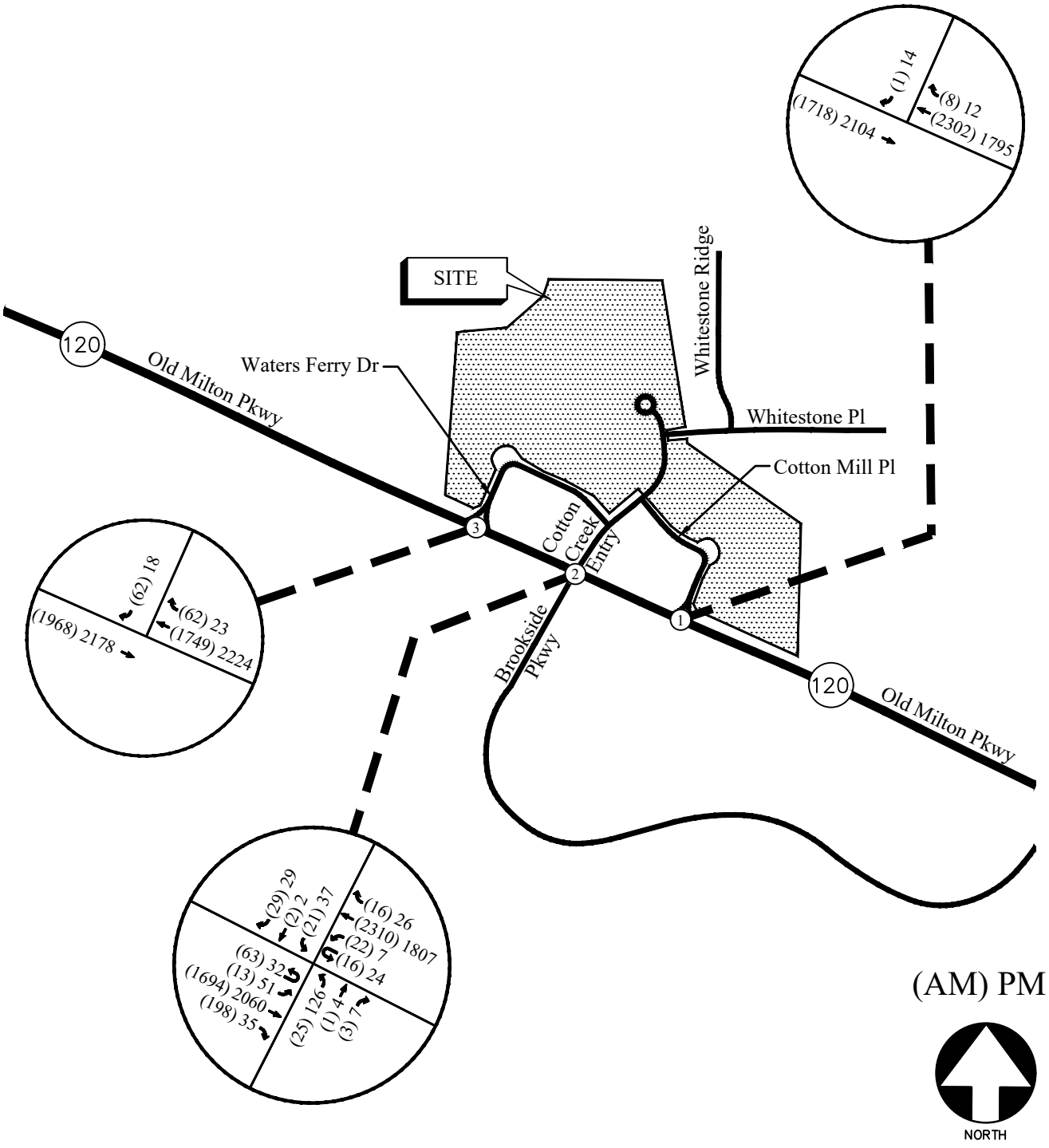
- Sidewalks are present along SR 120 (Old Milton Parkway), Brookside Parkway, Cotton Creek Entry, Cotton Mill Place and Waters Ferry Road.
- Pedestrian crosswalks are present at the signalized intersection of SR 120 (Old Milton Parkway) and Cotton Creek Entry / Brookside Parkway.
- The MARTA 185 – Alpharetta bus route is located within 0.1 miles of the proposed site. Bus stops are located on both sides of Old Milton Parkway to the west of its intersection with Cotton Creek Entry / Brookside Parkway.

2.3 Traffic Count and Signal Timing Data

Traffic counts were collected on Tuesday December 09, 2025, to obtain AM (7:00 - 9:00) and PM (4:00 - 6:00) peak hour volumes at the following study intersections:

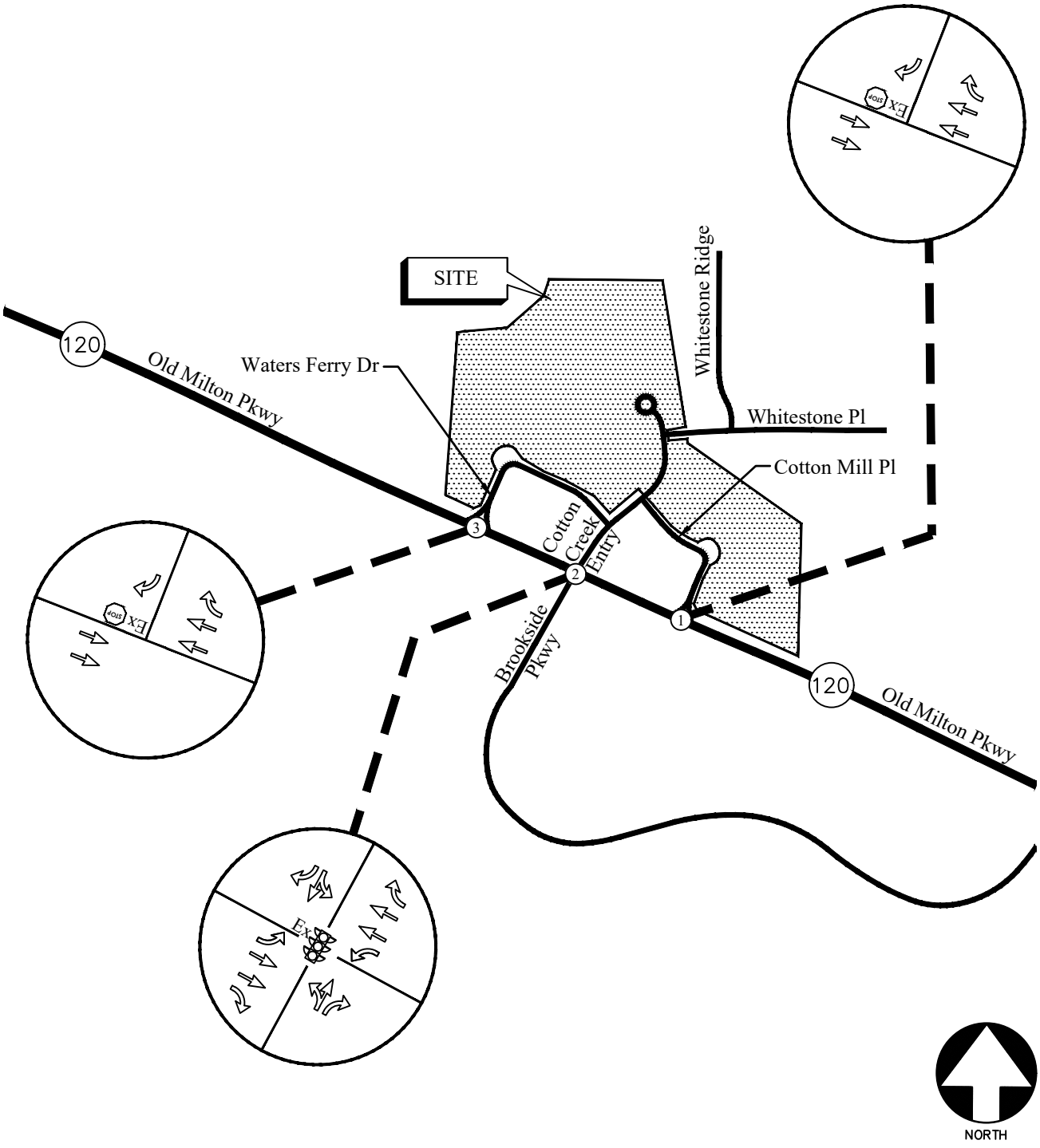
1. SR 120 (Old Milton Parkway) at Cotton Mill Place
2. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
3. SR 120 (Old Milton Parkway) at Waters Ferry Drive

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 local schools were in operation when this data was collected. The four consecutive 15-minute interval volumes that produced the highest volume at the study 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 each study intersection are shown in Figure 4.



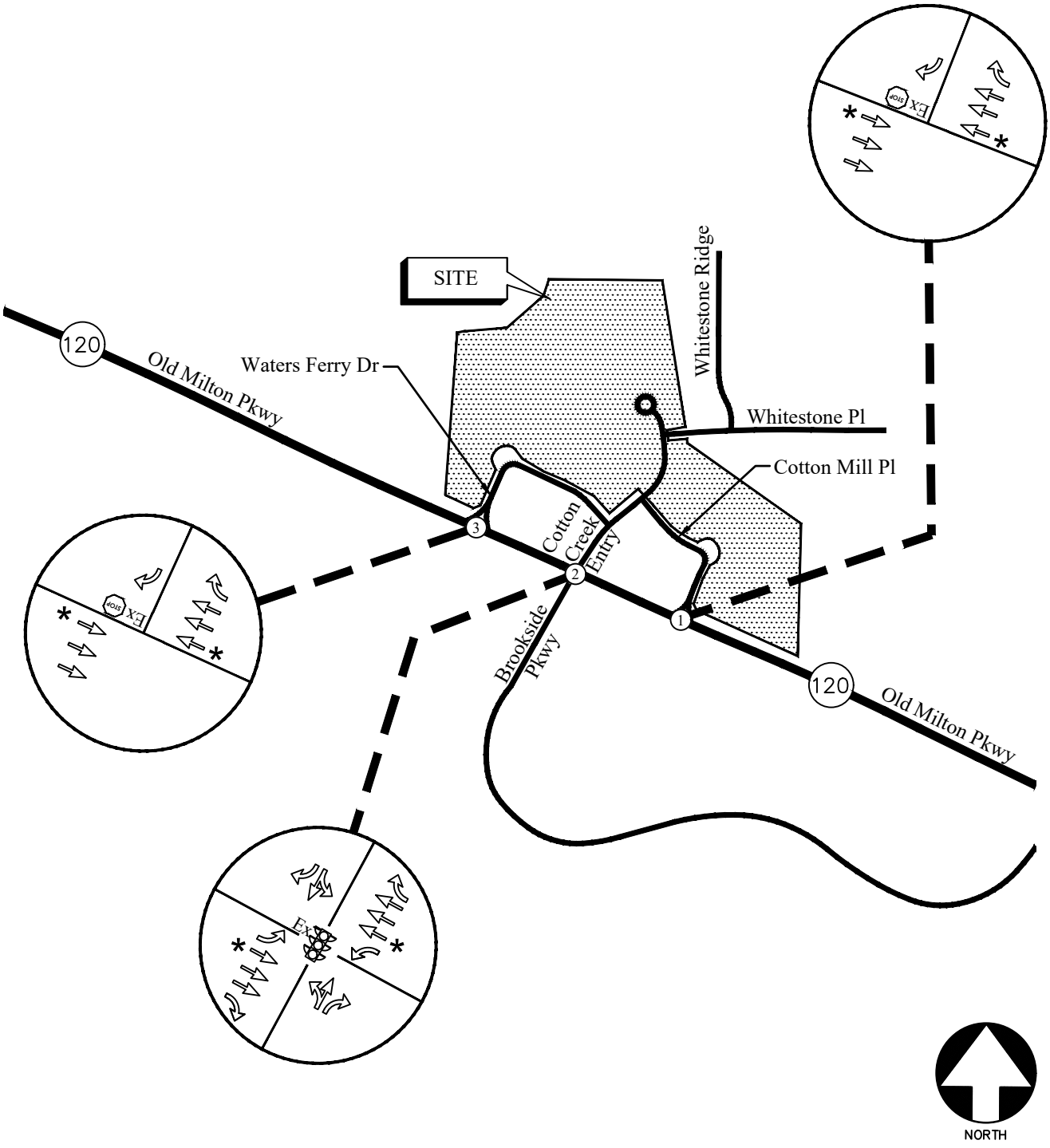
EXISTING WEEKDAY PEAK HOUR VOLUMES FIGURE 3

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EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 4

A&R Engineering Inc.



TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 5
(IMPROVEMENT PROJECTS) **A&R Engineering Inc.**

3.0 FUTURE CONDITIONS

3.1 Programmed and Planned Transportation Improvements

There is one programmed or planned project in the vicinity of the proposed site that will upgrade the existing study intersections. The revised lane configurations are shown in Figure 5.

3.1.1 GDOT PI No. 0017187 — SR 120 (Old Milton Parkway) Widening

GDOT project #0017187 will span approximately 2 miles between North Point Parkway to Kimball Bridge Road and will widen SR 120 (Old Milton Parkway) from four lanes to six with a raised median. The project is anticipated to be completed in 2029 (one year before the proposed development) and was therefore included in both the "No-Build" and "Build" scenarios.

3.2 Background Growth

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 growth in data over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% 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

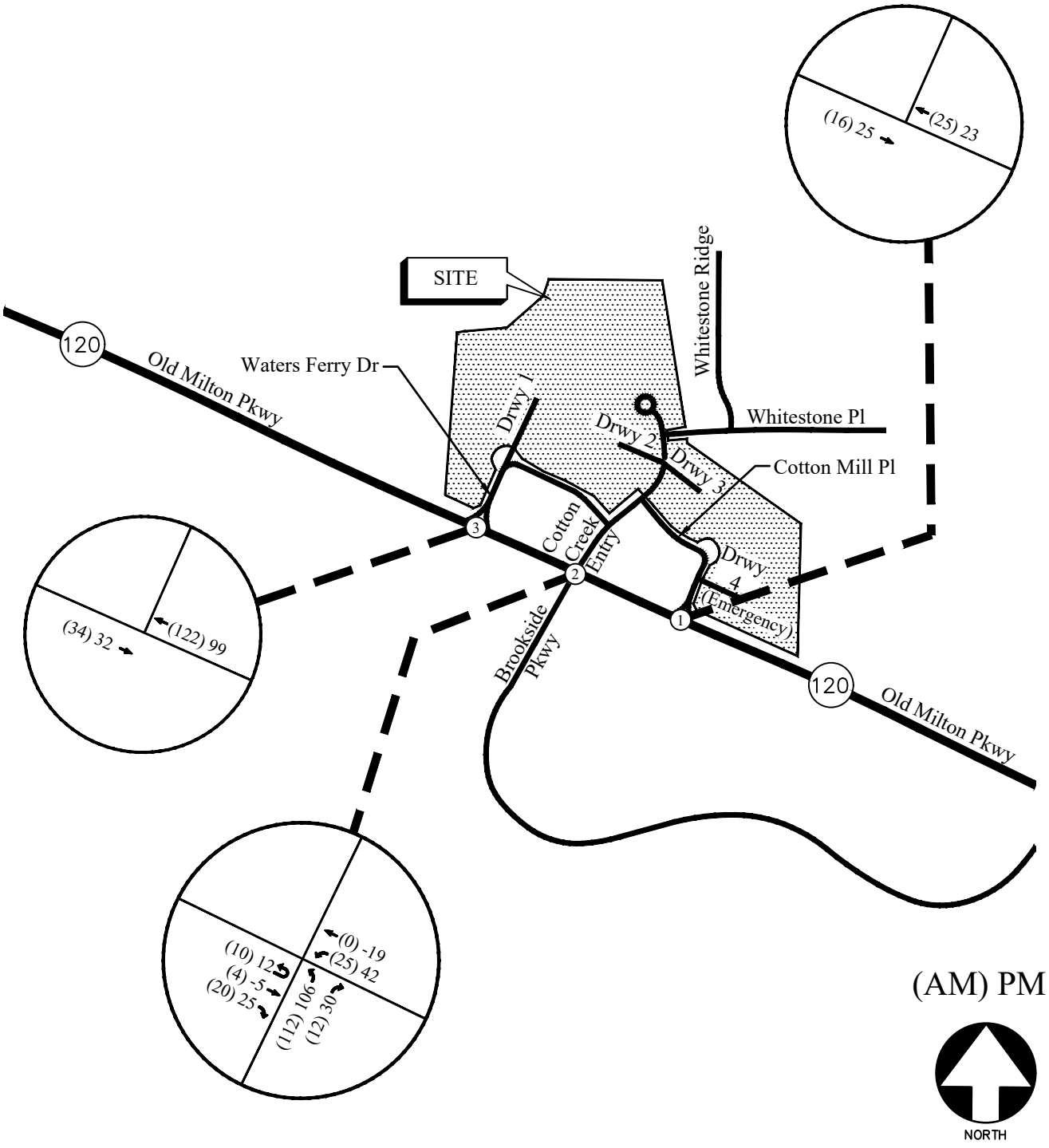
There are currently two proposed adjacent developments in the study area.

3.3.1 Brookside Mixed-Use Project DRI #4317

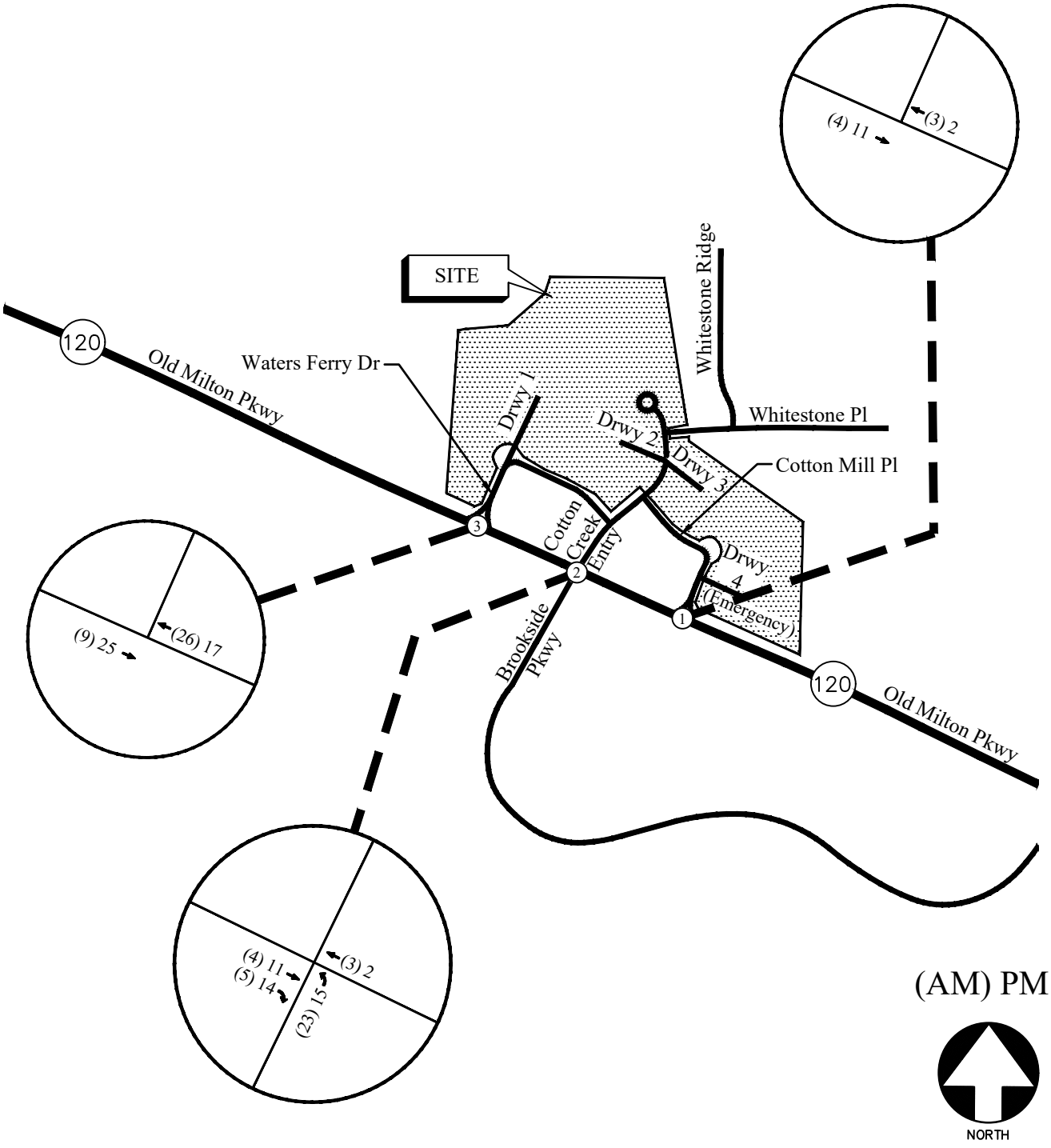
The adjacent Brookside Mixed-Use Project (DRI #4317) is located to the west of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour traffic volumes for this development were estimated in the traffic study submitted by Kimley-Horn and Associates in February 2025, and the traffic volumes that will pass through this study network are shown in Figure 6.

3.3.2 Brookside Parkway Tract Project

The adjacent Brookside Parkway Tract Project is located to the east of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour volumes for this site were estimated in the traffic study submitted by Kimley-Horn and Associates in February 2025, and the traffic volumes that will pass through this study network are shown in Figure 7.



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES FIGURE 6
(ADJACENT BROOKSIDE MIXED USE PROJECT DRI #4317) **A&R Engineering Inc.**



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES FIGURE 7
(ADJACENT BROOKSIDE PARKWAY TRACT PROJECT) **A&R Engineering Inc.**

3.4 Project Trip Generation

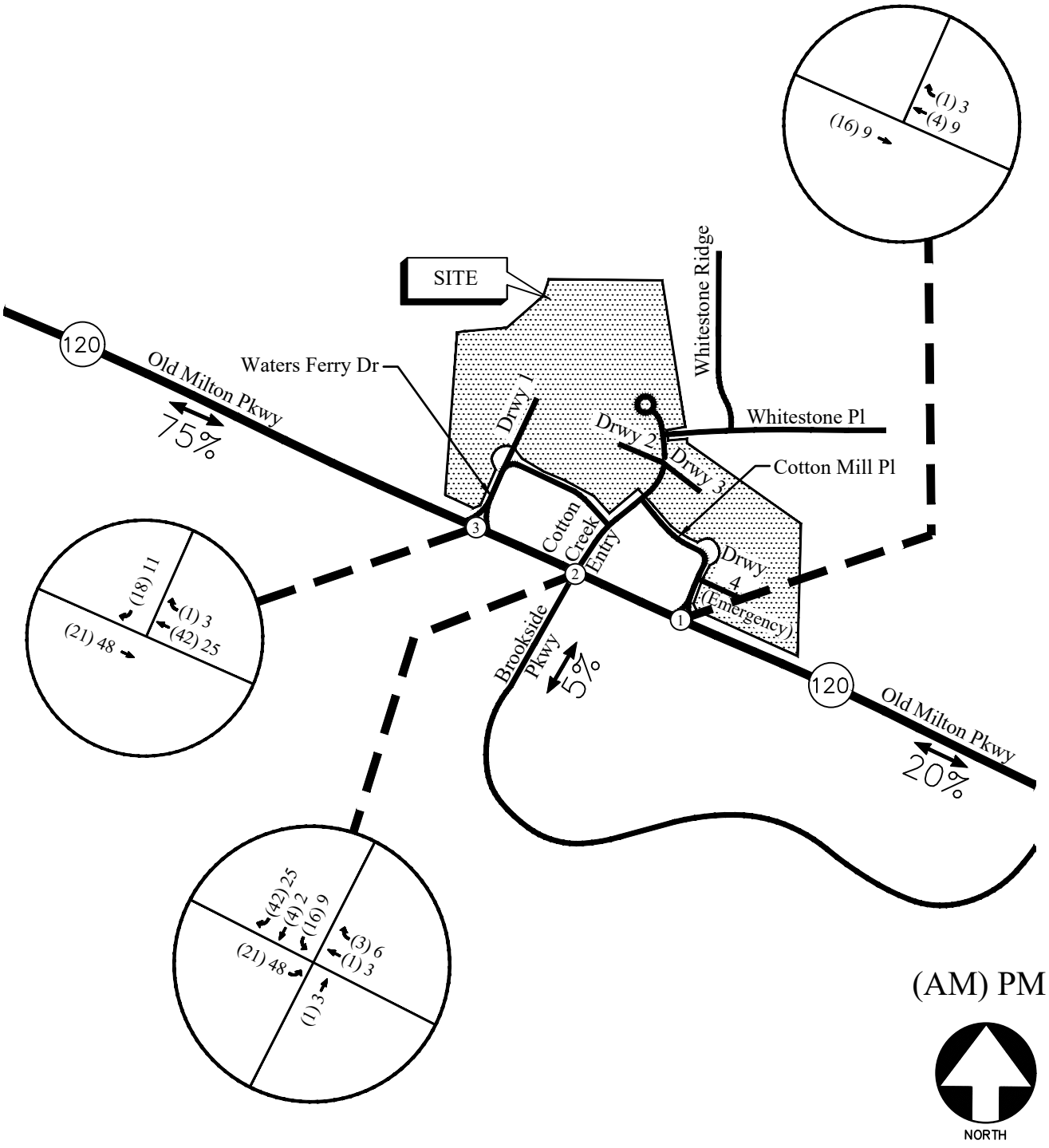
Trip generation estimates were based on the rates and equations published in the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based on the ITE land use category *215 – Single-Family Attached Housing*. The calculated trip generation volumes for the proposed site are shown in Table 1.

TABLE 1 – TRIP GENERATION (PROPOSED DEVELOPMENT)

Land Use	Code	Density	Period	Total	In	Out
Single-Family Attached Housing	215	207 Units	Daily	1,355	678	677
			AM Peak Hour	107	27	80
			PM Peak Hour	110	63	47
Total Net New Trips			**Daily**	**1,355**	**678**	**677**
			AM Peak Hour	**107**	**27**	**80**
			PM Peak Hour	**110**	**63**	**47**

3.5 Trip Distribution and Assignment

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. 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 traffic volumes generated by the proposed residential site are shown in Figure 8.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

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 Highway Capacity Manual, 7th Edition (HCM 7). Synchro 12 software, which utilizes the HCM methodology, was used for analysis. 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 (v/c) 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 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.

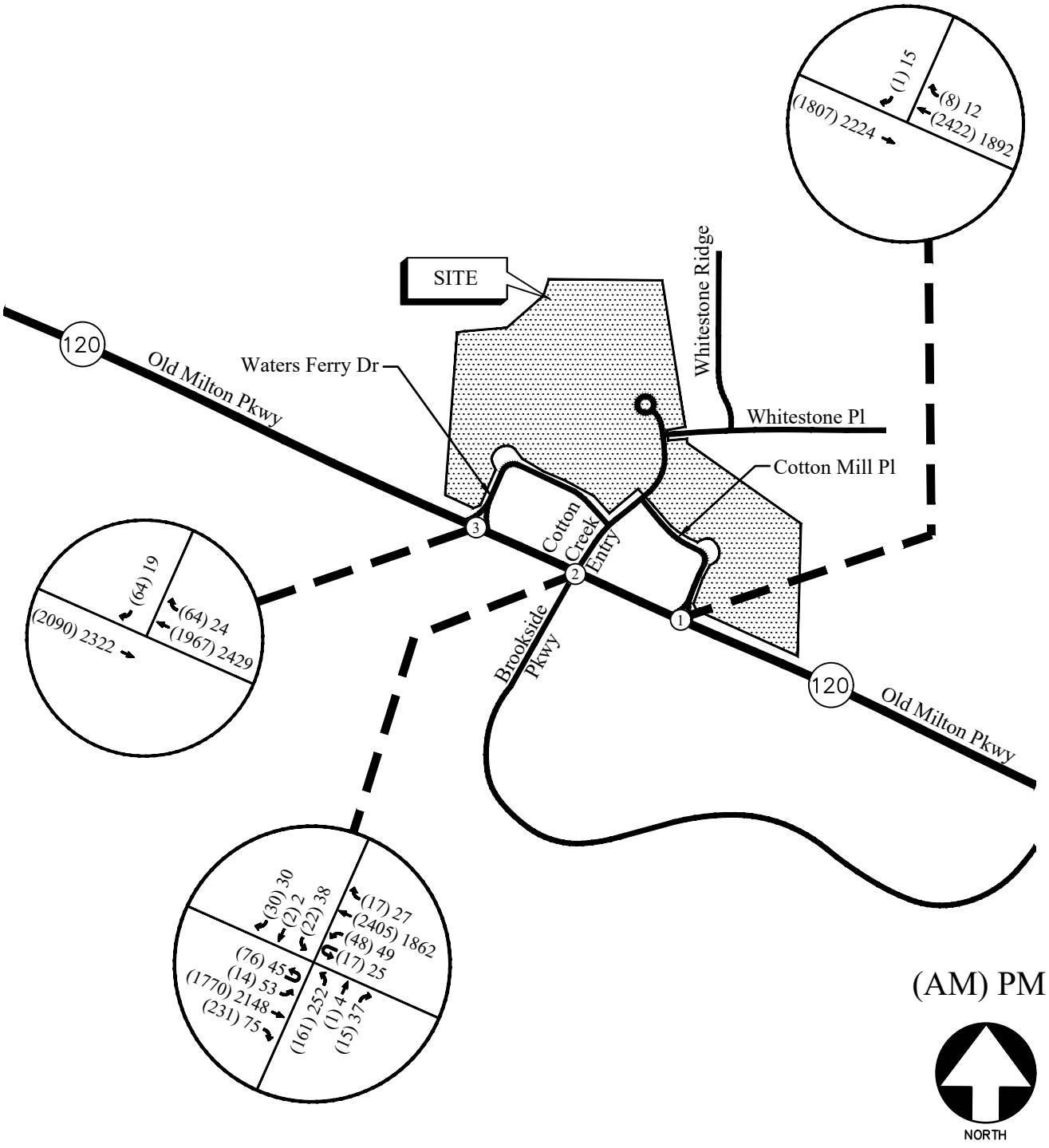
4.2 Existing Conditions Capacity Analysis

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology using the volumes in Figure 3. The results of the analysis are shown in Table 4.

TABLE 4 – EXISTING 2026 INTERSECTION OPERATIONS

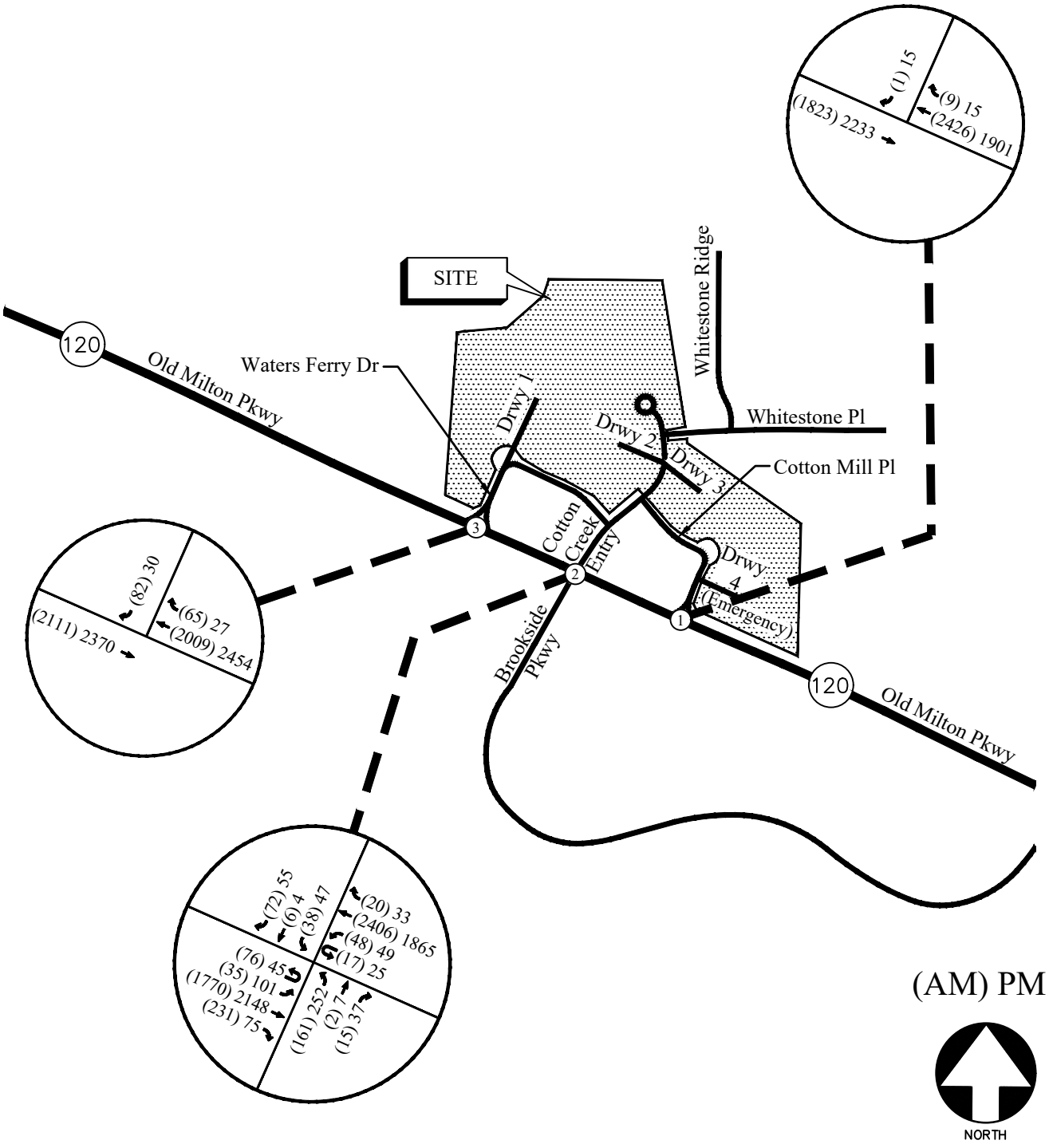
Intersection		Traffic Control	LOS (Delay)	
			AM Peak	PM Peak
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place** -Southbound Approach	Yield Sign Controlled on SB Approach	D (25.4)	C (18.8)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**A (8.9)** A (5.9) A (9.7) E (77.0) E (76.7)	**B (14.8)** B (12.3) B (11.4) F (83.2) E (74.9)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive** -Southbound Approach	Yield Sign Controlled on SB Approach	C (21.9)	D (28.1)

The results of the existing traffic operations analysis indicate that the signalized intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) is operating at an overall level of service (LOS) "B" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 are both operating at a level of service "D" or better with peak hour traffic.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 9

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 10

A&R Engineering Inc.

4.3 Future Build Conditions Capacity Analysis

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 due to the annual growth of through traffic, as shown in Figure 9. The future 2030 "No-Build" volumes in Figure 9 consist of the existing traffic volumes (Figure 2) plus increases due to the annual growth of traffic in addition to traffic from the adjacent development (Figures 6 and 7).

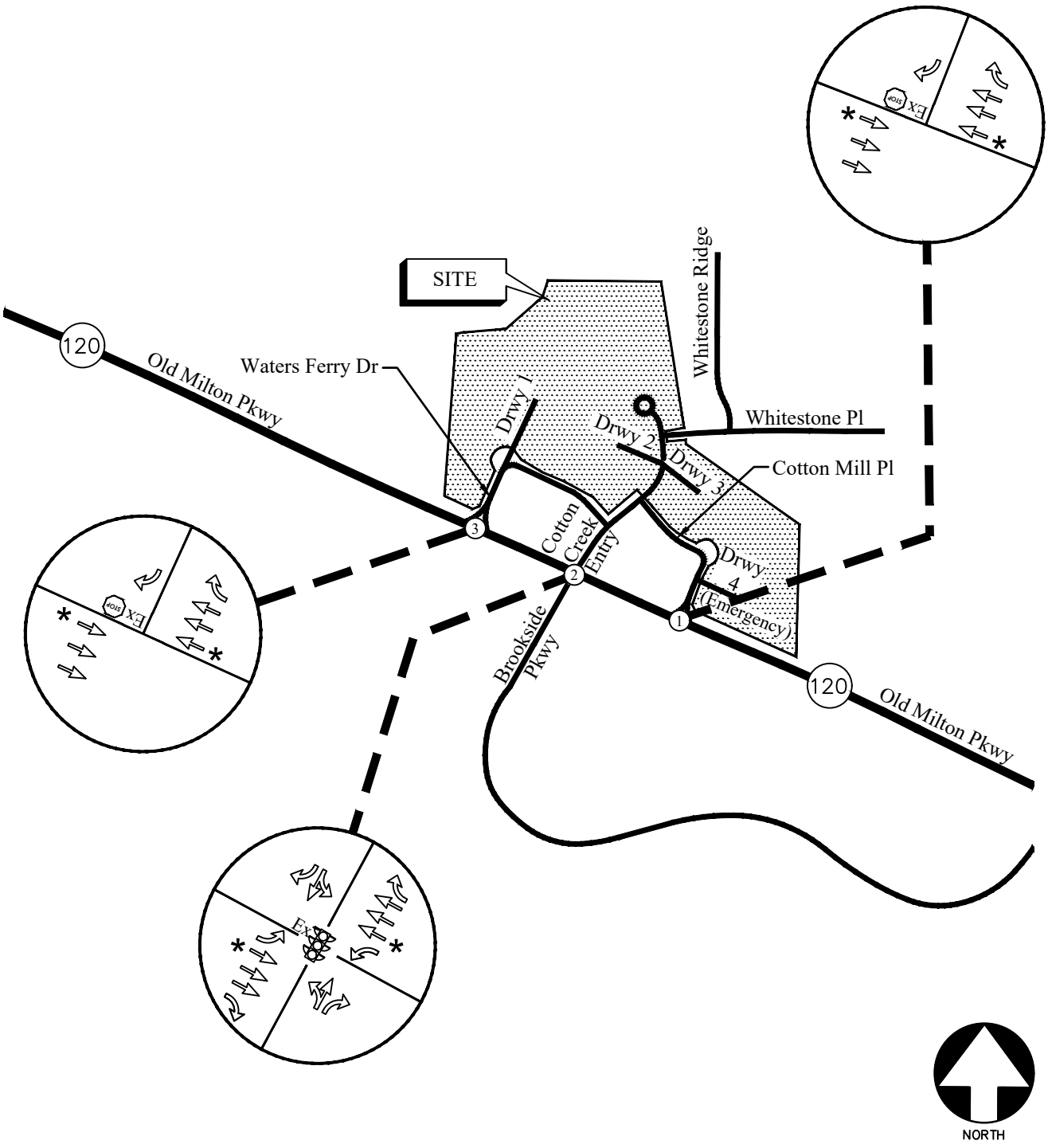
The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 8) were added to base traffic volumes (Figure 9) to calculate the future traffic volumes after the construction of the proposed residential development. These total future "Build" traffic volumes are shown in Figure 10.

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 9 and Figure 10, respectively. The results of the future traffic operations analyses are shown below in Table 5. The future traffic control and lane geometry configurations are shown in Figure 11.

TABLE 5 – FUTURE INTERSECTION OPERATIONS (2030)

Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM	PM	AM	PM
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place**				
	-Southbound Approach	E (35.5)	C (24.7)	E (35.6)	C (24.9)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway**	**B (15.2)**	**C (22.6)**	**B (15.5)**	**C (23.2)**
	-Eastbound Approach	A (7.1)	C (20.0)	A (7.1)	C (20.3)
	-Westbound Approach	A (8.4)	B (17.7)	A (9.1)	B (18.4)
	-Northbound Approach	F (199.5)	E (77.0)	F (190.0)	E (77.0)
	-Southbound Approach	E (69.8)	E (58.4)	E (71.0)	E (58.7)
3	**SR 120 (Old Milton Parkway) at Waters Ferry Drive**				
	-Southbound Approach	E (38.3)	E (41.8)	E (47.9)	E (48.1)

The results of both the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "C" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 11

A&R Engineering Inc.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta. The project will consist of 207 townhomes to be constructed in a single phase, with completion anticipated in 2030.

The development proposes access on the following driveways:

- Site Driveway 1: Full Access Driveway at the end of Waters Ferry Drive
- Site Driveways 2 & 3: Two full access driveways aligned with each other on Cotton Creek Entry
- Site Driveway 4: Emergency-Only Driveway on Cotton Mill Place

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:

4. SR 120 (Old Milton Parkway) at Cotton Mill Place
5. SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
6. SR 120 (Old Milton Parkway) at Waters Ferry Drive

The results of both the "No Build" and "Build" traffic operations analyses indicate that the signalized study intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Pkwy (intersection 2) will operate at an overall LOS "C" or better in the AM and PM peak hours. The right-out approaches at intersections 1 and 3 will operate at a level of service "E" or better with peak hour traffic.

5.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway at the End of Waters Ferry Drive
  - One entering lane and one exiting lane
  - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 2: Full Access Driveway on Cotton Creek Entry Aligned with Site Driveway 3
  - One entering lane and one exiting lane
  - Stop-sign controlled on the driveway approach with Cotton Creek Entry remaining free flow
  - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 3: Full Access Driveway on Cotton Creek Entry Aligned with Site Driveway 2
  - One entering lane and one exiting lane
  - Stop-sign controlled on the driveway approach with Cotton Creek Entry remaining free flow
  - Provide/confirm adequate sight distance per AASHTO standards

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
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
Site Code : 20250425
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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	321	0	321	0	559	2	561	882
07:15 AM	0	0	0	0	0	0	0	0	0	296	0	296	0	583	2	585	881
07:30 AM	0	0	0	0	0	0	0	0	0	438	0	438	0	579	3	582	1020
07:45 AM	0	0	0	0	0	0	0	0	0	448	0	448	0	600	4	604	1052
Total	0	0	0	0	0	0	0	0	0	1503	0	1503	0	2321	11	2332	3835
08:00 AM	0	0	0	0	0	0	0	0	0	409	0	409	0	585	0	585	994
08:15 AM	0	0	0	0	0	0	1	1	0	423	0	423	0	538	1	539	963
08:30 AM	0	0	0	0	0	0	0	0	0	432	0	432	0	541	5	546	978
08:45 AM	0	0	0	0	0	0	0	0	0	398	0	398	0	563	7	570	968
Total	0	0	0	0	0	0	1	1	0	1662	0	1662	0	2227	13	2240	3903
09:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	1	1	0	517	0	517	0	380	1	381	899
04:15 PM	0	0	0	0	0	0	3	3	0	538	0	538	0	461	5	466	1007
04:30 PM	0	0	0	0	0	0	8	8	0	517	0	517	0	448	3	451	976
04:45 PM	0	0	0	0	0	0	2	2	0	436	0	436	0	477	1	478	916
Total	0	0	0	0	0	0	14	14	0	2008	0	2008	0	1766	10	1776	3798
05:00 PM	0	0	0	0	0	0	2	2	0	469	0	469	0	475	4	479	950
05:15 PM	0	0	0	0	0	0	3	3	0	512	0	512	0	456	4	460	975
05:30 PM	0	0	0	0	0	0	5	5	0	573	0	573	0	425	3	428	1006
05:45 PM	0	0	0	0	0	0	4	4	0	550	0	550	0	439	1	440	994
Total	0	0	0	0	0	0	14	14	0	2104	0	2104	0	1795	12	1807	3925
Grand Total	0	0	0	0	0	0	29	29	1	7277	0	7278	0	8109	46	8155	15462
Apprch %	0	0	0		0	0	100		0	100	0		0	99.4	0.6		
Total %	0	0	0	0	0	0	0.2	0.2	0	47.1	0	47.1	0	52.4	0.3	52.7	

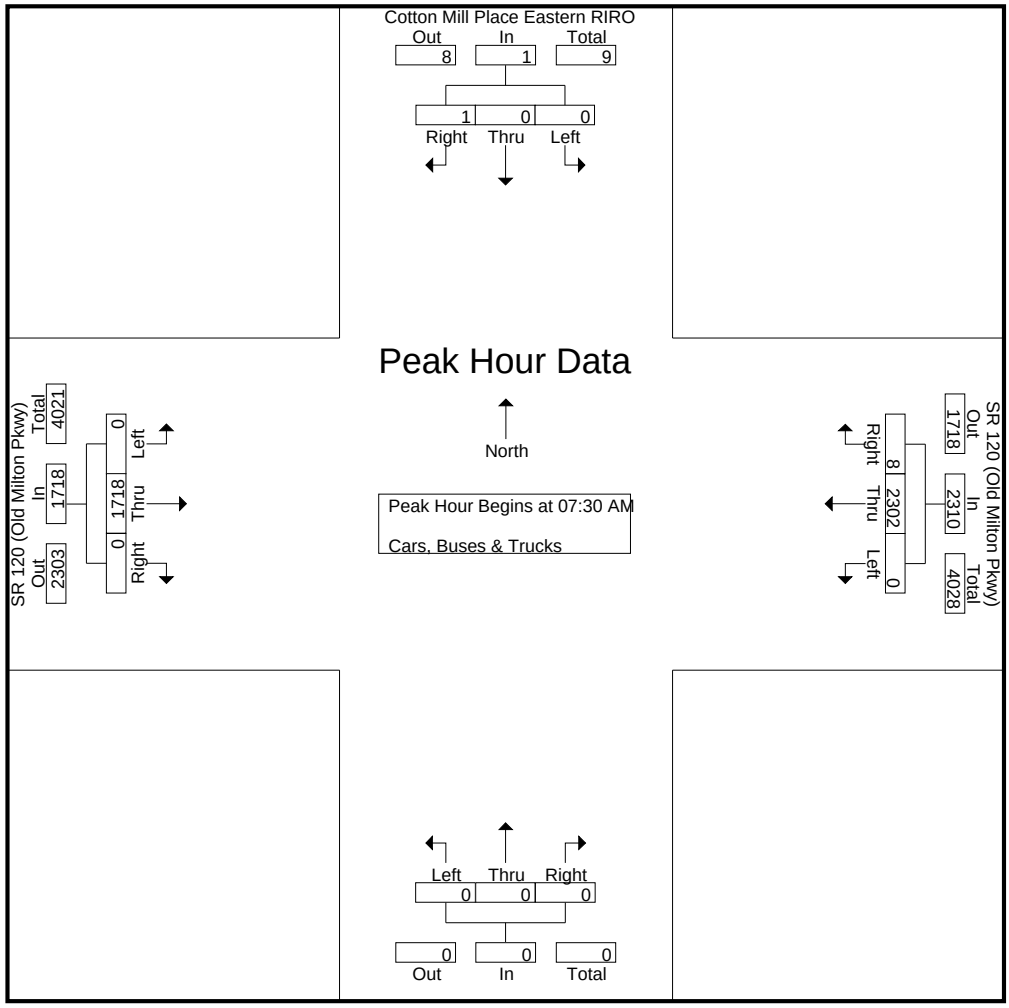
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
Site Code : 20250425
Start Date : 12-09-2025
Page No : 2

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	0	0	0	0	0	438	0	438	0	579	3	582	1020
07:45 AM	0	0	0	0	0	0	0	0	0	**448**	0	**448**	0	**600**	**4**	**604**	**1052**
08:00 AM	0	0	0	0	0	0	0	0	0	409	0	409	0	585	0	585	994
08:15 AM	0	0	0	0	0	0	**1**	**1**	0	423	0	423	0	538	1	539	963
Total Volume	0	0	0	0	0	0	1	1	0	1718	0	1718	0	2302	8	2310	4029
% App. Total	0	0	0		0	0	100		0	100	0		0	99.7	0.3		
PHF	.000	.000	.000	.000	.000	.000	.250	.250	.000	.959	.000	.959	.000	.959	.500	.956	.957



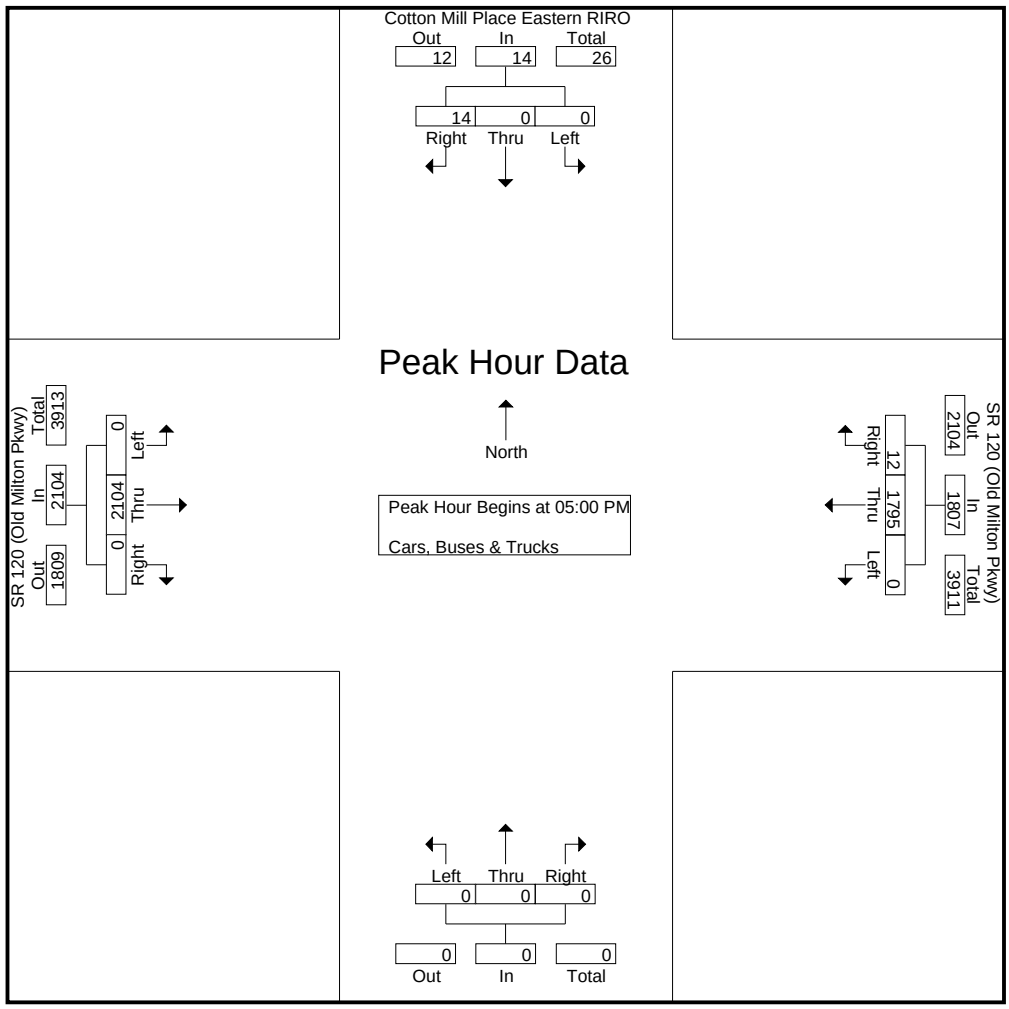
A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

File Name : 20250425
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Start Date : 12-09-2025
Page No : 3

	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) 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 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	0	0	2	2	0	469	0	469	0	**475**	**4**	**479**	950
05:15 PM	0	0	0	0	0	0	3	3	0	512	0	512	0	456	4	460	975
05:30 PM	0	0	0	0	0	0	**5**	**5**	0	**573**	0	**573**	0	425	3	428	**1006**
05:45 PM	0	0	0	0	0	0	4	4	0	550	0	550	0	439	1	440	994
Total Volume	0	0	0	0	0	0	14	14	0	2104	0	2104	0	1795	12	1807	3925
% App. Total	0	0	0		0	0	100		0	100	0		0	99.3	0.7		
PHF	.000	.000	.000	.000	.000	.000	.700	.700	.000	.918	.000	.918	.000	.945	.750	.943	.975



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Marietta, GA 30067

TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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	3	0	0	3	4	2	3	9	5	317	24	7	353	1	561	1	5	568	933
07:15 AM	5	0	0	5	2	1	5	8	1	294	40	8	343	1	585	2	5	593	949
07:30 AM	3	0	0	3	5	0	8	13	5	433	41	13	492	4	582	3	2	591	1099
07:45 AM	5	1	0	6	2	1	5	8	1	446	51	18	516	2	604	5	4	615	1145
Total	16	1	0	17	13	4	21	38	12	1490	156	46	1704	8	2332	11	16	2367	4126
08:00 AM	9	0	1	10	5	0	8	13	4	403	47	17	471	4	585	5	2	596	1090
08:15 AM	8	0	2	10	9	1	8	18	3	412	59	15	489	12	539	3	8	562	1079
08:30 AM	25	0	1	26	7	3	5	15	2	424	38	12	476	4	546	2	3	555	1072
08:45 AM	19	0	0	19	3	0	5	8	4	395	37	12	448	4	570	6	4	584	1059
Total	61	0	4	65	24	4	26	54	13	1634	181	56	1884	24	2240	16	17	2297	4300
*** BREAK ***																			
04:00 PM	43	1	6	50	6	0	9	15	8	505	15	6	534	0	381	4	9	394	993
04:15 PM	37	1	1	39	9	2	6	17	10	528	20	5	563	1	466	4	2	473	1092
04:30 PM	50	0	2	52	8	0	15	23	5	507	20	7	539	2	451	12	3	468	1082
04:45 PM	34	0	1	35	8	1	3	12	9	427	11	12	459	3	478	4	5	490	996
Total	164	2	10	176	31	3	33	67	32	1967	66	30	2095	6	1776	24	19	1825	4163
05:00 PM	42	1	2	45	11	0	8	19	11	456	6	9	482	1	479	3	7	490	1036
05:15 PM	40	1	1	42	9	2	8	19	15	502	9	4	530	3	460	7	7	477	1068
05:30 PM	27	0	1	28	7	0	7	14	9	565	12	11	597	0	428	10	8	446	1085
05:45 PM	17	2	3	22	10	0	6	16	16	537	8	8	569	3	440	6	2	451	1058
Total	126	4	7	137	37	2	29	68	51	2060	35	32	2178	7	1807	26	24	1864	4247
Grand Total	367	7	21	395	105	13	109	227	108	7151	438	164	7861	45	8155	77	76	8353	16836
Apprch %	92.9	1.8	5.3		46.3	5.7	48		1.4	91	5.6	2.1		0.5	97.6	0.9	0.9		
Total %	2.2	0	0.1	2.3	0.6	0.1	0.6	1.3	0.6	42.5	2.6	1	46.7	0.3	48.4	0.5	0.5	49.6	

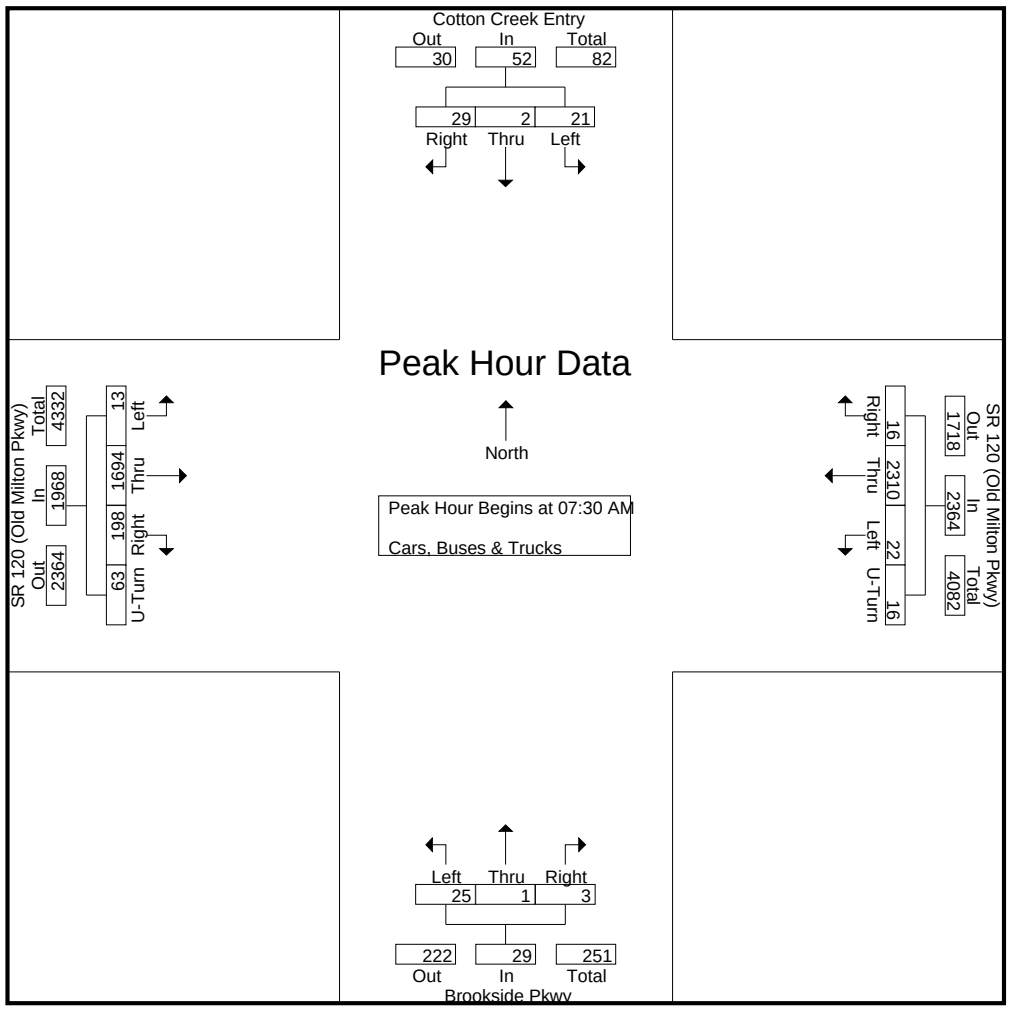
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 2

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:30 AM																			
07:30 AM	3	0	0	3	5	0	**8**	13	**5**	433	41	13	492	4	582	3	2	591	1099
07:45 AM	5	**1**	0	6	2	**1**	5	8	1	**446**	51	**18**	**516**	2	**604**	**5**	4	**615**	**1145**
08:00 AM	**9**	0	1	**10**	5	0	8	13	4	403	47	17	471	4	585	5	2	596	1090
08:15 AM	8	0	**2**	10	**9**	1	8	**18**	3	412	**59**	15	489	**12**	539	3	**8**	562	1079
Total Volume	25	1	3	29	21	2	29	52	13	1694	198	63	1968	22	2310	16	16	2364	4413
% App. Total	86.2	3.4	10.3		40.4	3.8	55.8		0.7	86.1	10.1	3.2		0.9	97.7	0.7	0.7		
PHF	.694	.250	.375	.725	.583	.500	.906	.722	.650	.950	.839	.875	.953	.458	.956	.800	.500	.961	.964



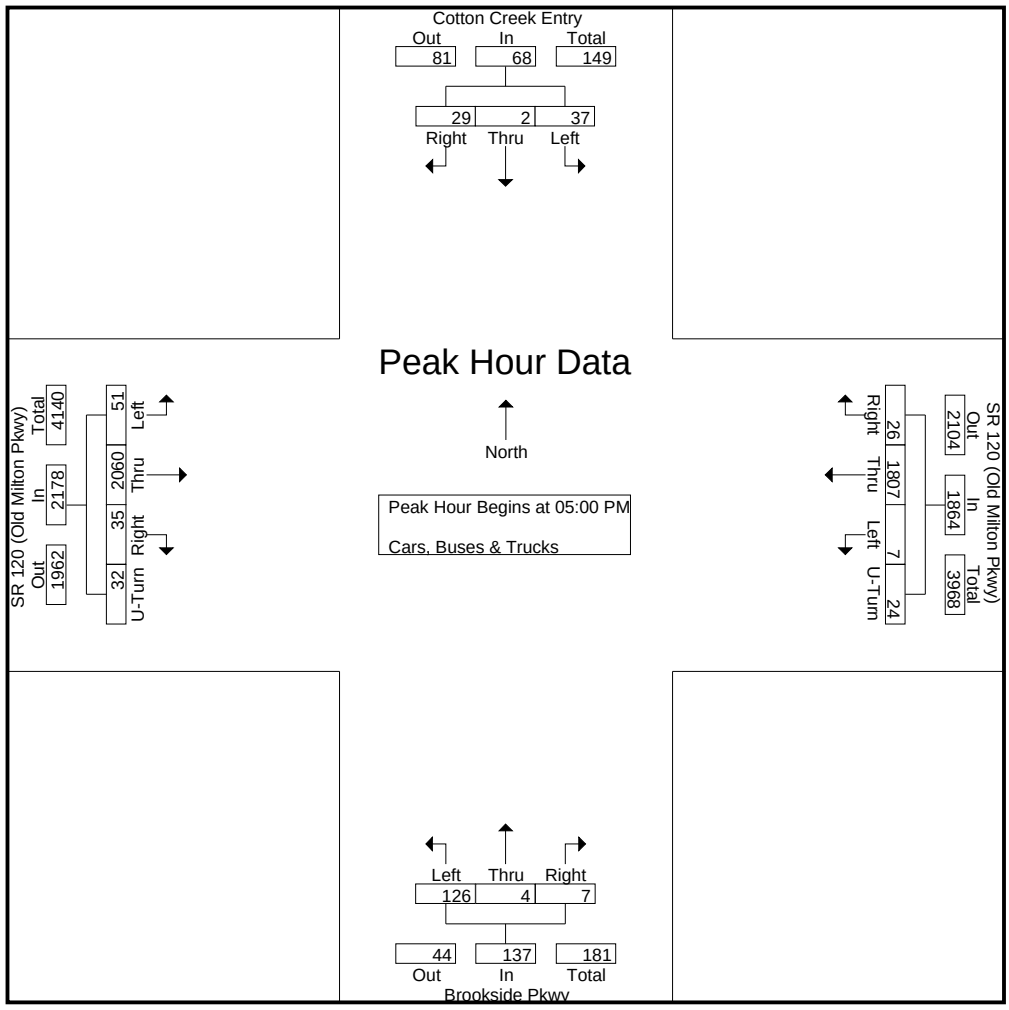
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TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 3

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				SR 120 (Old Milton Pkwy) Eastbound					SR 120 (Old Milton Pkwy) 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 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 05:00 PM																			
05:00 PM	**42**	1	2	**45**	**11**	0	**8**	**19**	11	456	6	9	482	1	**479**	3	7	**490**	1036
05:15 PM	40	1	1	42	9	**2**	8	19	15	502	9	4	530	**3**	460	7	7	477	1068
05:30 PM	27	0	1	28	7	0	7	14	9	**565**	**12**	**11**	**597**	0	428	**10**	**8**	446	**1085**
05:45 PM	17	**2**	**3**	22	10	0	6	16	**16**	537	8	8	569	3	440	6	2	451	1058
Total Volume	126	4	7	137	37	2	29	68	51	2060	35	32	2178	7	1807	26	24	1864	4247
% App. Total	92	2.9	5.1		54.4	2.9	42.6		2.3	94.6	1.6	1.5		0.4	96.9	1.4	1.3		
PHF	.750	.500	.583	.761	.841	.250	.906	.895	.797	.912	.729	.727	.912	.583	.943	.650	.750	.951	.979



A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) 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	5	5	0	353	0	353	0	321	9	330	688
07:15 AM	0	0	0	0	0	0	11	11	0	343	0	343	0	299	13	312	666
07:30 AM	0	0	0	0	0	0	20	20	0	492	0	492	0	441	16	457	969
07:45 AM	0	0	0	0	0	0	14	14	0	516	0	516	0	463	11	474	1004
Total	0	0	0	0	0	0	50	50	0	1704	0	1704	0	1524	49	1573	3327
08:00 AM	0	0	0	0	0	0	14	14	0	471	0	471	0	417	20	437	922
08:15 AM	0	0	0	0	0	0	14	14	0	489	0	489	0	428	15	443	946
08:30 AM	0	0	0	0	0	0	9	9	0	476	0	476	0	454	12	466	951
08:45 AM	0	0	0	0	0	0	11	11	0	448	0	448	0	424	7	431	890
Total	0	0	0	0	0	0	48	48	0	1884	0	1884	0	1723	54	1777	3709
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	5	5	0	534	0	534	0	558	5	563	1102
04:15 PM	0	0	0	0	0	0	3	3	0	563	0	563	0	574	2	576	1142
04:30 PM	0	0	0	0	0	0	4	4	0	539	0	539	0	573	6	579	1122
04:45 PM	0	0	0	0	0	0	3	3	0	459	0	459	0	472	4	476	938
Total	0	0	0	0	0	0	15	15	0	2095	0	2095	0	2177	17	2194	4304
05:00 PM	0	0	0	0	0	0	3	3	0	482	0	482	0	507	8	515	1000
05:15 PM	0	0	0	0	0	0	6	6	0	530	0	530	0	550	4	554	1090
05:30 PM	0	0	0	0	0	0	5	5	0	597	0	597	0	604	6	610	1212
05:45 PM	0	0	0	0	0	0	4	4	0	569	0	569	0	563	5	568	1141
Total	0	0	0	0	0	0	18	18	0	2178	0	2178	0	2224	23	2247	4443
Grand Total	0	0	0	0	0	0	131	131	0	7861	0	7861	0	7648	143	7791	15783
Apprch %	0	0	0		0	0	100		0	100	0		0	98.2	1.8		
Total %	0	0	0	0	0	0	0.8	0.8	0	49.8	0	49.8	0	48.5	0.9	49.4	

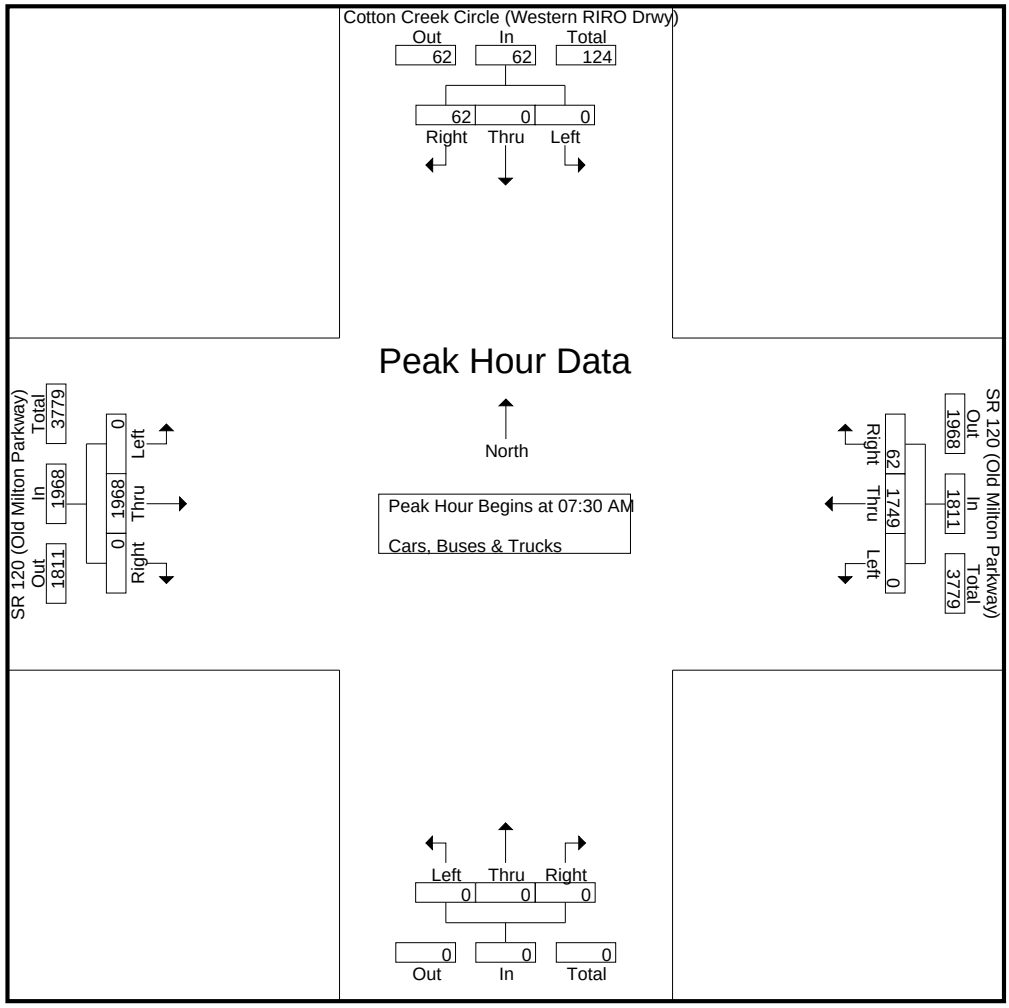
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 2

	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) 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 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	0	0	**20**	**20**	0	492	0	492	0	441	16	457	969
07:45 AM	0	0	0	0	0	0	14	14	0	**516**	0	**516**	0	**463**	11	**474**	**1004**
08:00 AM	0	0	0	0	0	0	14	14	0	471	0	471	0	417	**20**	437	922
08:15 AM	0	0	0	0	0	0	14	14	0	489	0	489	0	428	15	443	946
Total Volume	0	0	0	0	0	0	62	62	0	1968	0	1968	0	1749	62	1811	3841
% App. Total	0	0	0		0	0	100		0	100	0		0	96.6	3.4		
PHF	.000	.000	.000	.000	.000	.000	.775	.775	.000	.953	.000	.953	.000	.944	.775	.955	.956



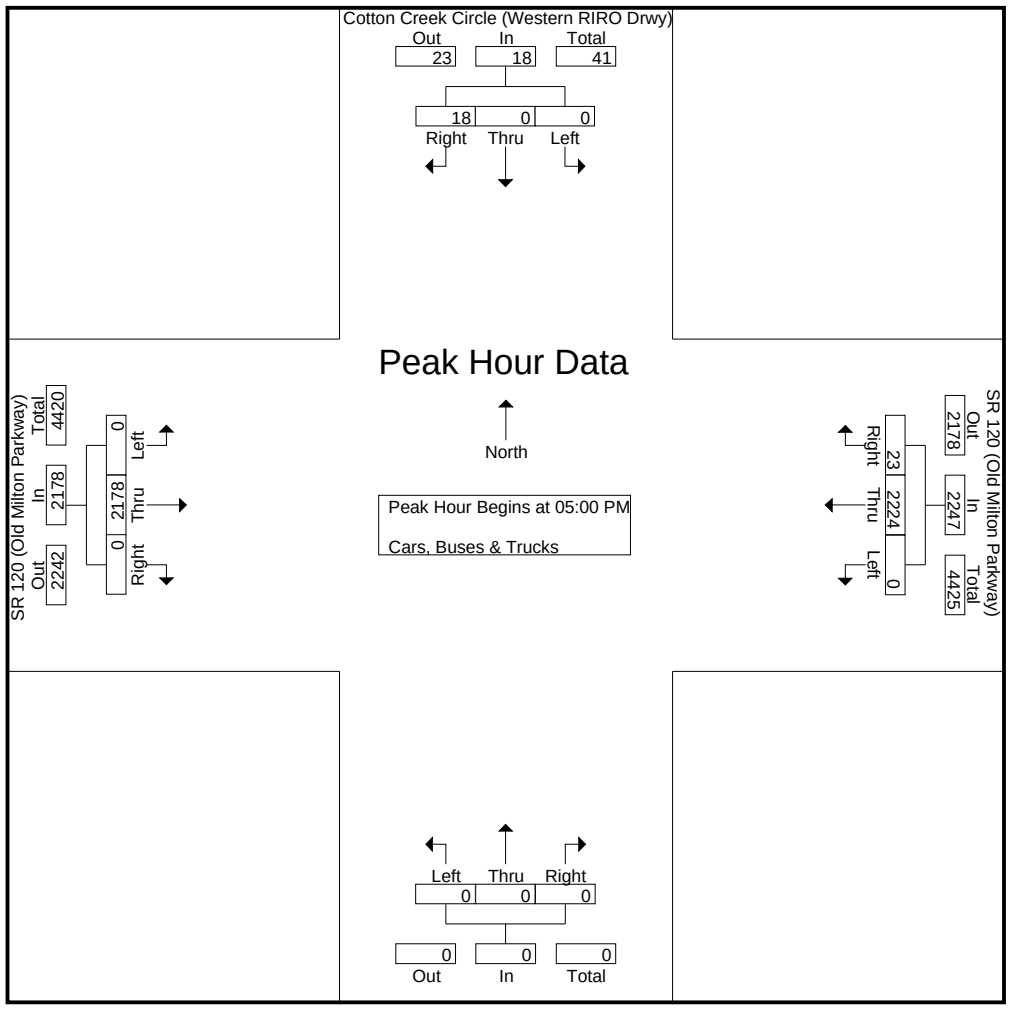
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 3

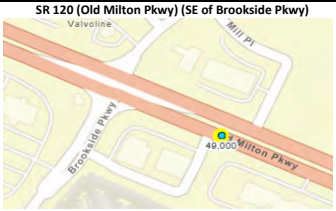
	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	0	0	3	3	0	482	0	482	0	507	**8**	515	1000
05:15 PM	0	0	0	0	0	0	**6**	**6**	0	530	0	530	0	550	4	554	1090
05:30 PM	0	0	0	0	0	0	5	5	0	**597**	0	**597**	0	**604**	6	**610**	**1212**
05:45 PM	0	0	0	0	0	0	4	4	0	569	0	569	0	563	5	568	1141
Total Volume	0	0	0	0	0	0	18	18	0	2178	0	2178	0	2224	23	2247	4443
% App. Total	0	0	0		0	0	100		0	100	0		0	99	1		
PHF	.000	.000	.000	.000	.000	.000	.750	.750	.000	.912	.000	.912	.000	.921	.719	.921	.916

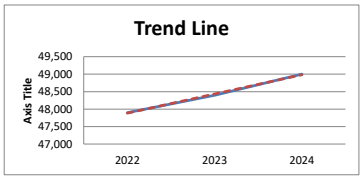


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	1.1%	1.00	121-0312	00012000	47,900	48,400	49,000
Webb Bridge Rd (W of Lake Windward Dr)	1.5%	0.92	121-0918	00170001	12,800	13,100	13,200
Jones Bridge Rd (N of Roswell Mill Dr)	1.0%	1.00	121-0868	00006525	20,500	20,700	20,900
Webb Bridge Rd (NW of Kimball Bridge Rd)	1.6%	0.92	121-7222	00170001	12,200	12,500	12,600
Park Bridge Pkwy (NE of Summerwood Ln)	1.7%	0.83	121-8739	00913201	2,670	2,750	2,760
Weighted Average	**1.2%**	0.99	Sum of Count Stations =		96,070	97,450	98,460

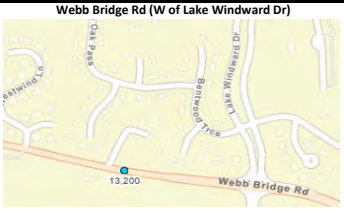
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	121-0312	00012000	47,900	48,400	49,000

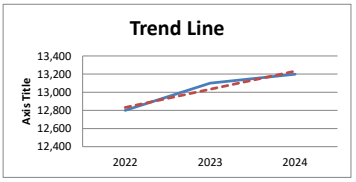




Growth Rate	1.1%	Intercept	-10,64,217	Slope	550.00
Trend Line			47,883	48,433	48,983

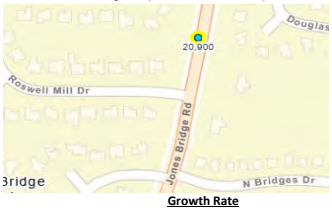
Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (W of Lake Windward Dr)	121-0918	00170001	12,800	13,100	13,200

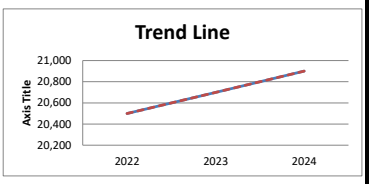




Growth Rate	1.5%	Intercept	-3,91,567	Slope	200.00
Trend Line			12,833	13,033	13,233

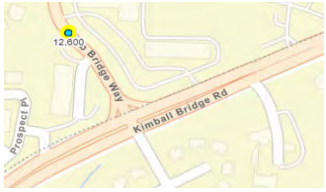
Location	Traffic Counter	RCLINK	2022	2023	2024
Jones Bridge Rd (N of Roswell Mill Dr)	121-0868	00006525	20,500	20,700	20,900

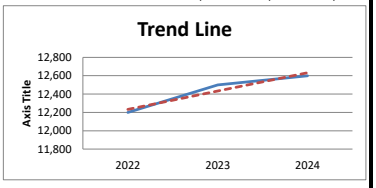




Growth Rate	1.0%	Intercept	-3,83,900	Slope	200.00
Trend Line			20,500	20,700	20,900

Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (NW of Kimball Bridge Rd)	121-7222	00170001	12,200	12,500	12,600

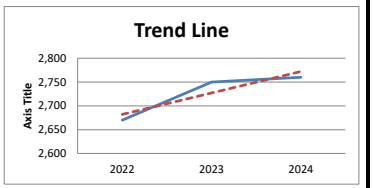




Growth Rate	1.6%	Intercept	-3,92,167	Slope	200.00
Trend Line			12,233	12,433	12,633

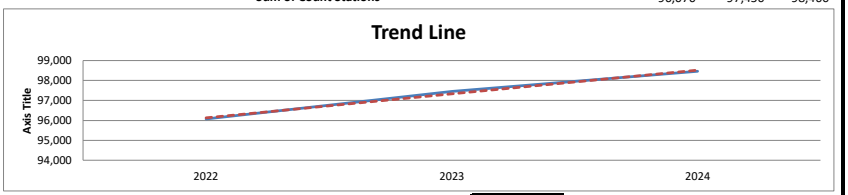
Location	Traffic Counter	RCLINK	2022	2023	2024
Park Bridge Pkwy (NE of Summerwood Ln)	121-8739	00913201	2,670	2,750	2,760





Growth Rate	1.7%	Intercept	-88,308	Slope	45.00
Trend Line			2,682	2,727	2,772

Weighted Average	2022	2023	2024
Sum of Count Stations	96,070	97,450	98,460



Growth Rate	1.2%	Intercept	-23,20,158	Slope	1,195.00
Trend Line			96,132	97,327	98,522

EXISTING INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1718	2302	8	0	1
Future Vol, veh/h	0	1718	2302	8	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	1790	2398	8	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1199
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	178
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	178
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	25.38
HCM LOS			D

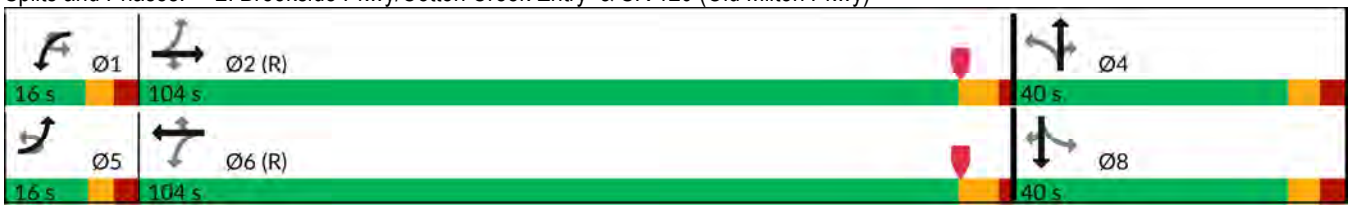
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	178
HCM Lane V/C Ratio	-	-	0.006
HCM Ctrl Dly (s/v)	-	-	25.4
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Future Volume (vph)	63	13	1694	198	16	22	2310	16	25	1	3	21
Lane Group Flow (vph)	0	82	1765	206	0	40	2406	17	0	27	3	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	46.0	46.0	46.0	13.0
Total Split (s)	16.0	16.0	104.0	104.0	16.0	16.0	104.0	104.0	40.0	40.0	40.0	40.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.65	0.61	0.15		0.18	0.86	0.01		0.40	0.02	
Control Delay (s/veh)		53.3	7.4	2.3		3.8	16.1	0.0		89.1	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		53.3	7.4	2.3		3.8	16.1	0.0		89.1	0.3	
Queue Length 50th (ft)		35	354	20		4	797	0		28	0	
Queue Length 95th (ft)		98	480	45		11	1147	0		64	0	
Internal Link Dist (ft)			416				430			289		
Turn Bay Length (ft)		180		180		175		120				
Base Capacity (vph)		157	2911	1332		267	2804	1280		275	376	
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		0.52	0.61	0.15		0.15	0.86	0.01		0.10	0.01	

Intersection Summary

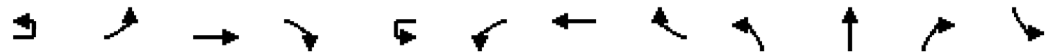
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: Brookside Pkwy/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Lane Group Flow (vph)	24	30
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	40.0	40.0
Total Split (%)	25.0%	25.0%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.35	0.21
Control Delay (s/veh)	86.0	3.4
Queue Delay	0.0	0.0
Total Delay (s/veh)	86.0	3.4
Queue Length 50th (ft)	25	0
Queue Length 95th (ft)	59	3
Internal Link Dist (ft)	280	
Turn Bay Length (ft)		50
Base Capacity (vph)	278	376
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.09	0.08

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	63	13	1694	198	16	22	2310	16	25	1	3	21
Future Volume (veh/h)	63	13	1694	198	16	22	2310	16	25	1	3	21
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1856	1870		1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		14	1765	0		23	2406	17	26	1	0	22
Peak Hour Factor		0.96	0.96	0.96		0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		2	3	2		2	3	2	2	2	2	2
Cap, veh/h		138	2911			257	2935	1320	95	2		91
Arrive On Green		0.01	0.83	0.00		0.02	0.83	0.83	0.03	0.03	0.00	0.03
Sat Flow, veh/h		1781	3526	1585		1781	3526	1585	1502	65	1585	1413
Grp Volume(v), veh/h		14	1765	0		23	2406	17	27	0	0	24
Grp Sat Flow(s),veh/h/ln		1781	1763	1585		1781	1763	1585	1567	0	1585	1604
Q Serve(g_s), s		0.2	27.9	0.0		0.3	57.6	0.3	0.4	0.0	0.0	0.0
Cycle Q Clear(g_c), s		0.2	27.9	0.0		0.3	57.6	0.3	2.4	0.0	0.0	2.1
Prop In Lane		1.00		1.00		1.00		1.00	0.96		1.00	0.92
Lane Grp Cap(c), veh/h		138	2911			257	2935	1320	97	0		97
V/C Ratio(X)		0.10	0.61			0.09	0.82	0.01	0.28	0.00		0.25
Avail Cap(c_a), veh/h		223	2911			330	2935	1320	343	0		347
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		13.1	4.9	0.0		4.6	7.1	2.3	75.9	0.0	0.0	75.7
Incr Delay (d2), s/veh		0.2	0.9	0.0		0.1	2.7	0.0	1.1	0.0	0.0	1.0
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.2	7.8	0.0		0.1	15.8	0.1	1.1	0.0	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		13.4	5.8	0.0		4.7	9.8	2.3	77.0	0.0	0.0	76.7
LnGrp LOS		B	A			A	A	A	E			E
Approach Vol, veh/h			1779				2446			27		
Approach Delay, s/veh			5.9				9.7			77.0		
Approach LOS			A				A			E		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.4	138.2		12.4	8.3	139.3		12.4
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	9.8	97.9		33.0	10.0	97.9		33.0
Max Q Clear Time (g_c+I1), s	2.3	29.9		4.4	2.2	59.6		4.1
Green Ext Time (p_c), s	0.0	46.2		0.1	0.0	36.4		0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	8.9
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	2	29
Future Volume (veh/h)	2	29
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	2	0
Peak Hour Factor	0.96	0.96
Percent Heavy Veh, %	2	2
Cap, veh/h	6	
Arrive On Green	0.03	0.00
Sat Flow, veh/h	192	1585
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1585
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	24	
Approach Delay, s/veh	76.7	
Approach LOS	E	

Timer - Assigned Phs
Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1968	1749	62	0	62
Future Vol, veh/h	0	1968	1749	62	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2050	1822	65	0	65

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	911
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	277
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	277
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	21.92
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	277
HCM Lane V/C Ratio	-	-	0.233
HCM Ctrl Dly (s/v)	-	-	21.9
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.9

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	2104	1795	12	0	14
Future Vol, veh/h	0	2104	1795	12	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2147	1832	12	0	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	916
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	275
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	275
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	18.82
HCM LOS			C

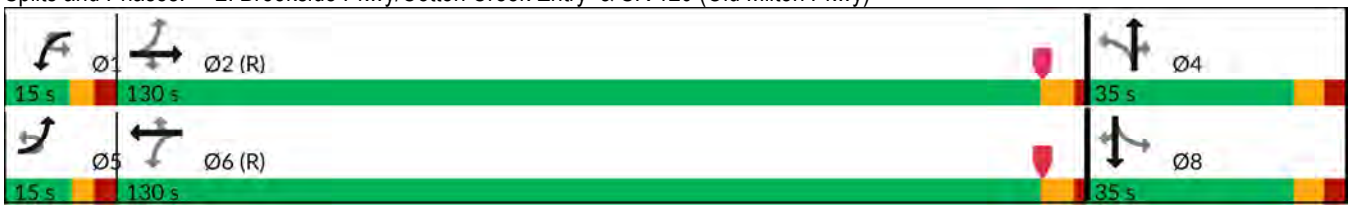
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	275
HCM Lane V/C Ratio	-	-	0.052
HCM Ctrl Dly (s/v)	-	-	18.8
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.2

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Future Volume (vph)	32	51	2060	35	24	7	1807	26	126	4	7	37
Lane Group Flow (vph)	0	87	2102	36	0	33	1844	27	0	133	7	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.2	11.2	44.1	44.1	11.2	11.2	44.1	44.1	46.0	46.0	46.0	13.0
Total Split (s)	15.0	15.0	130.0	130.0	15.0	15.0	130.0	130.0	35.0	35.0	35.0	35.0
Total Split (%)	8.3%	8.3%	72.2%	72.2%	8.3%	8.3%	72.2%	72.2%	19.4%	19.4%	19.4%	19.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.51	0.80	0.03		0.27	0.72	0.02		0.83	0.03	
Control Delay (s/veh)		16.4	19.0	0.4		10.2	16.6	0.0		112.2	0.3	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		16.4	19.0	0.4		10.2	16.6	0.0		112.2	0.3	
Queue Length 50th (ft)		19	823	0		7	624	0		158	0	
Queue Length 95th (ft)		44	1071	4		18	818	0		238	0	
Internal Link Dist (ft)			416				427			289		
Turn Bay Length (ft)		180		180		175		120				
Base Capacity (vph)		190	2625	1201		150	2563	1174		203	293	
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		0.46	0.80	0.03		0.22	0.72	0.02		0.66	0.02	

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: Brookside Pkwy/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	29
Future Volume (vph)	2	29
Lane Group Flow (vph)	40	30
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	35.0	35.0
Total Split (%)	19.4%	19.4%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.36	0.12
Control Delay (s/veh)	79.8	3.2
Queue Delay	0.0	0.0
Total Delay (s/veh)	79.8	3.2
Queue Length 50th (ft)	45	0
Queue Length 95th (ft)	88	7
Internal Link Dist (ft)	280	
Turn Bay Length (ft)		50
Base Capacity (vph)	139	293
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.29	0.10

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	32	51	2060	35	24	7	1807	26	126	4	7	37
Future Volume (veh/h)	32	51	2060	35	24	7	1807	26	126	4	7	37
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1856	1870		1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		52	2102	0		7	1844	27	129	4	0	38
Peak Hour Factor		0.98	0.98	0.98		0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %		2	3	2		2	3	2	2	2	2	2
Cap, veh/h		211	2767			146	2709	1218	185	5		203
Arrive On Green		0.03	0.78	0.00		0.01	0.77	0.77	0.10	0.10	0.00	0.10
Sat Flow, veh/h		1781	3526	1585		1781	3526	1585	1454	45	1585	1643
Grp Volume(v), veh/h		52	2102	0		7	1844	27	133	0	0	40
Grp Sat Flow(s),veh/h/ln		1781	1763	1585		1781	1763	1585	1499	0	1585	1740
Q Serve(g_s), s		1.1	57.2	0.0		0.2	45.7	0.7	11.9	0.0	0.0	0.0
Cycle Q Clear(g_c), s		1.1	57.2	0.0		0.2	45.7	0.7	15.6	0.0	0.0	3.7
Prop In Lane		1.00		1.00		1.00		1.00	0.97		1.00	0.95
Lane Grp Cap(c), veh/h		211	2767			146	2709	1218	189	0		213
V/C Ratio(X)		0.25	0.76			0.05	0.68	0.02	0.70	0.00		0.19
Avail Cap(c_a), veh/h		255	2767			218	2709	1218	269	0		292
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		11.3	10.3	0.0		13.0	10.1	4.9	79.6	0.0	0.0	74.6
Incr Delay (d2), s/veh		0.4	2.0	0.0		0.1	1.4	0.0	3.5	0.0	0.0	0.3
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.6	19.5	0.0		0.1	16.0	0.2	6.3	0.0	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		11.8	12.3	0.0		13.1	11.5	4.9	83.2	0.0	0.0	74.9
LnGrp LOS		B	B			B	B	A	F			E
Approach Vol, veh/h			2154				1878			133		
Approach Delay, s/veh			12.3				11.4			83.2		
Approach LOS			B				B			F		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	7.7	147.4		25.0	10.6	144.4		25.0
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	8.8	123.9		28.0	9.0	123.9		28.0
Max Q Clear Time (g_c+I1), s	2.2	59.2		17.6	3.1	47.7		5.7
Green Ext Time (p_c), s	0.0	54.1		0.3	0.0	53.4		0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	14.8
HCM 7th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	2	29
Future Volume (veh/h)	2	29
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	2	0
Peak Hour Factor	0.98	0.98
Percent Heavy Veh, %	2	2
Cap, veh/h	10	
Arrive On Green	0.10	0.00
Sat Flow, veh/h	97	1585
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1585
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	40	
Approach Delay, s/veh	74.9	
Approach LOS	E	

Timer - Assigned Phs
Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	2178	2224	23	0	18
Future Vol, veh/h	0	2178	2224	23	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	3	3	2	2	2
Mvmt Flow	0	2367	2417	25	0	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1209
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	175
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	175
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	28.15
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	175
HCM Lane V/C Ratio	-	-	0.112
HCM Ctrl Dly (s/v)	-	-	28.1
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0.4

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	1807	2422	8	0	1
Future Vol, veh/h	0	1807	2422	8	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2008	2691	9	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1346
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	119
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	119
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	35.47
HCM LOS			E

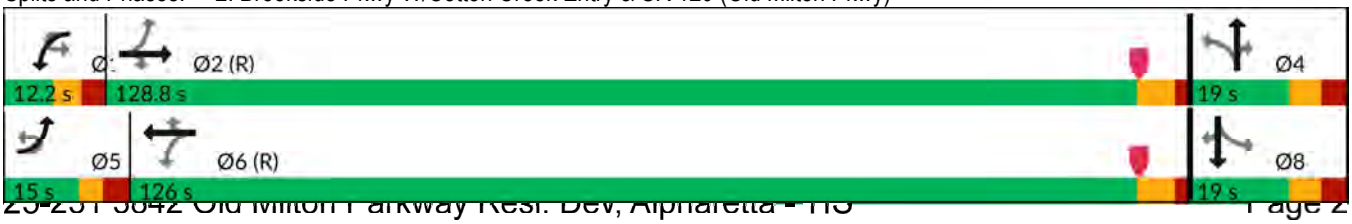
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	119
HCM Lane V/C Ratio	-	-	0.009
HCM Ctrl Dly (s/v)	-	-	35.5
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Future Volume (vph)	76	14	1770	231	17	48	2405	17	161	1	15	22
Lane Group Flow (vph)	0	100	1967	257	0	72	2672	19	0	180	17	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	128.8	128.8	12.2	12.2	126.0	126.0	19.0	19.0	19.0	19.0
Total Split (%)	9.4%	9.4%	80.5%	80.5%	7.6%	7.6%	78.8%	78.8%	11.9%	11.9%	11.9%	11.9%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.75	0.51	0.21		0.40	0.71	0.02		1.88	0.10	
Control Delay (s/veh)		66.4	7.7	0.9		9.4	11.8	0.0		466.5	1.1	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		66.4	7.7	0.9		9.4	11.8	0.0		466.5	1.1	
Queue Length 50th (ft)		54	267	0		10	515	0		~294	0	
Queue Length 95th (ft)		#145	294	21		18	557	0		#466	0	
Internal Link Dist (ft)			422				421			570		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		143	3832	1252		182	3763	1189		96	174	
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		0.70	0.51	0.21		0.40	0.71	0.02		1.88	0.10	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 131 (82%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
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: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Lane Group Flow (vph)	26	33
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	19.0	19.0
Total Split (%)	11.9%	11.9%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.60	0.19
Control Delay (s/veh)	121.4	4.5
Queue Delay	0.0	0.0
Total Delay (s/veh)	121.4	4.5
Queue Length 50th (ft)	28	0
Queue Length 95th (ft)	#83	7
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	43	174
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.60	0.19

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	76	14	1770	231	17	48	2405	17	161	1	15	22
Future Volume (veh/h)	76	14	1770	231	17	48	2405	17	161	1	15	22
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1841	1841	1841		1841	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h		16	1967	0		53	2672	19	179	1	0	24
Peak Hour Factor		0.90	0.90	0.90		0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	4	4		4	4	4	4	4	4	4
Cap, veh/h		132	3900			233	3968	1232	154	1		163
Arrive On Green		0.02	0.78	0.00		0.03	0.79	0.79	0.08	0.08	0.00	0.08
Sat Flow, veh/h		1753	5025	1560		1753	5025	1560	1453	8	1560	1602
Grp Volume(v), veh/h		16	1967	0		53	2672	19	180	0	0	26
Grp Sat Flow(s),veh/h/ln		1753	1675	1560		1753	1675	1560	1461	0	1560	1761
Q Serve(g_s), s		0.3	23.0	0.0		1.0	38.2	0.4	9.8	0.0	0.0	0.0
Cycle Q Clear(g_c), s		0.3	23.0	0.0		1.0	38.2	0.4	12.0	0.0	0.0	2.2
Prop In Lane		1.00		1.00		1.00		1.00	0.99		1.00	0.92
Lane Grp Cap(c), veh/h		132	3900			233	3968	1232	154	0		175
V/C Ratio(X)		0.12	0.50			0.23	0.67	0.02	1.17	0.00		0.15
Avail Cap(c_a), veh/h		202	3900			249	3968	1232	154	0		175
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		8.3	6.6	0.0		5.3	7.6	3.6	75.6	0.0	0.0	69.5
Incr Delay (d2), s/veh		0.3	0.5	0.0		0.4	0.9	0.0	123.9	0.0	0.0	0.3
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.1	7.1	0.0		0.3	11.4	0.1	11.7	0.0	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		8.6	7.1	0.0		5.7	8.5	3.6	199.5	0.0	0.0	69.8
LnGrp LOS		A	A			A	A	A	F			E
Approach Vol, veh/h			1983				2744			180		
Approach Delay, s/veh			7.1				8.4			199.5		
Approach LOS			A				A			F		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.7	130.3		19.0	8.5	132.5		19.0
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	6.0	122.7		12.0	9.0	119.9		12.0
Max Q Clear Time (g_c+I1), s	3.0	25.0		14.0	2.3	40.2		4.2
Green Ext Time (p_c), s	0.0	62.8		0.0	0.0	73.5		0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	15.2
HCM 7th LOS	B

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	2	30
Future Volume (veh/h)	2	30
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1841	1841
Adj Flow Rate, veh/h	2	0
Peak Hour Factor	0.90	0.90
Percent Heavy Veh, %	4	4
Cap, veh/h	12	
Arrive On Green	0.08	0.00
Sat Flow, veh/h	159	1560
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1560
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	26	
Approach Delay, s/veh	69.8	
Approach LOS	E	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2090	1967	64	0	64
Future Vol, veh/h	0	2090	1967	64	0	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2322	2186	71	0	71

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1093
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	177
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	177
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	38.32
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	177
HCM Lane V/C Ratio	-	-	0.401
HCM Ctrl Dly (s/v)	-	-	38.3
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	1.8

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2224	1892	12	0	15
Future Vol, veh/h	0	2224	1892	12	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	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	0	2417	2057	13	0	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1028
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	199
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	199
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	24.74
HCM LOS			C

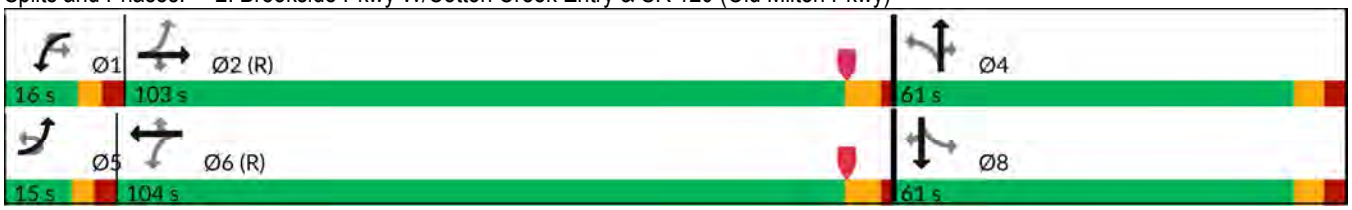
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	199
HCM Lane V/C Ratio	-	-	0.082
HCM Ctrl Dly (s/v)	-	-	24.7
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Future Volume (vph)	45	53	2148	75	25	49	1862	27	252	4	37	38
Lane Group Flow (vph)	0	107	2335	82	0	80	2024	29	0	278	40	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	103.0	103.0	16.0	16.0	104.0	104.0	61.0	61.0	61.0	61.0
Total Split (%)	8.3%	8.3%	57.2%	57.2%	8.9%	8.9%	57.8%	57.8%	33.9%	33.9%	33.9%	33.9%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.73	0.76	0.08		0.66	0.66	0.03		0.89	0.10	
Control Delay (s/veh)		53.6	29.1	6.3		57.4	25.6	0.1		95.5	5.1	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		53.6	29.1	6.3		57.4	25.6	0.1		95.5	5.1	
Queue Length 50th (ft)		50	734	10		43	572	0		325	0	
Queue Length 95th (ft)		#163	921	42		112	715	1		423	20	
Internal Link Dist (ft)			422				424			580		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		150	3092	986		137	3084	983		390	513	
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		0.71	0.76	0.08		0.58	0.66	0.03		0.71	0.08	

Intersection Summary

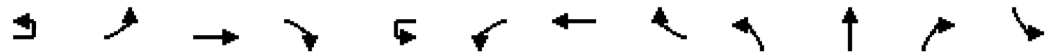
Cycle Length: 180
Actuated Cycle Length: 180
Offset: 124 (69%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Lane Group Flow (vph)	43	33
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	61.0	61.0
Total Split (%)	33.9%	33.9%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.23	0.08
Control Delay (s/veh)	55.2	3.3
Queue Delay	0.0	0.0
Total Delay (s/veh)	55.2	3.3
Queue Length 50th (ft)	42	0
Queue Length 95th (ft)	78	11
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	234	513
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.18	0.06

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	45	53	2148	75	25	49	1862	27	252	4	37	38
Future Volume (veh/h)	45	53	2148	75	25	49	1862	27	252	4	37	38
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		58	2335	0		53	2024	29	274	4	0	41
Peak Hour Factor		0.92	0.92	0.92		0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		177	3381			144	3384	1051	333	4		381
Arrive On Green		0.03	0.66	0.00		0.03	0.66	0.66	0.20	0.20	0.00	0.20
Sat Flow, veh/h		1781	5106	1585		1781	5106	1585	1434	21	1585	1669
Grp Volume(v), veh/h		58	2335	0		53	2024	29	278	0	0	43
Grp Sat Flow(s),veh/h/ln		1781	1702	1585		1781	1702	1585	1455	0	1585	1755
Q Serve(g_s), s		1.9	51.2	0.0		1.7	39.9	1.1	30.2	0.0	0.0	0.0
Cycle Q Clear(g_c), s		1.9	51.2	0.0		1.7	39.9	1.1	33.7	0.0	0.0	3.5
Prop In Lane		1.00		1.00		1.00		1.00	0.99		1.00	0.95
Lane Grp Cap(c), veh/h		177	3381			144	3384	1051	338	0		399
V/C Ratio(X)		0.33	0.69			0.37	0.60	0.03	0.82	0.00		0.11
Avail Cap(c_a), veh/h		219	3381			195	3384	1051	473	0		535
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		15.2	18.9	0.0		20.1	17.0	10.4	69.9	0.0	0.0	58.3
Incr Delay (d2), s/veh		0.8	1.2	0.0		1.2	0.8	0.0	7.0	0.0	0.0	0.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.8	19.5	0.0		0.9	15.1	0.4	13.2	0.0	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		16.0	20.1	0.0		21.3	17.7	10.5	77.0	0.0	0.0	58.4
LnGrp LOS		B	C			C	B	B	E			E
Approach Vol, veh/h			2393				2106			278		
Approach Delay, s/veh			20.0				17.7			77.0		
Approach LOS			C				B			E		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.8	125.3		43.9	10.7	125.4		43.9
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	9.8	96.9		54.0	9.0	97.9		54.0
Max Q Clear Time (g_c+I1), s	3.7	53.2		35.7	3.9	41.9		5.5
Green Ext Time (p_c), s	0.0	39.3		1.1	0.0	44.2		0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	22.6
HCM 7th LOS	C

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	2	30
Future Volume (veh/h)	2	30
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	2	0
Peak Hour Factor	0.92	0.92
Percent Heavy Veh, %	2	2
Cap, veh/h	18	
Arrive On Green	0.20	0.00
Sat Flow, veh/h	86	1585
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1585
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	43	
Approach Delay, s/veh	58.4	
Approach LOS	E	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2322	2429	24	0	19
Future Vol, veh/h	0	2322	2429	24	0	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2580	2699	27	0	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1349
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	119
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	119
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	41.84
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	119
HCM Lane V/C Ratio	-	-	0.178
HCM Ctrl Dly (s/v)	-	-	41.8
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0.6

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	1823	2426	9	0	1
Future Vol, veh/h	0	1823	2426	9	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2026	2696	10	0	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1348
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	119
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	119
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	35.57
HCM LOS			E

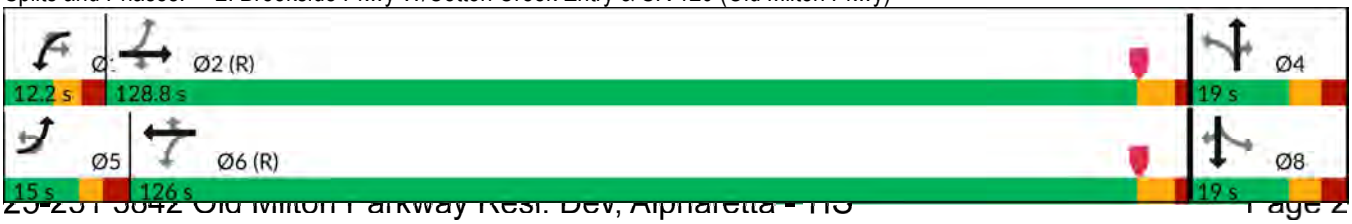
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	119
HCM Lane V/C Ratio	-	-	0.009
HCM Ctrl Dly (s/v)	-	-	35.6
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	76	35	1770	231	17	48	2406	20	161	2	15	38
Future Volume (vph)	76	35	1770	231	17	48	2406	20	161	2	15	38
Lane Group Flow (vph)	0	123	1967	257	0	72	2673	22	0	181	17	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	128.8	128.8	12.2	12.2	126.0	126.0	19.0	19.0	19.0	19.0
Total Split (%)	9.4%	9.4%	80.5%	80.5%	7.6%	7.6%	78.8%	78.8%	11.9%	11.9%	11.9%	11.9%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		0.88	0.51	0.21		0.40	0.71	0.02		1.93	0.10	
Control Delay (s/veh)		89.2	7.7	0.9		9.5	12.1	0.1		488.0	1.1	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		89.2	7.7	0.9		9.5	12.1	0.1		488.0	1.1	
Queue Length 50th (ft)		81	267	0		10	516	0		~299	0	
Queue Length 95th (ft)		#211	294	21		18	557	0		#469	0	
Internal Link Dist (ft)			422				421			570		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		143	3832	1252		181	3746	1184		94	174	
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		0.86	0.51	0.21		0.40	0.71	0.02		1.93	0.10	

Intersection Summary

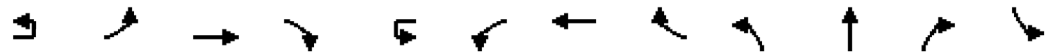
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 131 (82%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	6	72
Future Volume (vph)	6	72
Lane Group Flow (vph)	49	80
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	19.0	19.0
Total Split (%)	11.9%	11.9%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	1.17	0.46
Control Delay (s/veh)	251.3	31.1
Queue Delay	0.0	0.0
Total Delay (s/veh)	251.3	31.1
Queue Length 50th (ft)	~62	18
Queue Length 95th (ft)	#163	77
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	42	174
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	1.17	0.46

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	76	35	1770	231	17	48	2406	20	161	2	15	38
Future Volume (veh/h)	76	35	1770	231	17	48	2406	20	161	2	15	38
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1841	1841	1841		1841	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h		39	1967	0		53	2673	22	179	2	0	42
Peak Hour Factor		0.90	0.90	0.90		0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %		4	4	4		4	4	4	4	4	4	4
Cap, veh/h		146	3900			233	3919	1217	157	1		152
Arrive On Green		0.03	0.78	0.00		0.03	0.78	0.78	0.08	0.08	0.00	0.08
Sat Flow, veh/h		1753	5025	1560		1753	5025	1560	1501	17	1560	1471
Grp Volume(v), veh/h		39	1967	0		53	2673	22	181	0	0	49
Grp Sat Flow(s),veh/h/ln		1753	1675	1560		1753	1675	1560	1518	0	1560	1767
Q Serve(g_s), s		0.7	23.0	0.0		1.0	40.0	0.5	7.8	0.0	0.0	0.0
Cycle Q Clear(g_c), s		0.7	23.0	0.0		1.0	40.0	0.5	12.0	0.0	0.0	4.2
Prop In Lane		1.00		1.00		1.00		1.00	0.99		1.00	0.86
Lane Grp Cap(c), veh/h		146	3900			233	3919	1217	159	0		174
V/C Ratio(X)		0.27	0.50			0.23	0.68	0.02	1.14	0.00		0.28
Avail Cap(c_a), veh/h		200	3900			249	3919	1217	159	0		174
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		10.9	6.6	0.0		5.3	8.3	3.9	75.5	0.0	0.0	70.4
Incr Delay (d2), s/veh		0.7	0.5	0.0		0.4	1.0	0.0	114.5	0.0	0.0	0.6
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.5	7.1	0.0		0.3	12.2	0.1	11.6	0.0	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		11.6	7.1	0.0		5.7	9.3	4.0	190.0	0.0	0.0	71.0
LnGrp LOS		B	A			A	A	A	F			E
Approach Vol, veh/h			2006				2748			181		
Approach Delay, s/veh			7.1				9.1			190.0		
Approach LOS			A				A			F		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.7	130.3		19.0	10.1	130.9		19.0
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	6.0	122.7		12.0	9.0	119.9		12.0
Max Q Clear Time (g_c+I1), s	3.0	25.0		14.0	2.7	42.0		6.2
Green Ext Time (p_c), s	0.0	62.8		0.0	0.0	72.0		0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	15.5
HCM 7th LOS	B

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	6	72
Future Volume (veh/h)	6	72
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1841	1841
Adj Flow Rate, veh/h	7	0
Peak Hour Factor	0.90	0.90
Percent Heavy Veh, %	4	4
Cap, veh/h	22	
Arrive On Green	0.08	0.00
Sat Flow, veh/h	296	1560
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1560
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	49	
Approach Delay, s/veh	71.0	
Approach LOS	E	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2111	2009	65	0	82
Future Vol, veh/h	0	2111	2009	65	0	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2346	2232	72	0	91

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1116
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	171
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	171
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	47.88
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	171
HCM Lane V/C Ratio	-	-	0.533
HCM Ctrl Dly (s/v)	-	-	47.9
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	2.7

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2233	1901	15	0	15
Future Vol, veh/h	0	2233	1901	15	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	175	-	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	0	2427	2066	16	0	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1033
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	0	0	197
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	197
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	24.9
HCM LOS			C

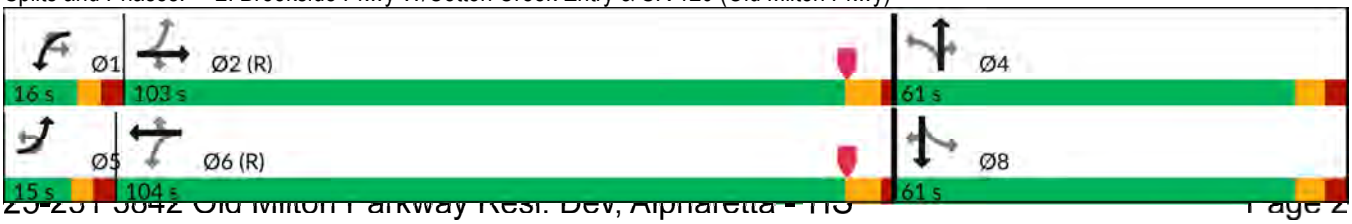
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	197
HCM Lane V/C Ratio	-	-	0.083
HCM Ctrl Dly (s/v)	-	-	24.9
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	45	101	2148	75	25	49	1865	33	252	7	37	47
Future Volume (vph)	45	101	2148	75	25	49	1865	33	252	7	37	47
Lane Group Flow (vph)	0	159	2335	82	0	80	2027	36	0	282	40	0
Turn Type	custom	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	Perm
Protected Phases		5	2			1	6			4		
Permitted Phases	5	2		2	1	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	4	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.0	11.0	24.1	24.1	11.2	11.2	44.1	44.1	13.0	13.0	13.0	13.0
Total Split (s)	15.0	15.0	103.0	103.0	16.0	16.0	104.0	104.0	61.0	61.0	61.0	61.0
Total Split (%)	8.3%	8.3%	57.2%	57.2%	8.9%	8.9%	57.8%	57.8%	33.9%	33.9%	33.9%	33.9%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	4.0	4.0	4.0	4.0
All-Red Time (s)	3.0	3.0	1.5	1.5	3.0	3.0	1.5	1.5	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	
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1		7.0	7.0	
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?												
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
v/c Ratio		1.07	0.76	0.08		0.66	0.66	0.04		0.90	0.09	
Control Delay (s/veh)		127.8	29.7	6.3		57.7	26.2	1.0		96.2	5.1	
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)		127.8	29.7	6.3		57.7	26.2	1.0		96.2	5.1	
Queue Length 50th (ft)		~134	745	10		43	581	0		330	0	
Queue Length 95th (ft)		#320	921	42		112	716	6		431	20	
Internal Link Dist (ft)			422				424			571		
Turn Bay Length (ft)		175		185		180		125				
Base Capacity (vph)		149	3072	980		137	3054	975		386	513	
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		1.07	0.76	0.08		0.58	0.66	0.04		0.73	0.08	

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 124 (69%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
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: 2: Brookside Pkwy W/Cotton Creek Entry & SR 120 (Old Milton Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	4	55
Future Volume (vph)	4	55
Lane Group Flow (vph)	55	60
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	61.0	61.0
Total Split (%)	33.9%	33.9%
Yellow Time (s)	4.0	4.0
All-Red Time (s)	3.0	3.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	7.0	7.0
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	None	None
v/c Ratio	0.32	0.14
Control Delay (s/veh)	58.7	12.7
Queue Delay	0.0	0.0
Total Delay (s/veh)	58.7	12.7
Queue Length 50th (ft)	54	5
Queue Length 95th (ft)	98	44
Internal Link Dist (ft)	519	
Turn Bay Length (ft)		100
Base Capacity (vph)	211	513
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.26	0.12

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	45	101	2148	75	25	49	1865	33	252	7	37	47
Future Volume (veh/h)	45	101	2148	75	25	49	1865	33	252	7	37	47
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		110	2335	0		53	2027	36	274	8	0	51
Peak Hour Factor		0.92	0.92	0.92		0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		184	3375			144	3350	1040	333	9		373
Arrive On Green		0.03	0.66	0.00		0.03	0.66	0.66	0.21	0.21	0.00	0.21
Sat Flow, veh/h		1781	5106	1585		1781	5106	1585	1425	42	1585	1622
Grp Volume(v), veh/h		110	2335	0		53	2027	36	282	0	0	55
Grp Sat Flow(s),veh/h/ln		1781	1702	1585		1781	1702	1585	1466	0	1585	1758
Q Serve(g_s), s		3.7	51.4	0.0		1.8	40.7	1.4	29.4	0.0	0.0	0.0
Cycle Q Clear(g_c), s		3.7	51.4	0.0		1.8	40.7	1.4	33.9	0.0	0.0	4.5
Prop In Lane		1.00		1.00		1.00		1.00	0.97		1.00	0.93
Lane Grp Cap(c), veh/h		184	3375			144	3350	1040	341	0		401
V/C Ratio(X)		0.60	0.69			0.37	0.61	0.03	0.83	0.00		0.14
Avail Cap(c_a), veh/h		216	3375			195	3350	1040	475	0		535
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	0.00		1.00	1.00	1.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh		19.4	19.1	0.0		20.2	17.6	10.9	69.7	0.0	0.0	58.5
Incr Delay (d2), s/veh		2.5	1.2	0.0		1.2	0.8	0.1	7.3	0.0	0.0	0.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.0	19.6	0.0		0.9	15.5	0.5	13.4	0.0	0.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		22.0	20.2	0.0		21.3	18.5	11.0	77.0	0.0	0.0	58.7
LnGrp LOS		C	C			C	B	B	E			E
Approach Vol, veh/h			2445				2116			282		
Approach Delay, s/veh			20.3				18.4			77.0		
Approach LOS			C				B			E		

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.8	125.1		44.1	11.7	124.2		44.1
Change Period (Y+Rc), s	6.2	6.1		7.0	6.0	6.1		7.0
Max Green Setting (Gmax), s	9.8	96.9		54.0	9.0	97.9		54.0
Max Q Clear Time (g_c+I1), s	3.8	53.4		35.9	5.7	42.7		6.5
Green Ext Time (p_c), s	0.0	39.2		1.2	0.0	43.7		0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	23.2
HCM 7th LOS	C

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	4	55
Future Volume (veh/h)	4	55
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	4	0
Peak Hour Factor	0.92	0.92
Percent Heavy Veh, %	2	2
Cap, veh/h	28	
Arrive On Green	0.21	0.00
Sat Flow, veh/h	135	1585
Grp Volume(v), veh/h	0	0
Grp Sat Flow(s),veh/h/ln	0	1585
Q Serve(g_s), s	0.0	0.0
Cycle Q Clear(g_c), s	0.0	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	0	
V/C Ratio(X)	0.00	
Avail Cap(c_a), veh/h	0	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	0.00	0.00
Uniform Delay (d), s/veh	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	0.0	0.0
LnGrp LOS		
Approach Vol, veh/h	55	
Approach Delay, s/veh	58.7	
Approach LOS	E	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑	↱		↱
Traffic Vol, veh/h	0	2370	2454	27	0	30
Future Vol, veh/h	0	2370	2454	27	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	200	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	2633	2727	30	0	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1363
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.18
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.94
Pot Cap-1 Maneuver	0	-	-	0	0	116
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	116
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	48.11
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	116
HCM Lane V/C Ratio	-	-	0.287
HCM Ctrl Dly (s/v)	-	-	48.1
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	1.1

TRAFFIC VOLUME WORKSHEETS

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
January 2026

1.SR 120@ Cotton Mill PI (RIRO)

A.M. Peak Hour

	- Northbound					Cotton Mill Place (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	1	1	0	0	1718	0	1718	0	0	2302	8	2310
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0	0	25	0	25
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	0	3	0	3
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	1	1	0	0	1807	0	1807	0	0	2422	8	2430
Total New Trips:	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	0	0	4	1	5
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	1	1	0	0	1823	0	1823	0	0	2426	9	2435

P.M. Peak Hour

	- Northbound					Cotton Mill Place (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	14	14	0	0	2104	0	2104	0	0	1795	12	1807
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	23	0	23
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	0	2	0	2
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	15	15	0	0	2224	0	2224	0	0	1892	12	1904
Total New Trips:	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	0	9	3	12
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	15	15	0	0	2233	0	2233	0	0	1901	15	1916

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
January 2026

2.SR 120@ Cotton Creek Entry

A.M. Peak Hour

	Brookside Parkway Northbound					Cotton Creek Entry Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	25	1	3	29	0	21	2	29	52	63	13	1694	198	1968	16	22	2310	16	2364
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	112	0	12	124	0	0	0	0	0	10	0	4	20	34	0	25	0	0	25
Adjacent Brookside Parkway Tract Trips:	0	23	0	0	23	0	0	0	0	0	0	0	4	5	9	0	0	3	0	3
No-Build 2030 Volumes:	0	161	1	15	177	0	22	2	30	54	76	14	1770	231	2091	17	48	2405	17	2487
Total New Trips:	0	0	1	0	1	0	16	4	42	62	0	21	0	0	21	0	0	1	3	4
Future 2030 Traffic Volumes:	0	161	2	15	178	0	38	6	72	116	76	35	1770	231	2112	17	48	2406	20	2491

P.M. Peak Hour

	Brookside Parkway Northbound					Cotton Creek Entry Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	126	4	7	137	0	37	2	29	68	32	51	2060	35	2178	24	7	1807	26	1864
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	106	0	30	136	0	0	0	0	0	12	0	-5	25	32	0	42	-19	0	23
Adjacent Brookside Parkway Tract Trips:	0	15	0	0	15	0	0	0	0	0	0	0	11	14	25	0	0	2	0	2
No-Build 2030 Volumes:	0	252	4	37	293	0	38	2	30	70	45	53	2148	75	2321	25	49	1862	27	1963
Total New Trips:	0	0	3	0	3	0	9	2	25	36	0	48	0	0	48	0	0	3	6	9
Future 2030 Traffic Volumes:	0	252	7	37	296	0	47	4	55	106	45	101	2148	75	2369	25	49	1865	33	1972

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
January 2026

3.SR 120 @ Waters Ferry Dr (RIRO)

A.M. Peak Hour

	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	62	62	0	0	1968	0	1968	0	0	1749	62	1811
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	34	0	34	0	0	122	0	122
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	0	26	0	26
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	64	64	0	0	2090	0	2090	0	0	1967	64	2031
Total New Trips:	0	0	0	0	0	0	0	0	18	18	0	0	21	0	21	0	0	42	1	43
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	82	82	0	0	2111	0	2111	0	0	2009	65	2074

P.M. Peak Hour

	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton 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	0	0	0	0	0	0	0	18	18	0	0	2178	0	2178	0	0	2224	23	2247
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
Adjacent Brookside Mixed-Use DRI #4317 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	32	0	32	0	0	99	0	99
Adjacent Brookside Parkway Tract Trips:	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	17	0	17
No-Build 2030 Volumes:	0	0	0	0	0	0	0	0	19	19	0	0	2322	0	2322	0	0	2429	24	2453
Total New Trips:	0	0	0	0	0	0	0	0	11	11	0	0	48	0	48	0	0	25	3	28
Future 2030 Traffic Volumes:	0	0	0	0	0	0	0	0	30	30	0	0	2370	0	2370	0	0	2454	27	2481