CITY COUNCIL MEETING & PUBLIC HEARING
AUGUST 17, 2026

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 08/03/2026)
Consideration and approval of the City Council meeting minutes from the meeting of August 3, 2026.

5. 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.

C. E-26-01 Howard Capital Sign Exception
Consideration of a sign exception to allow for an additional wall sign. An exception is requested from Unified Development Code Subsection 2.6.12(C) to allow an additional wall sign. The property is located at 415 South Broad Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

D. PH-26-14 Verdant Gated Subdivision
Consideration of a request for public hearing to allow a gated subdivision with private streets for a 41-lot subdivision currently under construction. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

6. NEW BUSINESS

A. Request For Proposal 26-107: Alpha Loop/Link Design-Build from Encore Pkwy to Lakeview Lake and Intergovernmental Agreement with True North 400
Consideration of approval of the award of RFP 26-107 for Alpha Loop Trail Design-Build from Encore Pkwy to Morrison Lake to Reeves Young with a contract term of 18.5-month, in an amount not to exceed $15,991,962.00, and approve the Agreement with True North 400, and authorize the Mayor to execute all necessary documents.

B. Request For Proposal 26-115: On-Call Storm Pipe Lining Services Contract Approval and FY 27 Task Order 1 Funding
Consideration and approval of the award of RFP 26-115 for On-Call Storm Pipe Lining Services to NGI Trenchless Pipe and Sewer Repair, Inc. for CIPP and Utility Asset Management (UAM) for Spincast for a one year contract with the option of four one year renewals; approval of funding to

NGI for FY 2027 CIPP Task Order No. 1 in an amount not to exceed $1,927,089.92; and authorization for the Mayor to execute all necessary documents.

C. Request For Proposal 26-117: On-Call Pipe Cleaning Services Contract Approval and FY 27 Task Order 1 Funding
Consideration and approval of the award of RFP 26-117 for On-Call Storm Pipe Cleaning Services to NGI Trenchless Pipe and Sewer Repair, Inc.; approval of funding for FY 2027 Task Order No. 1 in an amount not to exceed $150,000.00; and authorization for the Mayor to execute all necessary documents.

D. Invitation To Bid 27-001: Fiscal Year 2027 Milling and Resurfacing
Consideration and approval of the award of ITB 27-001 FY 27 Milling and Resurfacing to C.W. Matthews Contractors FY 27 Milling and Resurfacing in an amount totaling $4,093,950.56 and authorize the Mayor to execute all necessary documents.

E. Microsoft Enterprise Agreement for Software Services with Dell Marketing LP
Consideration of approval of the procurement of the Microsoft Enterprise Agreement from Dell Marketing LP for one year, plus two renewal periods that are renewed annually for the amount of $372,391.27 using state contract number 9999-SPD-SPD0000060-0006, and authorize the Mayor to execute all necessary documents.

7. PUBLIC COMMENT

8. REPORTS

9. EXECUTIVE SESSION (IF NECESSARY)

10. ADJOURNMENT

STAFF REPORT

Department: City Clerk
Submitted By: Grace Orehosky
Meeting Date: August 17, 2026

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 08/03/2026)
Consideration and approval of the City Council meeting minutes from the meeting of August 3, 2026.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the minutes for the August 3, 2026 City Council meeting.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Municipal Records Officer, Grace Orehosky, prepared a synopsis of the pertinent information that occurred during the City Council meeeting on August 3, 2026.

ALTERNATIVES:

Do not approve the City Council meeting minutes as part of the Consent Agenda and consider as a New Business item.

ATTACHMENTS:

1. 2026-08-03 CC Minutes

City Council Meeting & Public Hearing
AUGUST 3, 2026
UNOFFICIAL MINUTES
Office of the City Clerk

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

1. **CALL TO ORDER**

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

- Mayor Gilvin called the meeting to order at 6:30 p.m.

2. **ROLL CALL**

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Dan Merkel
  - T. Kirk Driskell
  - Katie Reeves
  - Douglas J. DeRito
  - John Hipes
- **Absent**
  - Fergal M. Brady
- **Staff**
  - Chris Lagerbloom, City Administrator
  - Molly Esswein, City Attorney
  - Lauren Shapiro, City Clerk
  - Grace Orehosky, Municipal Records Officer
  - Deanna McKay, Public Communication & Engagement Coordinator
  - Kathi Cook, Director of Community Development
  - Pete Sewczwicz, Director of Public Works
  - Brad Dekinger, Fire Chief
  - Trent Lindgren, Chief of Police
  - Tom Harris, Director of Finance

- Charlie Jewell, Director of Economic Development

3. **PLEDGE TO THE FLAG**

4. **CONSENT AGENDA**

A. City Council Meeting Minutes (Meeting of 07/20/2026)

Approval of the City Council meeting minutes from the meeting of July 20, 2026.

B. Financial Management Report (Month Ending June 30, 2026)

Approval of the Financial Management Report for the month ending June 30, 2026.

C. Public Art — Dazzle and Discord

Approval of Dazzle and Discord — Outdoor-On-Loan Exhibit for 2026-2028.

D. Public Art — Lamp Post Gallery

Approval of a Yearly Outdoor Art Gallery on Lamp Posts.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the consent agenda.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (6-0).

5. **BOARDS & COMMISSIONS**

A. Design Review Board Appointment by Council Member Reeves

- Council Member Reeves appointed Martine Zurinskas to the Design Review Board.

B. Swearing In of Board Member

- Mayor Jim Gilvin swore in Martine Zurinskas to the Design Review Board.

6. **NEW BUSINESS**

A. Resolution: Fiscal Year 2027 GDOT Local Maintenance and Improvement Grant (LMIG)

Consideration and approval of a resolution authorizing the submittal of a Fiscal Year 2026 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- The Georgia Department of Transportation (GDOT) has begun accepting applications for the Fiscal Year 2027 Local Maintenance and Improvement Grant (LMIG) Program.
- Per GDOT guidelines, the following projects are allowable under the LMIG program:

- Preliminary engineering (including engineering for right-of-way plans and utility plans)
- Construction supervision and inspection
- Utility adjustments or replacement
- Patching, leveling, and resurfacing a paved roadway
- Grading, drainage, base, and paving existing or new roads
- Replacing storm drain pipes or culverts
- Intersection improvements
- Turn lanes
- Bridge repair or replacement
- Sidewalk adjacent (within right-of-way) to a public road or street
- Roadway signs, striping, and guardrail installation
- Signal installation or improvement
- Aggregate surface course for dirt road maintenance

- The following projects are not eligible for LMIG funds:
  - Right-of-way acquisition
  - Street lighting
  - Beautification and streetscapes
  - Walking trails and tracks
  - Landscaping
  - Administrative services

- The LMIG budget for FY 2027 is based on the collection of motor fuel taxes from FY 2026. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city/ county as compared with the total statewide centerline road miles and total statewide population. LMIG funds can be escrowed by the local government for a maximum of three fiscal years for the construction of larger projects, but GDOT expects the vast majority of the projects to be completed within the fiscal year of the grant. All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All pre-construction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.

- The City of Alpharetta was allocated $821,808.23 through the fiscal year 2027 Local Maintenance and Improvement Grant (LMIG) program. There is a match requirement of 30% for this grant. The City

must add $246,542.47 of funding towards this project, for a total of $1,068,350.70. This match is currently budgeted in the Public Works capital budget under milling and resurfacing.

- The Public Works Department proposes to use the FY2027 LMIG allocation and match to fund milling and resurfacing of approximately 8 lane miles of City-maintained roads. A list of proposed roads, description of work, length, and cost associated are provided as an attachment to this request.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Reeves offered a motion to adopt a Resolution authorizing the submittal of a Fiscal Year 2027 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation, and authorize the Mayor to execute all necessary documents.

  - Council Member Driskell seconded the motion.
  - The motion was approved unanimously (6-0).

B. Fiscal Year 27 HVAC Replacement — Wills Park Recreation Center Gym

Consideration and approval to award a HVAC replacement to AComfort, the City's on-call contractor, for an amount not to exceed $150,133.85 for the removal of existing equipment, purchase of new HVAC equipment, and the installation of the new HVAC Equipment at the Wills Park Recreation Center gym and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- This request is for the replacement of a 50-ton package unit for the Wills Park Recreation Center Gym. This system is 20 years in age and has already required extensive repairs/service in order to maintain the unit in a safe working condition. The typical lifespan of these units is 15 to 20 years and this one has already reached the expected life expectancy. Replacement of this unit will provide better energy efficiency and bring the unit up to date with the current federal environmental regulations regarding freons. This request is part of a recurring capital initiative to replace aging units at City facilities.
- The City will be utilizing on-call contractor AComfort for HVAC maintenance for the new installation of equipment. AComfort was awarded a 5-year contract on 6-16-2023 for the service and installation of existing and new equipment. In order for labor and manufacturers' warranties to remain valid, the new HVAC equipment installer should also be the one servicing the new equipment. This eliminates any questions or issues with the equipment, making any warranty claims an easier process. In order to make sure the City was receiving fair pricing for the units listed above, staff reached out to a separate HVAC vendor for pricing of installation and other add-ons needed to complete the work as quoted by Acomfort. Below was the pricing received from both vendors.
- The total cost includes but is not limited to the following:

  1. Refrigerant recovery for system
  2. Installation of all materials and new equipment

3. Labor and fuel.
4. Crane rental
5. Duct sealants and wiring connections with complete startup and testing of new unit.
6. Disposal of old equipment.

- There is a 10-week lead from when the unit is ordered to when equipment will be delivered. Once equipment has been received, the total estimated completed project time is one week.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Reeves offered a motion to approve funding in an amount not to exceed $150,133.85 to AComfort for the Fiscal Year 2027 HVAC unit replacement for the Wills Park Recreation Center Gym, and authorize the Mayor to execute all necessary documents.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (6-0).

C. Ordinance: Fire Prevention and Protection Text Amendments

SECOND READING: The first reading occurred at the July 20, 2026 City Council meeting.

Consideration of text amendments to Chapter 20, referred to as Fire Prevention and Protection, to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Fire Chief, Brad Dekinger, came forward to present this item.
- The first reading occurred at the July 20, 2026 City Council meeting. Since that time, there have been no changes.
- The updated ordinance modernizes Alpharetta's legacy Chapter 20 by replacing older Alpharetta-specific technical fire construction provisions with direct references to the Georgia State Minimum Fire Safety Standards, the adopted International Fire Code (IFC), the International Building Code (IBC), and applicable NFPA standards. Rather than creating a new layer of local technical requirements, the

ordinance is intended to clarify how adopted codes are administered and enforced locally so that developers, property owners, contractors, and residents have clear expectations and a more transparent review process.

- The primary purpose of the ordinance changes is to improve transparency, consistency, and communication surrounding local code administration in Alpharetta. When reviewing the original Chapter 20 ordinance, Ordinance 220 (the original domestic sprinkler code), the current clean draft, and the Georgia State Minimum Fire Safety Standards together, the ordinance reflects a continuation and modernization of existing administrative authority rather than the creation of entirely new local fire protection mandates. The ordinance is therefore intended to clarify administration, design criteria, occupancy classifications, review procedures, and enforcement mechanisms for standards already authorized or enforceable under the Georgia State Minimum Fire Safety Standards and the authority of the local Authority Having Jurisdiction (AHJ). State-adopted codes already delegate many implementation details to the local Authority Having Jurisdiction (AHJ), including decisions involving fire access, hydrant placement, emergency radio coverage, fire department connections, and emergency override requirements for gates located on fire access roads. For example, the IFC already requires gates on fire access roads to include emergency override capabilities, but the specific override method is determined by the local AHJ. The ordinance clarifies those local administrative expectations directly within the City Code so applicants better understand the process upfront, reducing uncertainty, minimizing delays, and streamlining economic development activity.

- The ordinance should therefore be viewed primarily as an administrative modernization and transparency initiative rather than the creation of new local fire design mandates. Framing the ordinance in this manner is important because portions of the clean draft could otherwise be interpreted as creating entirely new local sprinkler requirements, which is not the intended purpose of the update. The stronger and more legally defensible position is that Alpharetta is clarifying how already-adopted state standards are administered, reviewed, and enforced locally under the authority delegated to the AHJ through Georgia's State Minimum Fire Safety Standards framework. By consolidating references to adopted state codes and clarifying where local administrative approval is required, the City creates a more predictable development environment while reducing the risk of inconsistent interpretation or perceived regulatory overreach. This approach also benefits the City by clearly documenting the basis for enforcement decisions, establishing objective expectations for applicants, and improving communication between developers, design professionals, and city staff throughout the permitting and inspection process.

- Several portions of the draft also improve operational clarity by consolidating records requirements, adding event-notification thresholds for large gatherings, defining fire watch personnel and fire safety officers, and updating references to current adopted codes and standards. These updates support more efficient administration while maintaining alignment with the statewide fire-safety framework already adopted by Georgia.

- Council can therefore reasonably present the ordinance as a modernization package designed to improve clarity, transparency, and administrative consistency within an existing state regulatory

framework. The intent is to provide clearer pathways for compliance, improve communication during development review, and support economic development by making local code expectations easier to understand and administer for all parties involved.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to adopt an Ordinance to Amend Chapter 20 of the Code of the City of Alpharetta, Referred to as the Fire Prevention and Protection Ordinance; To Provide for Effective Dates; And for Other Purposes, and authorize the Mayor to execute all necessary documents.

- Council Member Reeves seconded the motion.
- The motion was approved unanimously (6-0).

7. **PUBLIC COMMENT**

- There were no public comments.

8. **REPORTS**

- Council Member Reeves reminded the public of upcoming important dates regarding the North Point redevelopment and that the application materials are available online for review.
- Council Member Hipes reported that he and Council Member Driskell will be hosting a town hall at 6:00 p.m. on August 11, 2026 at the Preston Ridge Community Center with a focus on public safety and an opportunity for questions to be asked.

9. **EXECUTIVE SESSION (IF NECESSARY)**

❖ Mayor Pro Tem Merkel offered a motion to recess the meeting.

- Council Member Driskell seconded the motion.
- The motion was approved unanimously (6-0).

- Mayor Gilvin recessed the meeting at 6:47 p.m. for the purposes of litigation.

❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (6-0).

- Mayor Gilvin reconvened the meeting at 7:15 p.m.

10. **ADJOURNMENT**

❖ Council Member Hipes offered a motion to adjourn the meeting.

- Council Member Reeves seconded the motion.
- The motion was approved unanimously (6-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:15 p.m.

Respectfully submitted,



Grace Orehosky, Municipal Records Officer

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: August 17, 2026

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

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.

This item was considered at the July 30, 2026 Planning Commission meeting. There were several public comments in support, including Andy's Custard, Portman Holdings, Stoneridge HOA and Camden Pond HOA. Reasons for support included tree saves, tree buffer/setback adjacent to Camden Pond, quality product types, and less traffic impacts. There were several comments in opposition with concerns over traffic, pedestrian safety, unsafe conditions on Old Milton Parkway, and larger buffer between developments. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting a change from the applicant. Vote 7-0.

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.

ITEM DESCRIPTION:

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.

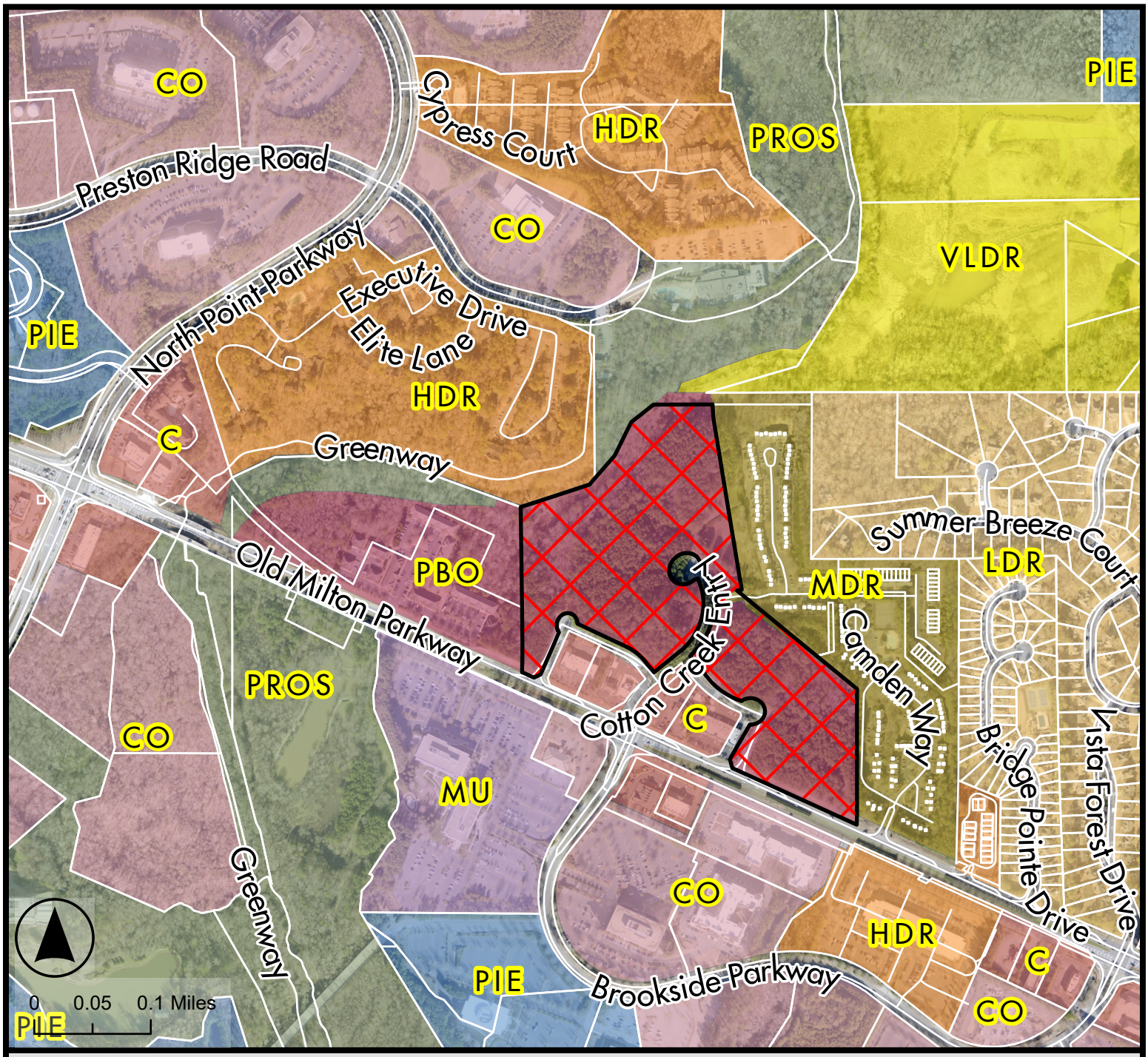
COMMUNITY ZONING INFORMATION MEETING

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.

ATTACHMENTS:

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

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



Future Land Use 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

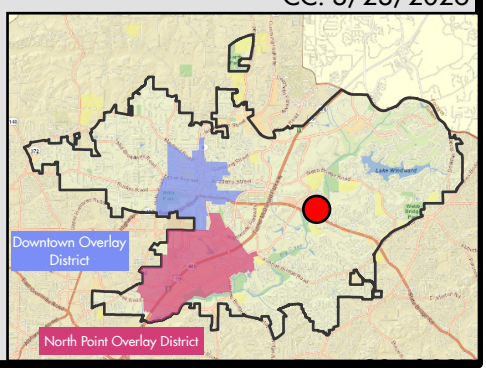
CC: 3/23/2026

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

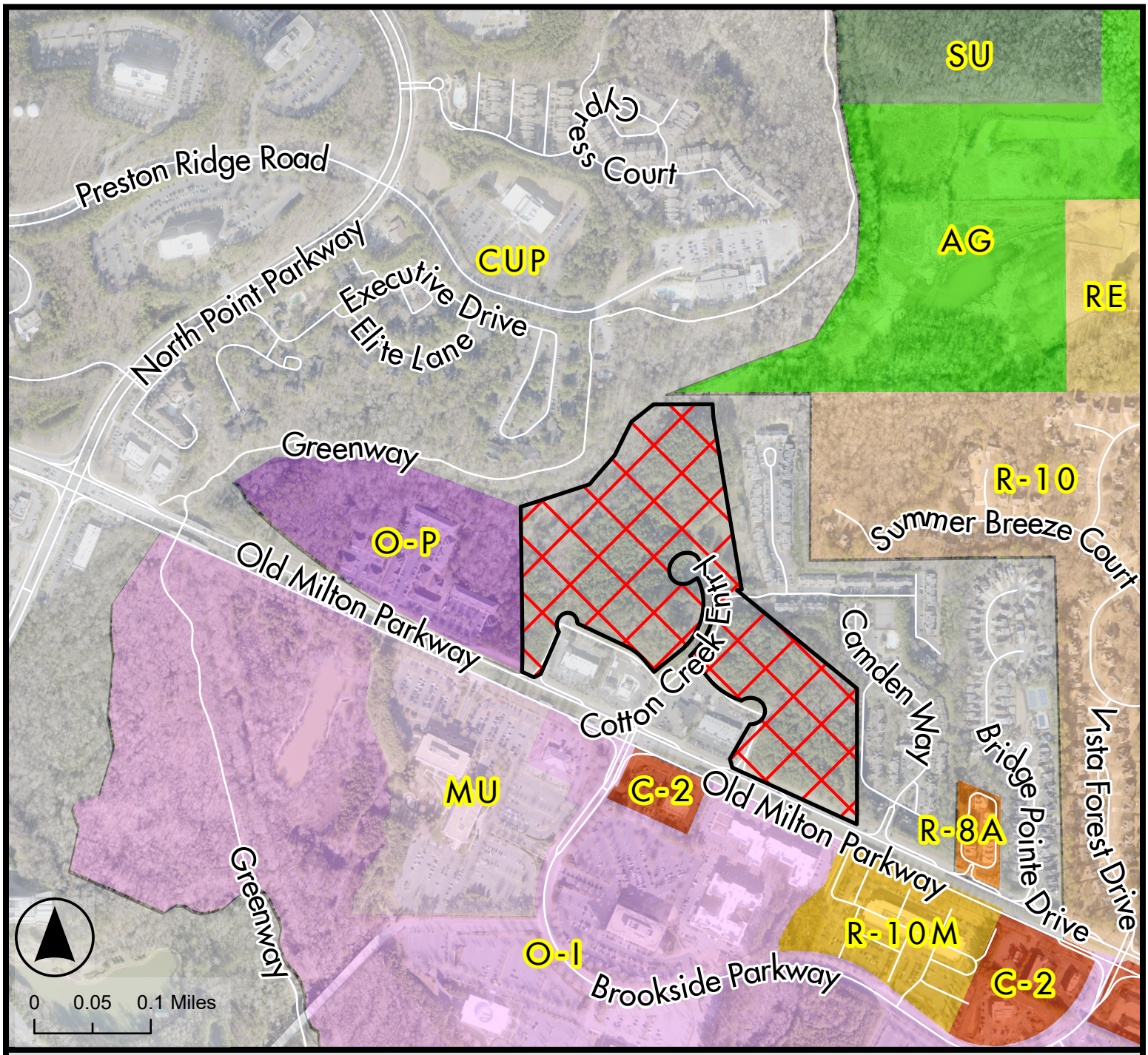


THE CITY OF ALPHARETTA GEORGIA

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

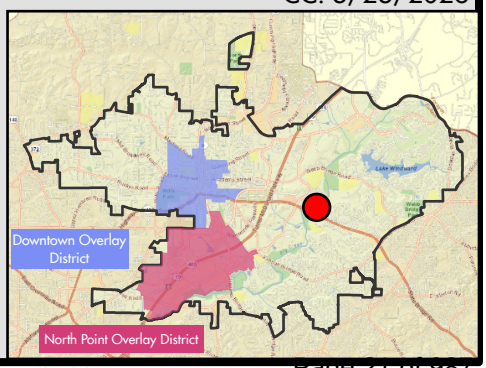
Empire Old Milton / Camden Pond MP

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

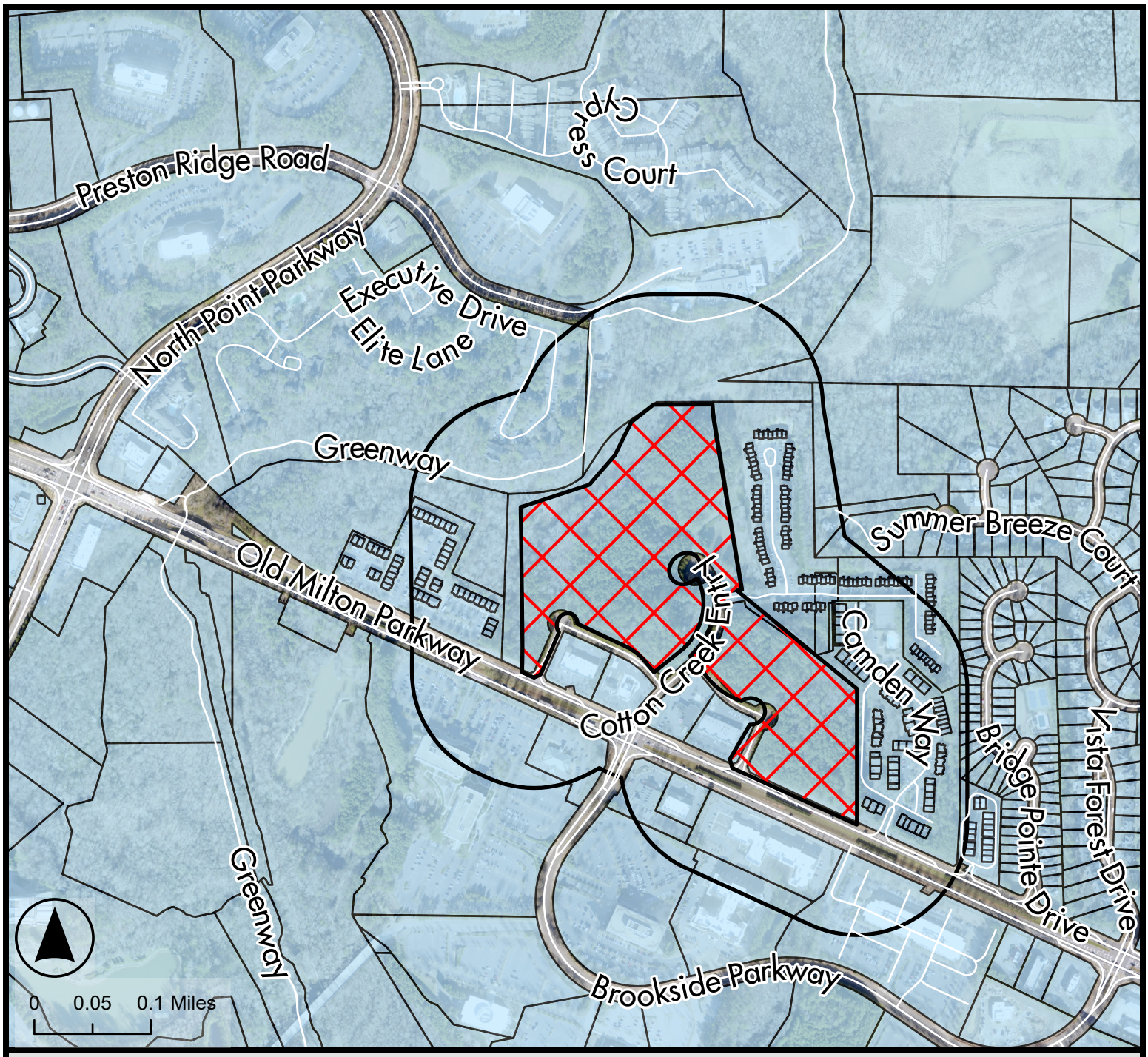


THE CITY OF ALPHARETTA GEORGIA

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, V-26-03



Location Map

Empire Old Milton / Camden Pond MP

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

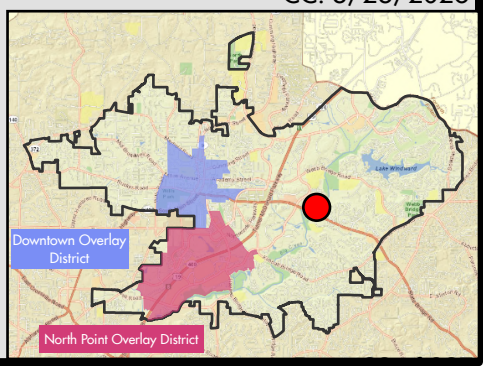
D/LL: 1/1/44, 45 and 49

PC: 3/5/2026

CC: 3/23/2026

Legend

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

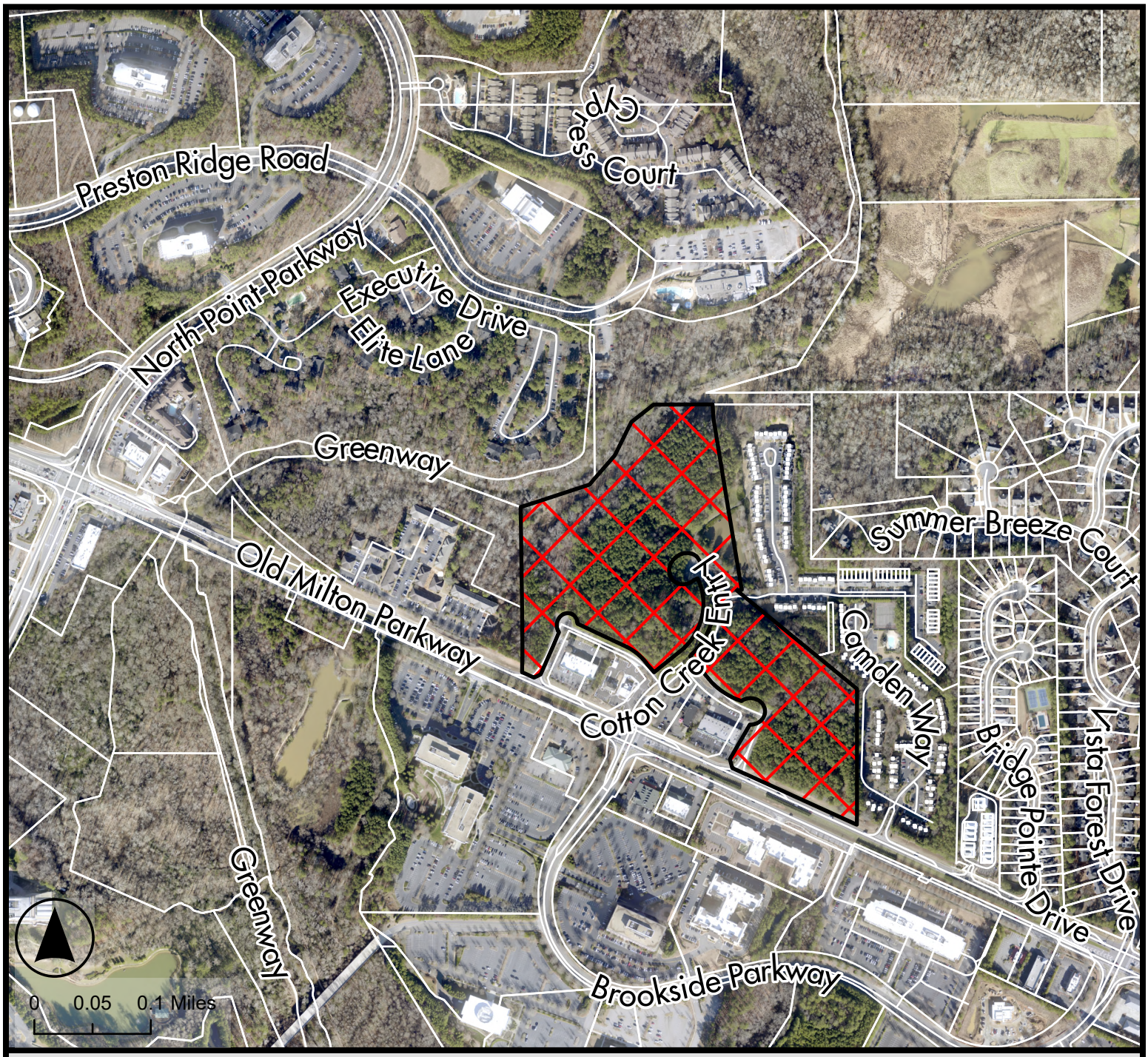


THE CITY OF ALPHARETTA GEORGIA

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

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

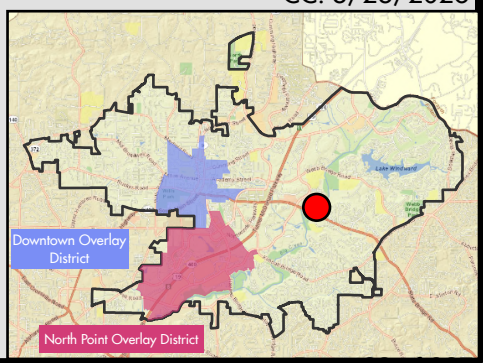
D/LL: 1/1/44, 45 and 49

PC: 3/5/2026

CC: 3/23/2026

Legend

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



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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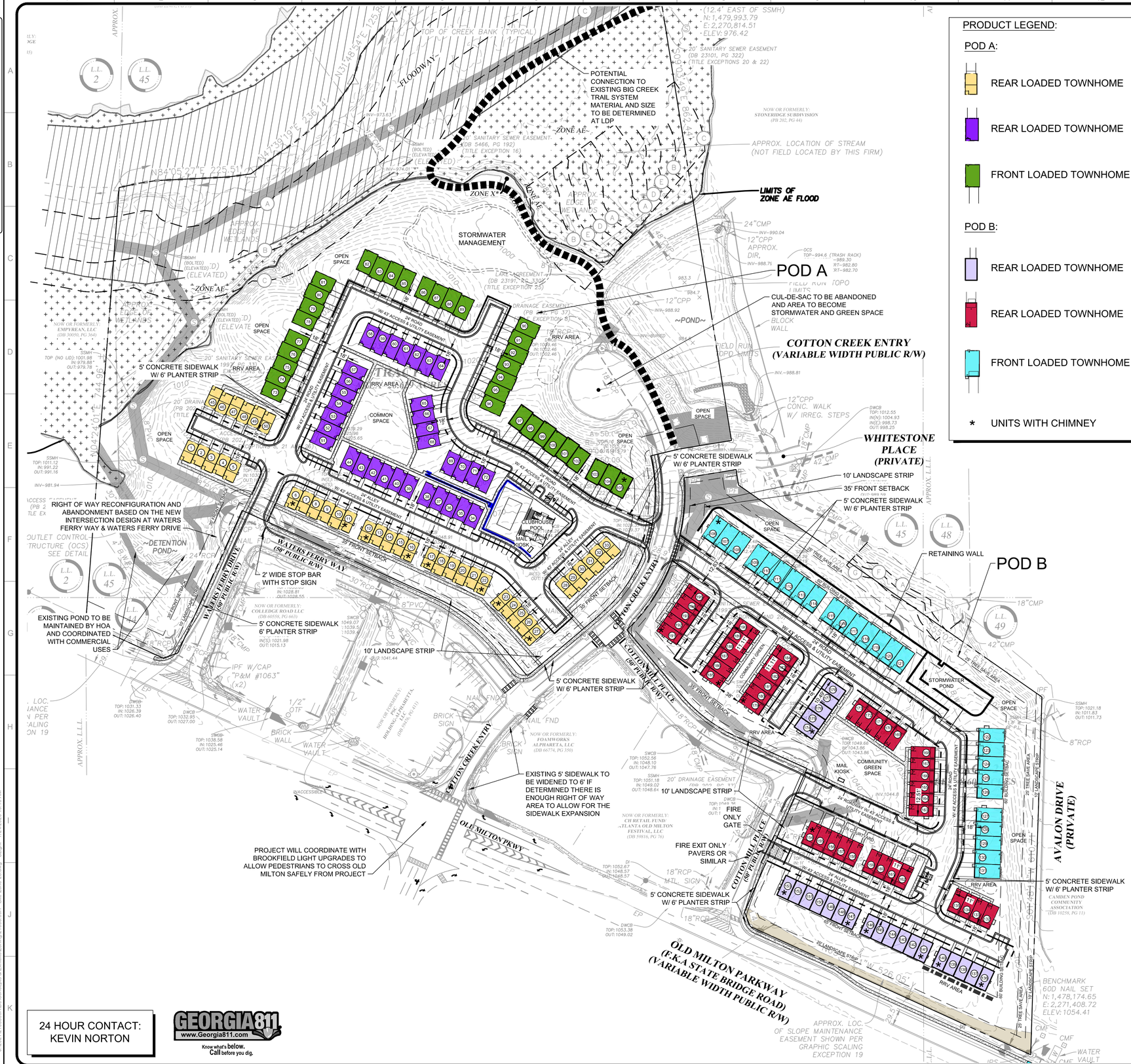


PRODUCT LEGEND:

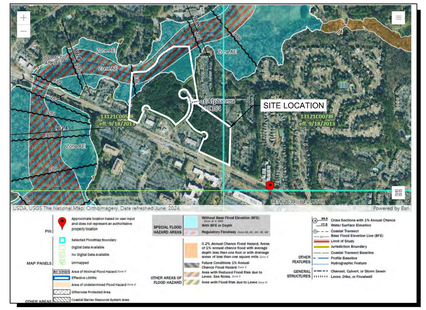
POD A:

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

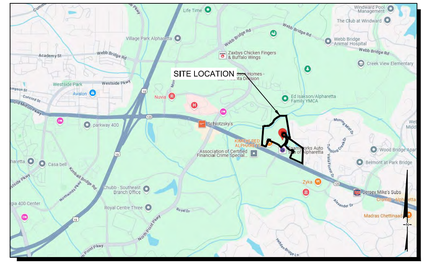
POD B:

- 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
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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\Dwl\Concepts & Exhibits\Zoning\21055_00A - Site-Zone-23.dwg - CLight - 7/24/2026 10:10 AM

Chimney Exhibit

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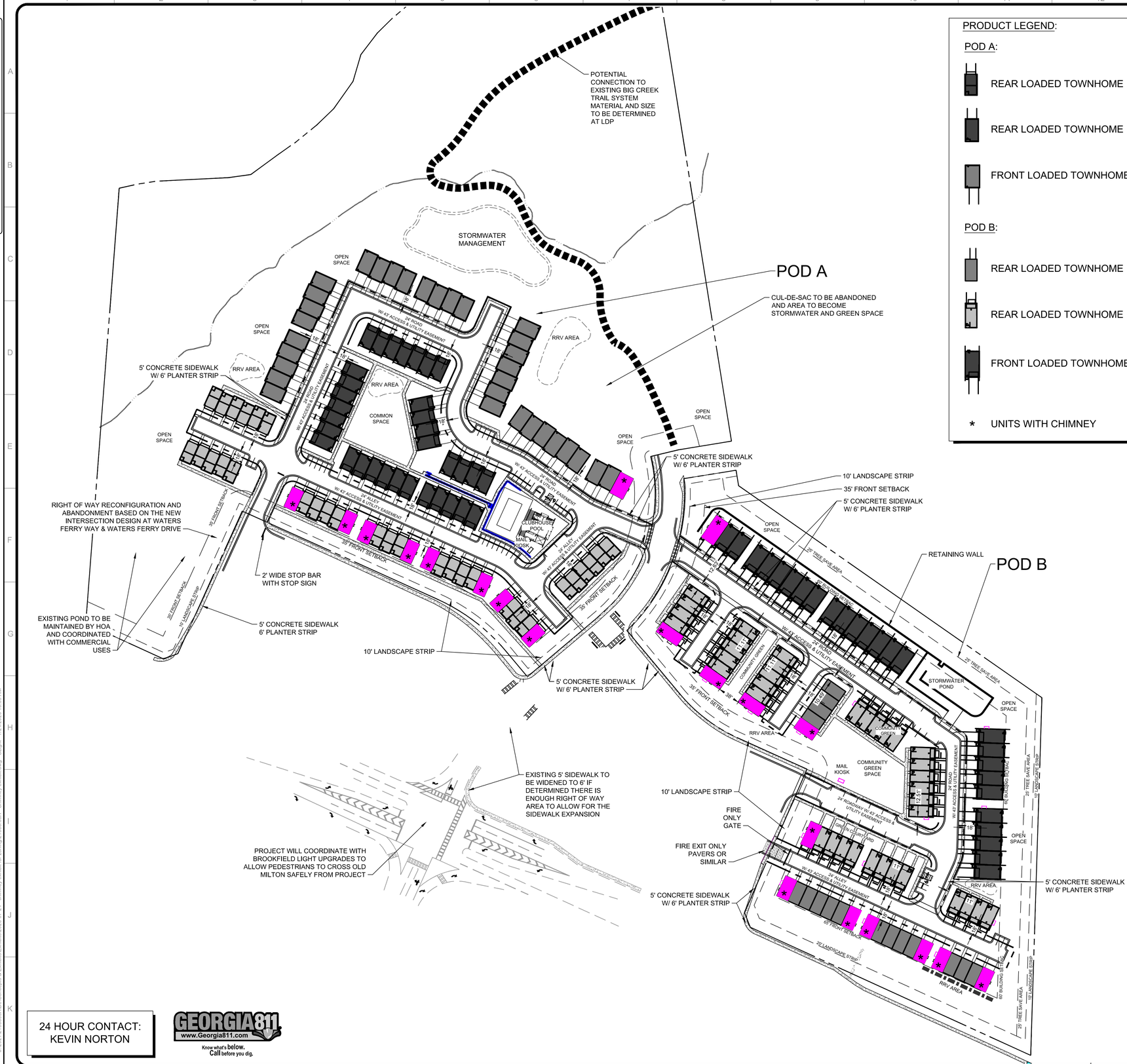


PRODUCT LEGEND:

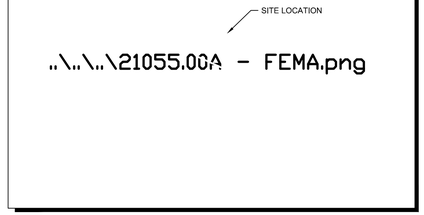
POD A:

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

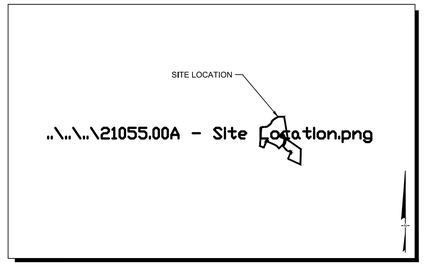
POD B:

- 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

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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

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\Dwi\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

OLD MILTON
ALPHARETTA, GA

3-D RENDERINGS
JULY 23, 2026

20x35 ROOFTOP







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JULY 23, 2026

24X38 EMALINE

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

331076434v1

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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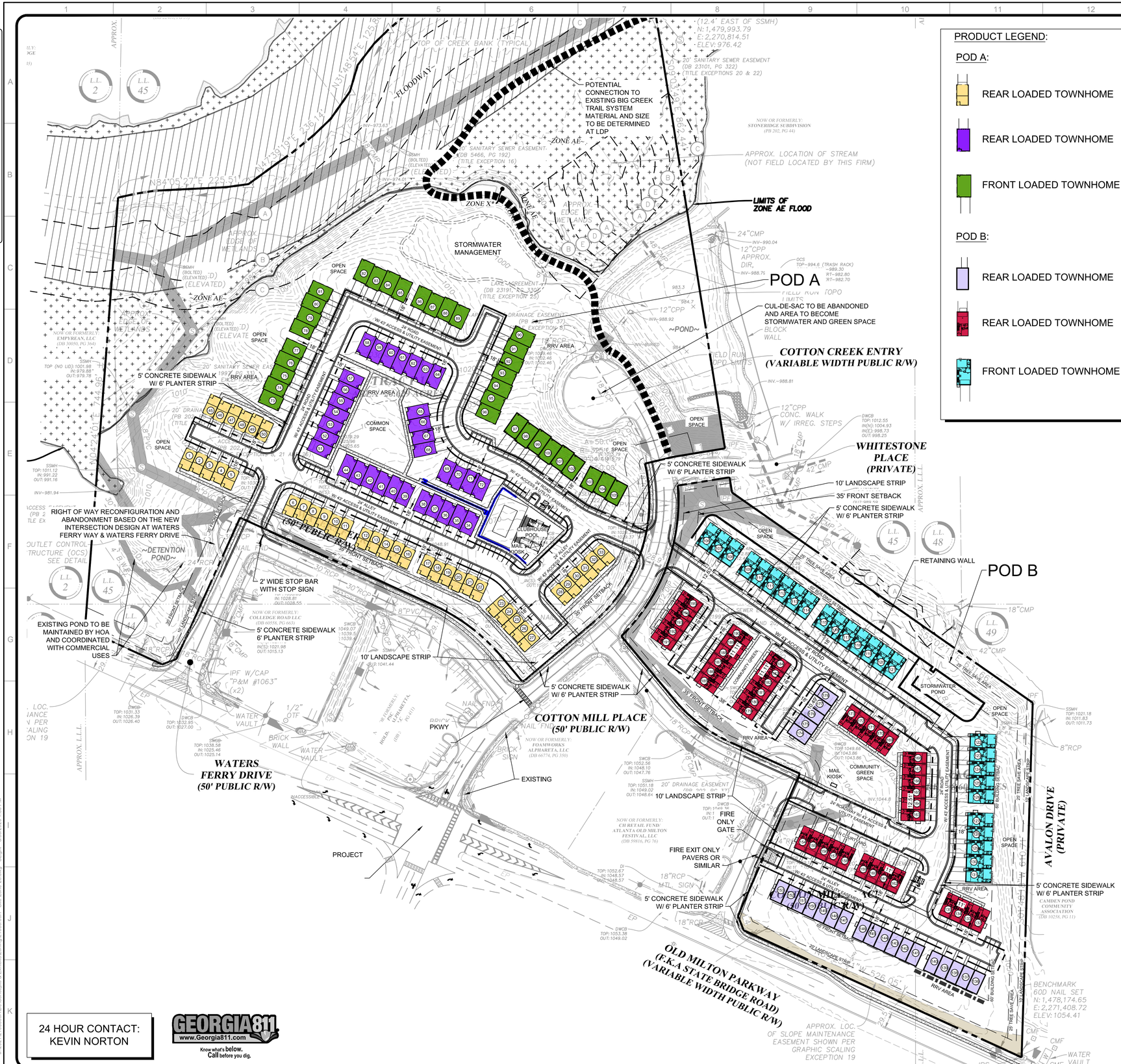

PRODUCT LEGEND:

POD A:

- REAR LOADED TOWNHOME
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- FRONT LOADED TOWNHOME

POD B:

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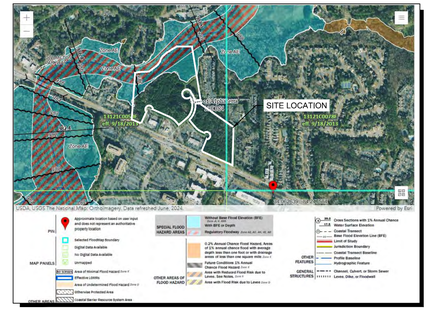
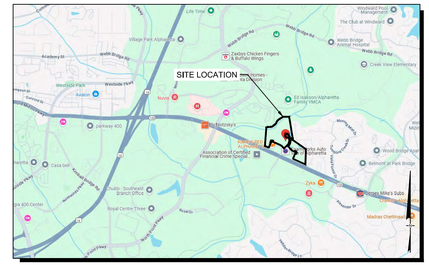


FEMA FIRM MAP
NOT TO SCALE



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	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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EMPIRE COMMUNITIES
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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 SR/ASLA 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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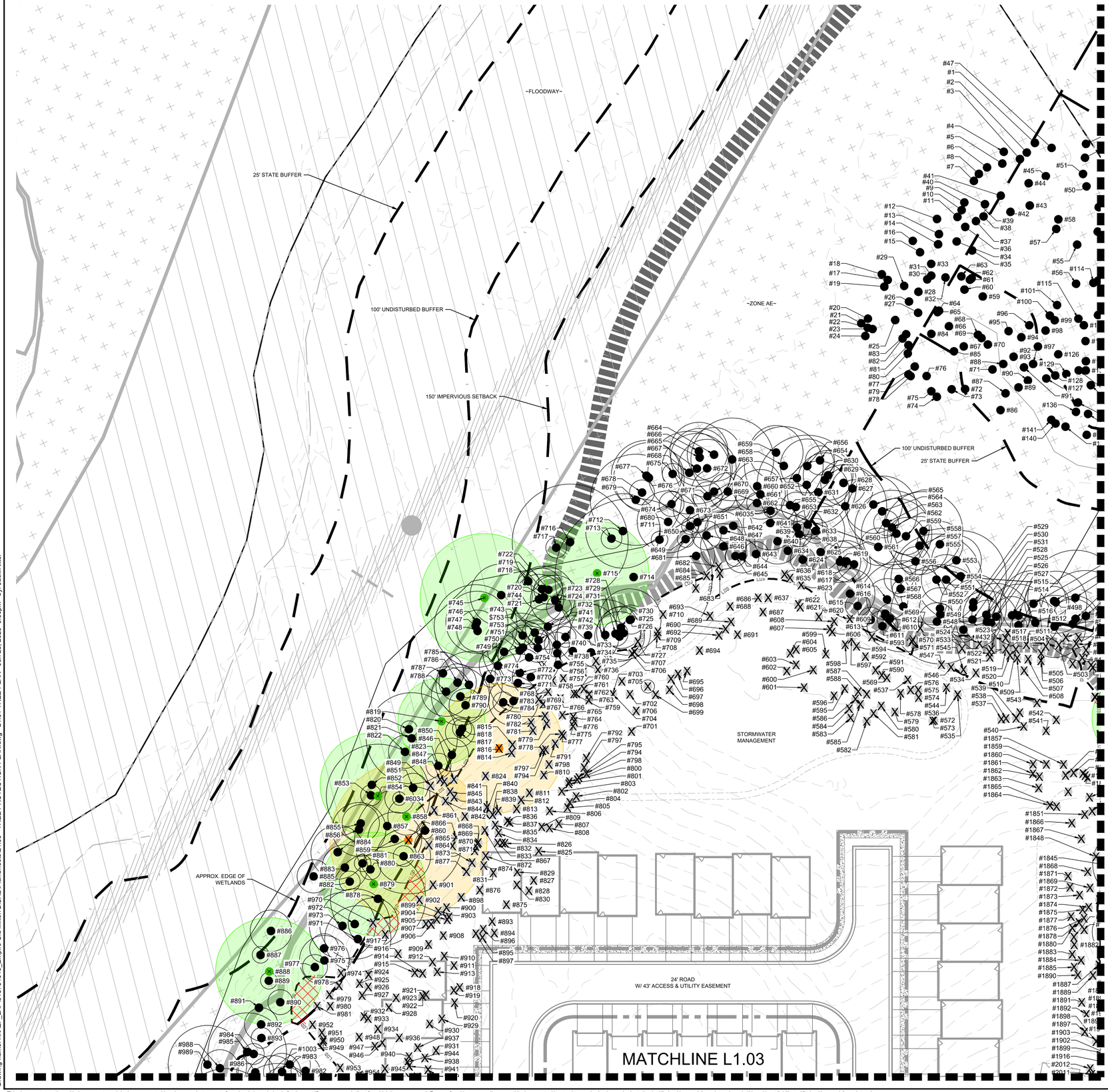

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

GEORGIA REGISTERED LANDSCAPE ARCHITECT ERIN HARMON SHAFER 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
L1.01

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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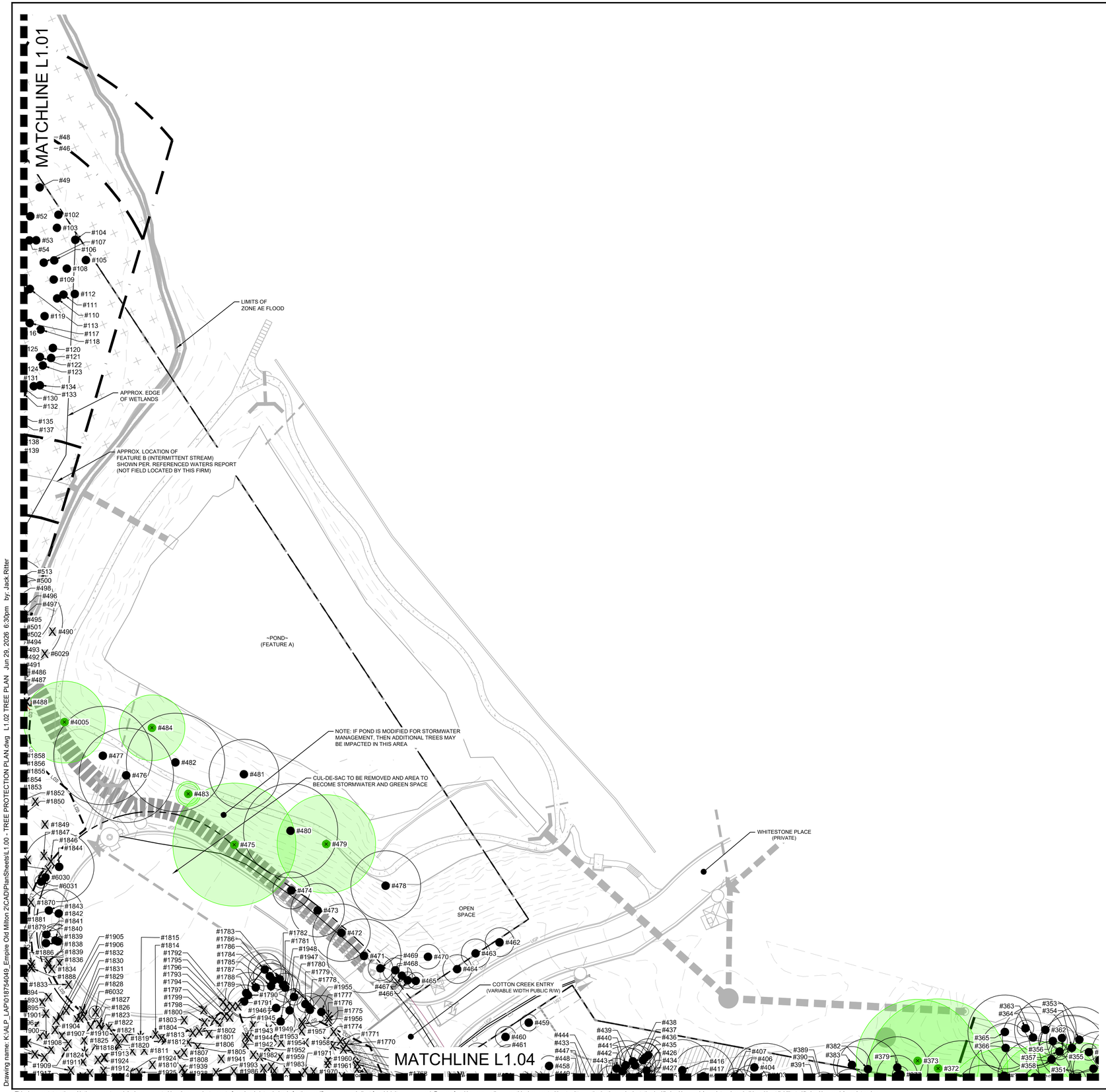

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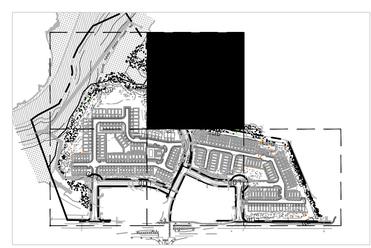

GRAPHIC SCALE IN FEET
0 30 60 120

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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 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
L1.02

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\018754049_Empire Old Milton 2\CAD\PlanSheets\L1.00 - TREE PROTECTION PLAN.dwg L1.02 TREE PLAN Jun 29, 2026 6:30pm by: Jack Ritter

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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 NA 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
EXISTING TREE PLAN

SHEET NUMBER
L1.03

PRELIMINARY: NOT FOR CONSTRUCTION

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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

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- 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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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
L1.04

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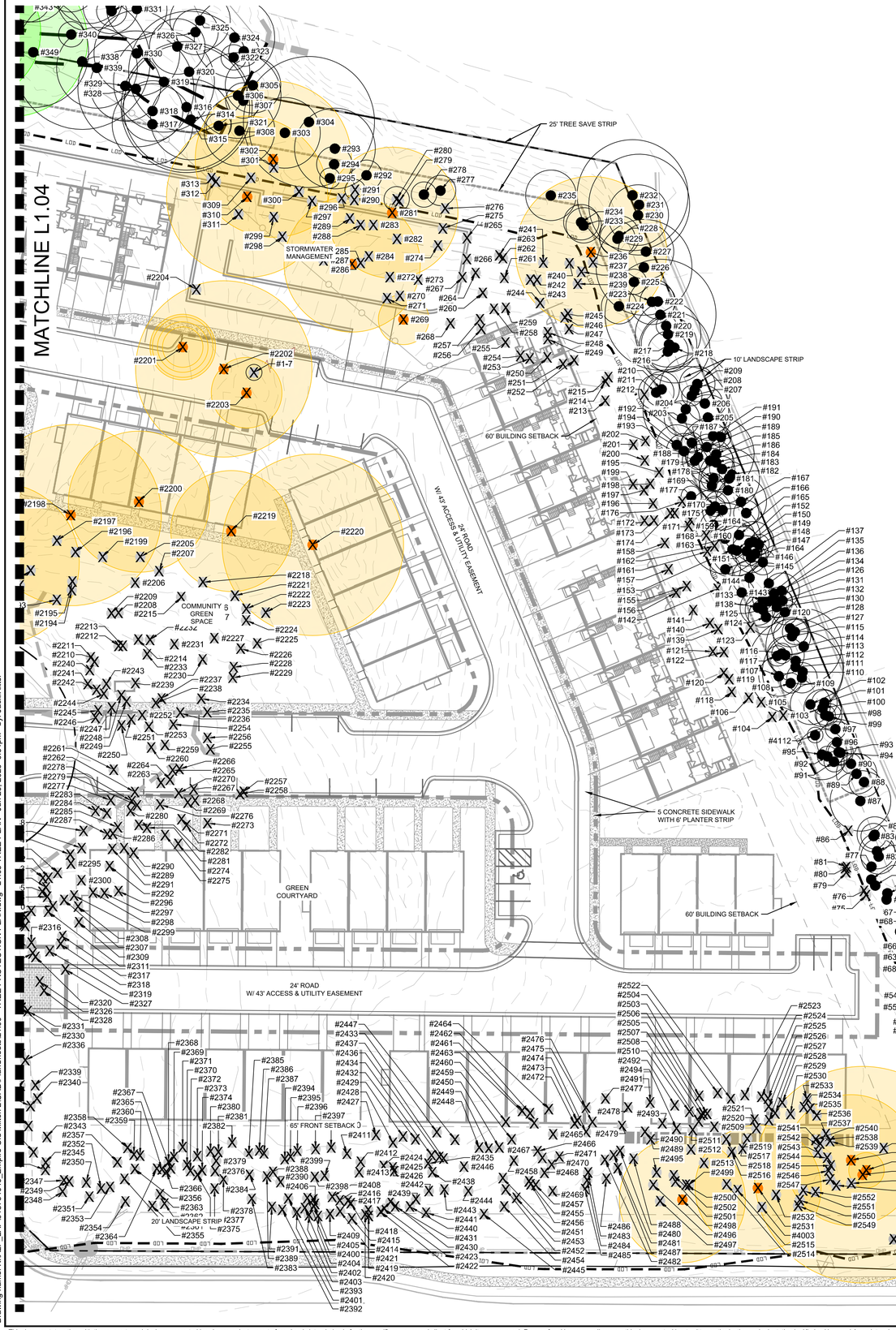

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- CRITICAL ROOT ZONE, TYP.
- LOD — LIMITS OF DISTURBANCE
- CRZ IMPACT



GRAPHIC SCALE IN FEET
0 30 60 120

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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

PRELIMINARY; NOT FOR CONSTRUCTION

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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		
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67	8	PINE	FAIR	FAIR	N/A		
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71	6	PINE	FAIR	FAIR	N/A		
72	9	PINE	FAIR	FAIR	N/A		
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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			
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	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			
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	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			
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			
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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	PINE	FAIR	FAIR	N/A		
2491	17	PINE	FAIR	FAIR	N/A		
2492	12	PINE	FAIR	FAIR	N/A		
2493	7	PINE	FAIR	FAIR	N/A		
2494	13	PINE	FAIR	FAIR	N/A		
2495	13	PINE	FAIR	FAIR	N/A		
2496	11	PINE	FAIR	FAIR	N/A		
2497	25	WATER OAK	FAIR	FAIR	S	SPECIMEN	X
2498	13	PINE	FAIR	FAIR	N/A		
2499	11	PINE	FAIR	FAIR	N/A		
2500	4	PINE	FAIR	FAIR	N/A		

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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
10	11	PINE	FAIR	FAIR
11	11	PINE	FAIR	FAIR
12	11	PINE	FAIR	FAIR
13	12	PINE	FAIR	FAIR
14	12	PINE	FAIR	FAIR
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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
37	14	PINE	FAIR	FAIR
38	14	PINE	FAIR	FAIR
39	14	PINE	FAIR	FAIR
41	14	PINE	FAIR	FAIR
42	14	PINE	FAIR	FAIR
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62	16	PINE	FAIR	FAIR
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81	21	PINE	FAIR	FAIR
82	21	PINE	FAIR	FAIR
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
91	4	SWEET GUM	FAIR	FAIR
92	4	SWEET GUM	FAIR	FAIR
93	5	SWEET GUM	FAIR	FAIR
94	5	SWEET GUM	FAIR	FAIR
95	5	SWEET GUM	FAIR	FAIR
96	5	SWEET GUM	FAIR	FAIR
97	5	SWEET GUM	FAIR	FAIR
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101	7	SWEET GUM	FAIR	FAIR
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104	7	SWEET GUM	FAIR	FAIR
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106	8	SWEET GUM	FAIR	FAIR
107	9	SWEET GUM	FAIR	FAIR
108	9	SWEET GUM	FAIR	FAIR
109	9	SWEET GUM	FAIR	FAIR
110	9	SWEET GUM	FAIR	FAIR
111	11	SWEET GUM	FAIR	FAIR
112	11	SWEET GUM	FAIR	FAIR
113	12	SWEET GUM	FAIR	FAIR
114	12	SWEET GUM	FAIR	FAIR
115	13	SWEET GUM	FAIR	FAIR
116	13	SWEET GUM	FAIR	FAIR
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118	16	SWEET GUM	FAIR	FAIR
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122	4	MAPLE	FAIR	FAIR
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124	7	MAPLE	FAIR	FAIR
125	5	ELM	FAIR	FAIR
126	5	ELM	FAIR	FAIR
127	9	ELM	FAIR	FAIR
128	7	CHERRY	FAIR	FAIR
129	7	TULIP POPLAR	FAIR	FAIR
130	8	TULIP POPLAR	FAIR	FAIR
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 ERIC HARMON SHADE No. 001232

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

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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 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
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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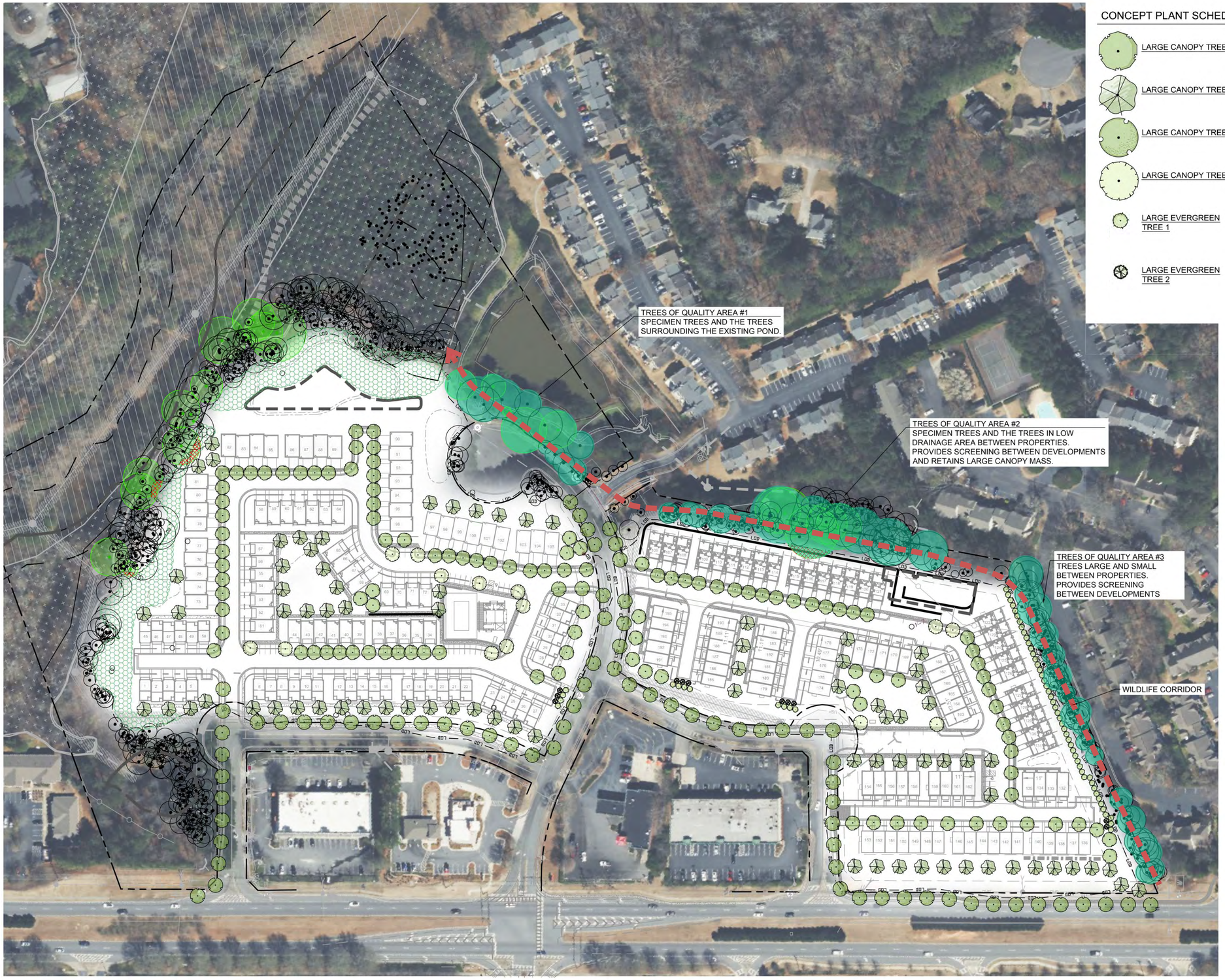

CONCEPT PLANT SCHEDULE

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

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- TREE TO BE PROTECTED
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- 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

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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
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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

22x40
CAROLINE



22x40 – Perspective View



22x40 – Front Elevation





22x40 – Side Elevations



22x40 – Rear Elevation

24x38
EMALINE



24x38 – Front Elevation



24x38 – Front Elevation



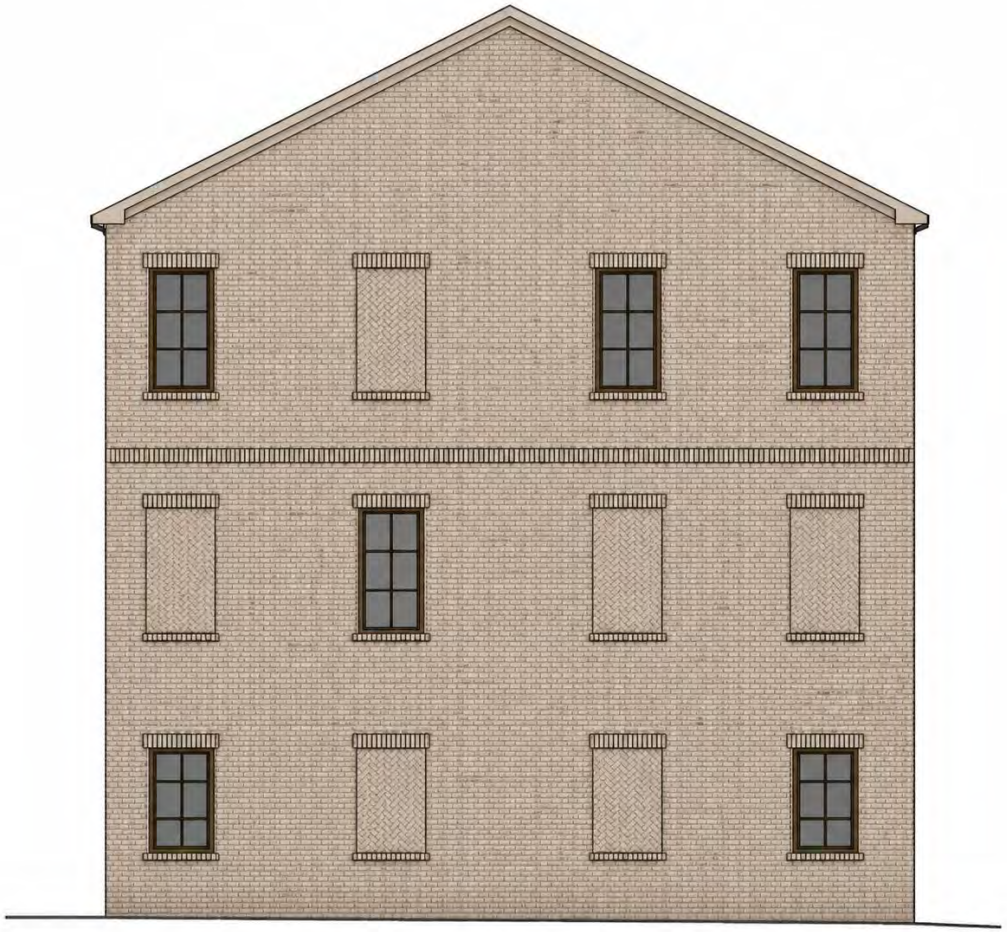
24x38 – Front Elevation





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:

A&R Engineering Inc.
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www.areng.com

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

TABLE OF CONTENTS

Item **Page**

Executive Summary....1
1.0 Introduction....1
1.1 Study Area....1
1.2 Proposed Development and Project Phasing....2
2.0 Existing Conditions....5
2.1 Transportation Facilities....5
2.1.1 SR 120 (Old Milton Parkway)....5
2.1.2 Brookside Parkway....5
2.1.3 Cotton Creek Entry....5
2.1.4 Waters Ferry Drive....5
2.1.5 Cotton Mill Place....5
2.2 Inventory of Pedestrian, Multi-Use Trail, Bicycle and Transit Facilities....5
2.3 Traffic Count and Signal Timing Data....6
3.0 Future Conditions....10
3.1 Programmed and Planned Transportation Improvements....10
3.1.1 GDOT PI No. 0017187 — SR 120 (Old Milton Parkway) Widening....10
3.2 Background Growth....10
3.3 Adjacent Developments....10
3.3.1 Brookside Mixed-Use Project DRI #4317....10
3.3.2 Brookside Parkway Tract Project....10
3.4 Project Trip Generation....13
3.5 Trip Distribution and Assignment....13
4.0 Traffic Impact Analysis....15
4.1 Methodology and LOS Standards....15
4.1.1 Unsignalized Intersections....15
4.1.2 Signalized Intersections....16
4.2 Existing Conditions Capacity Analysis....17
4.3 Future Build Conditions Capacity Analysis....20
5.0 Conclusions and Recommendations....22
5.1 Recommendations for Site Access Configuration....23
Appendix

LIST OF TABLES

Item **Page**

Table E-1 – Existing 2026 and Future 2030 Intersection Operations E-2
Table 1 – Trip Generation (Proposed Development) 13
Table 2 – Level of Service Criteria for Unsignalized Intersections 15
Table 3 – Level of Service Criteria for Signalized Intersections 16
Table 4 – Existing 2026 Intersection Operations 17
Table 5 – Future Intersection Operations (2030) 20

LIST OF FIGURES

Item **Page**

Figure 1 – Location Map 3
Figure 2 – Site Plan 4
Figure 3 – Existing Weekday Peak Hour Volumes 7
Figure 4 – Existing Traffic Control and Lane Geometry 8
Figure 5 – Lane Geometry (Improvement Projects) 9
Figure 6 – Site-Generated Peak Hour Volumes (Adjacent Brookside DRI #4317 Site) 11
Figure 7 – Site-Generated Peak Hour Volumes (Adjacent Brookside Parkway Tract Site) 12
Figure 8 – Trip Distribution and New Site-Generated Peak Hour Volumes 14
Figure 9 – Future (No-Build) Weekday Peak Hour Volumes 18
Figure 10 – Future (Build) Weekday Peak Hour Volumes 19
Figure 11 – Future Traffic Control and Lane Geometry 21

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

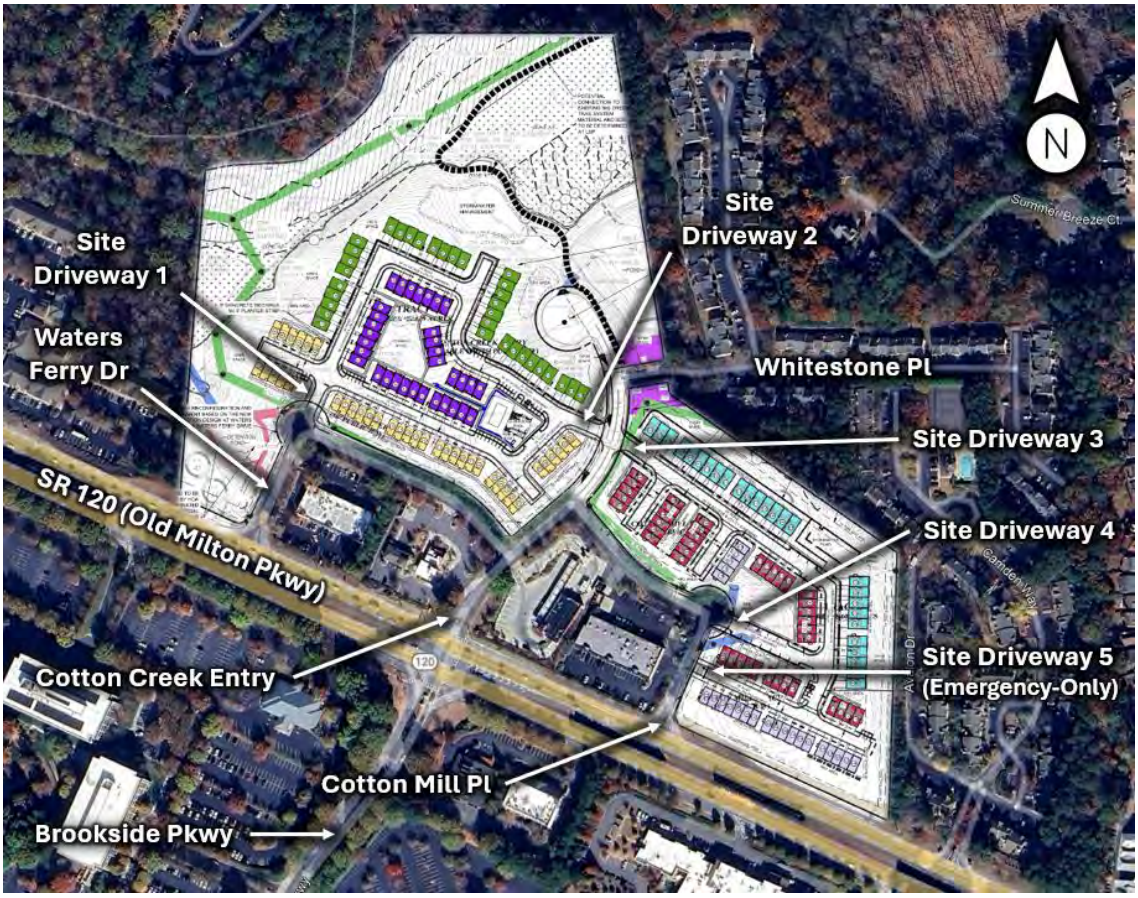
The purpose of this study is to determine the traffic impact of the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta, Georgia. The traffic analysis includes an evaluation of the current operations and future conditions with the traffic generated 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

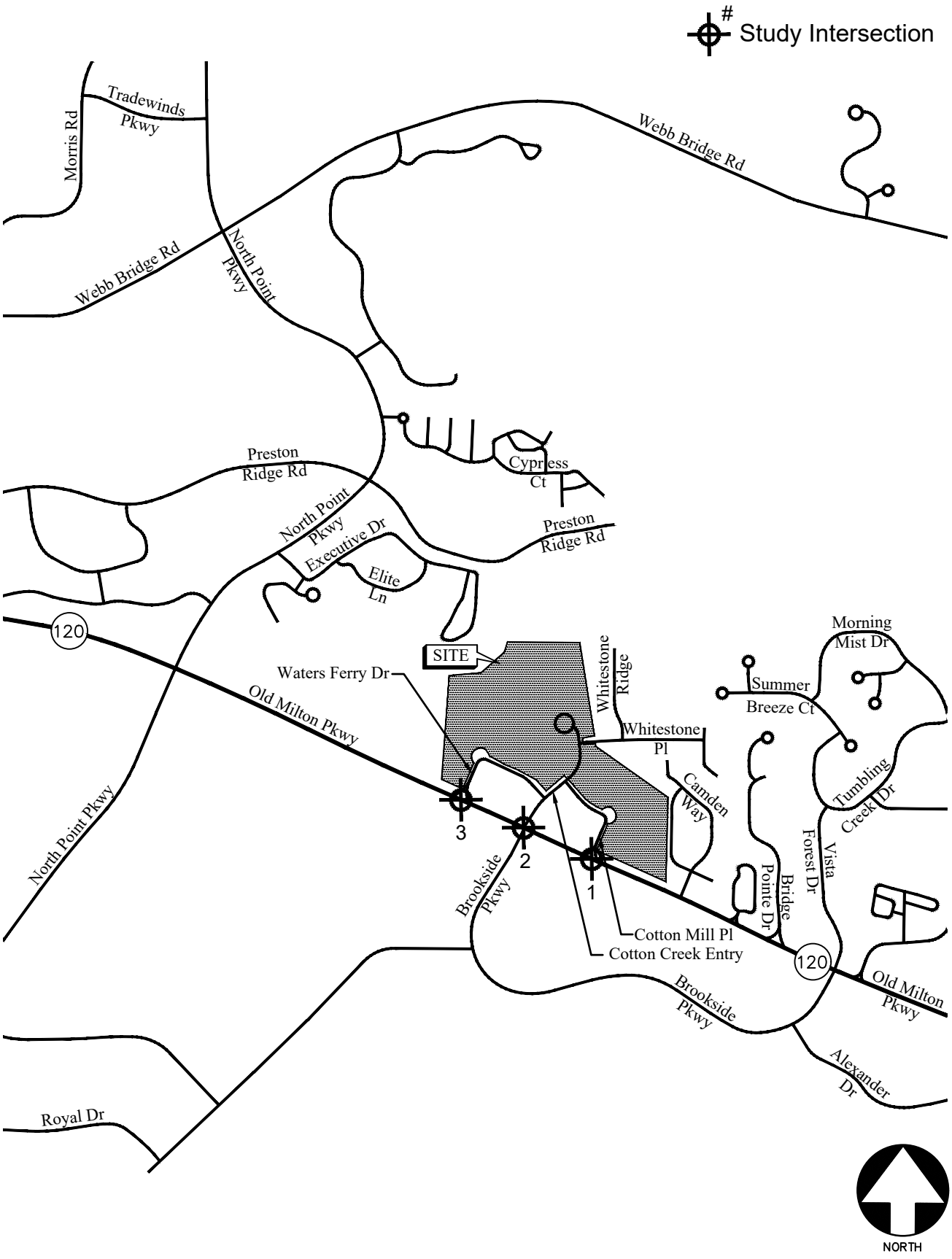
The development proposes access on the following driveways:

- **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.

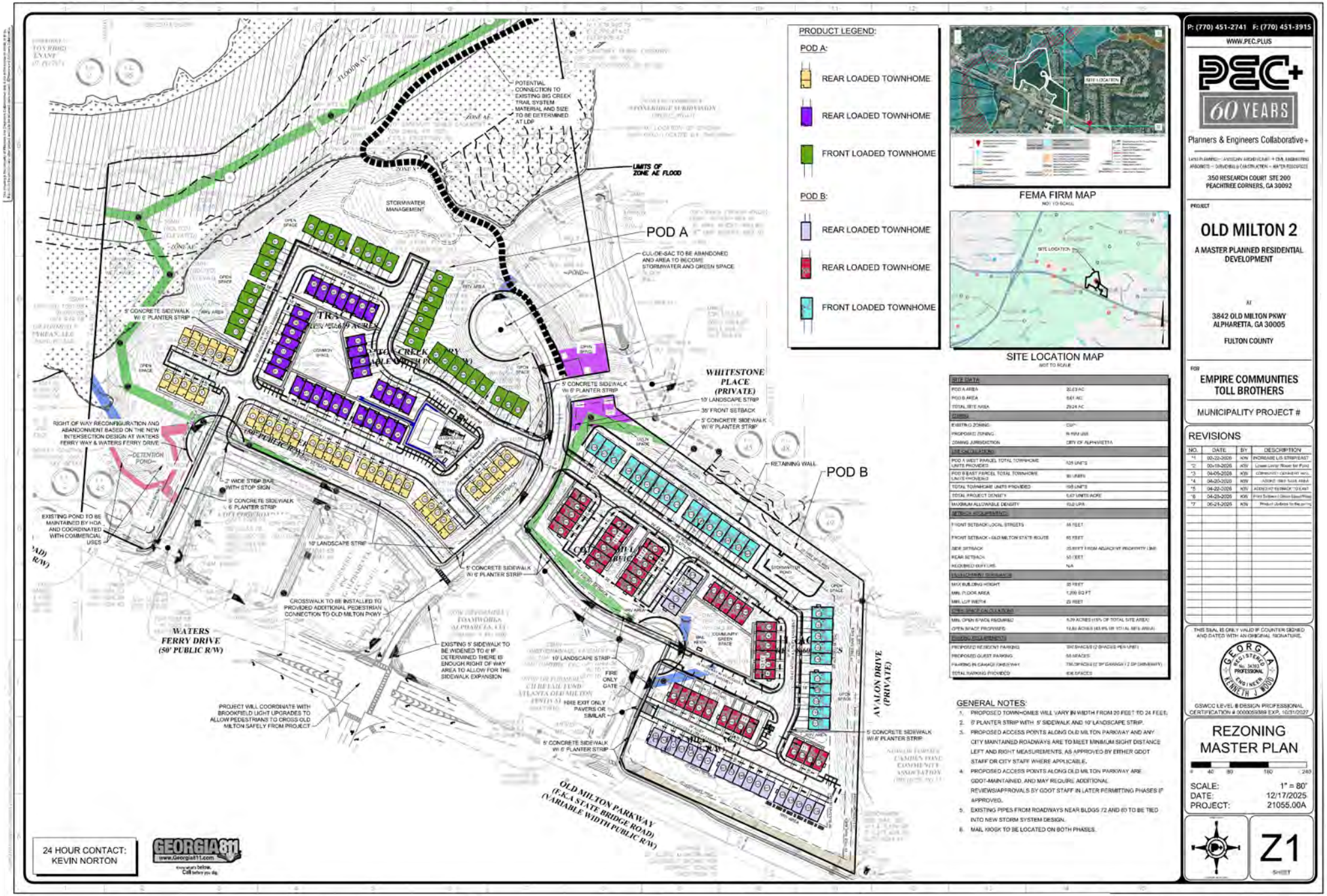


Figure 2 – Site Plan

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.

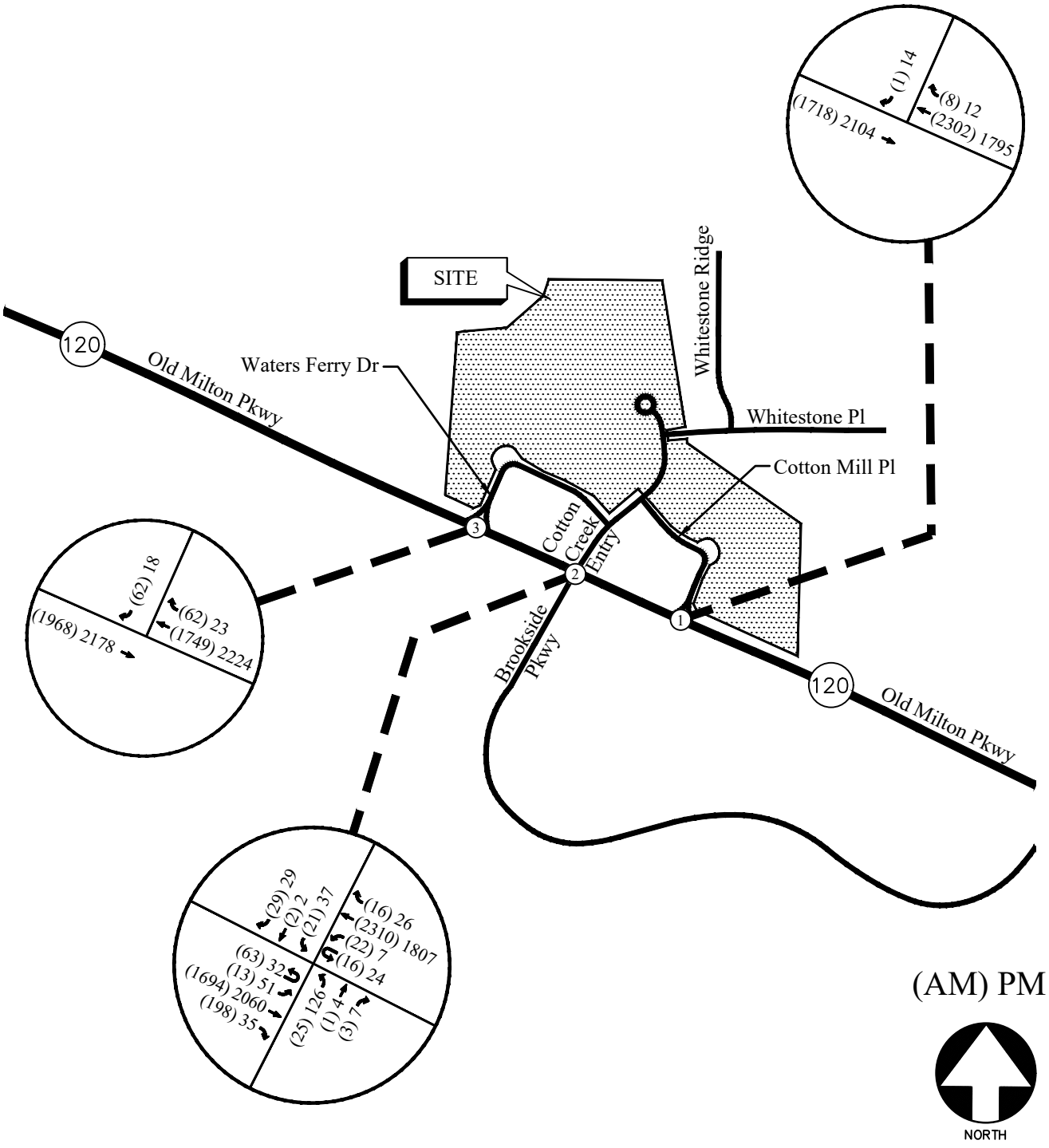
2.3 Traffic Count and Signal Timing Data

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

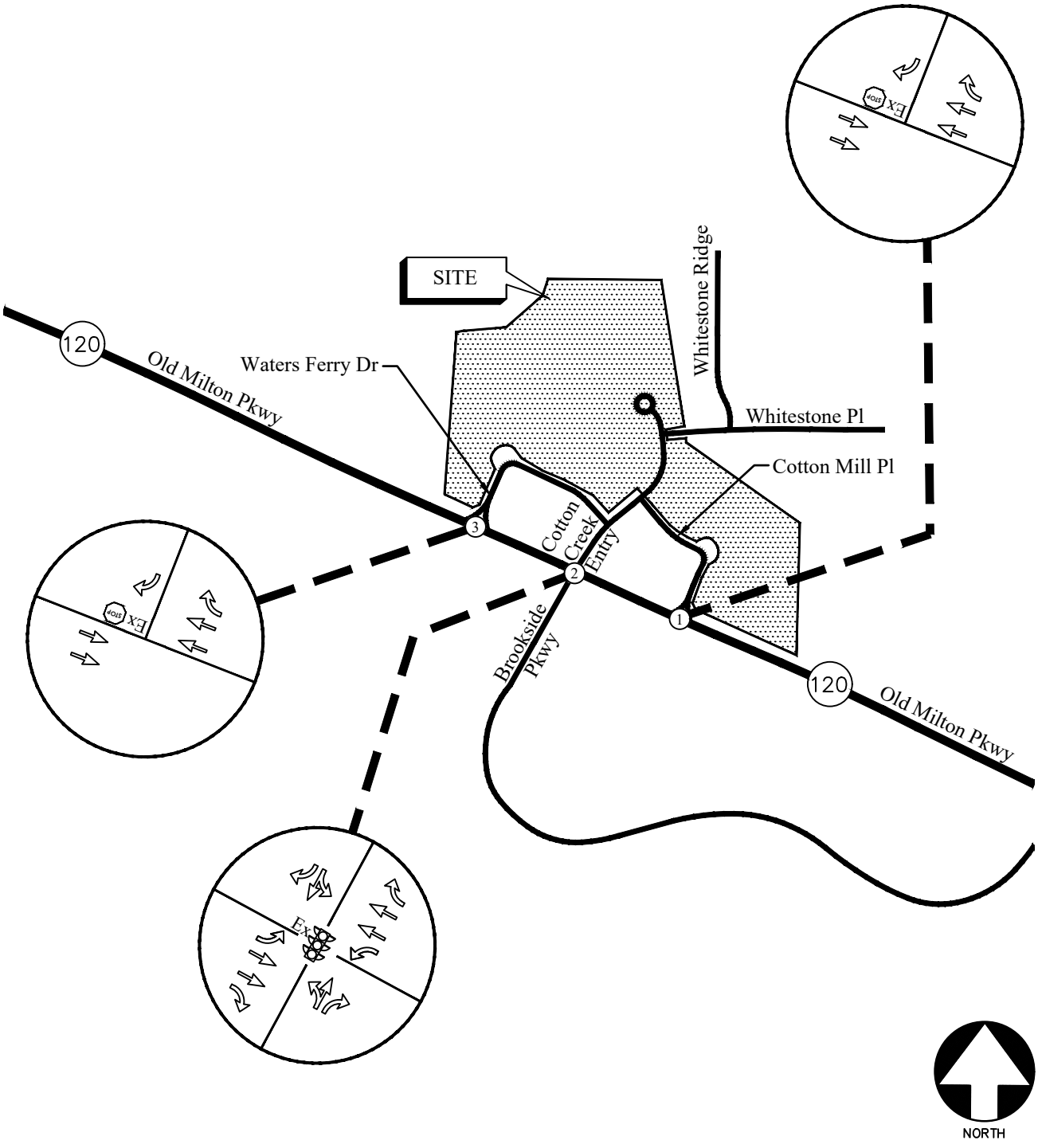
All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The local schools were in operation when this data was collected. The four consecutive 15-minute interval volumes that produced the highest volume at the study intersections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



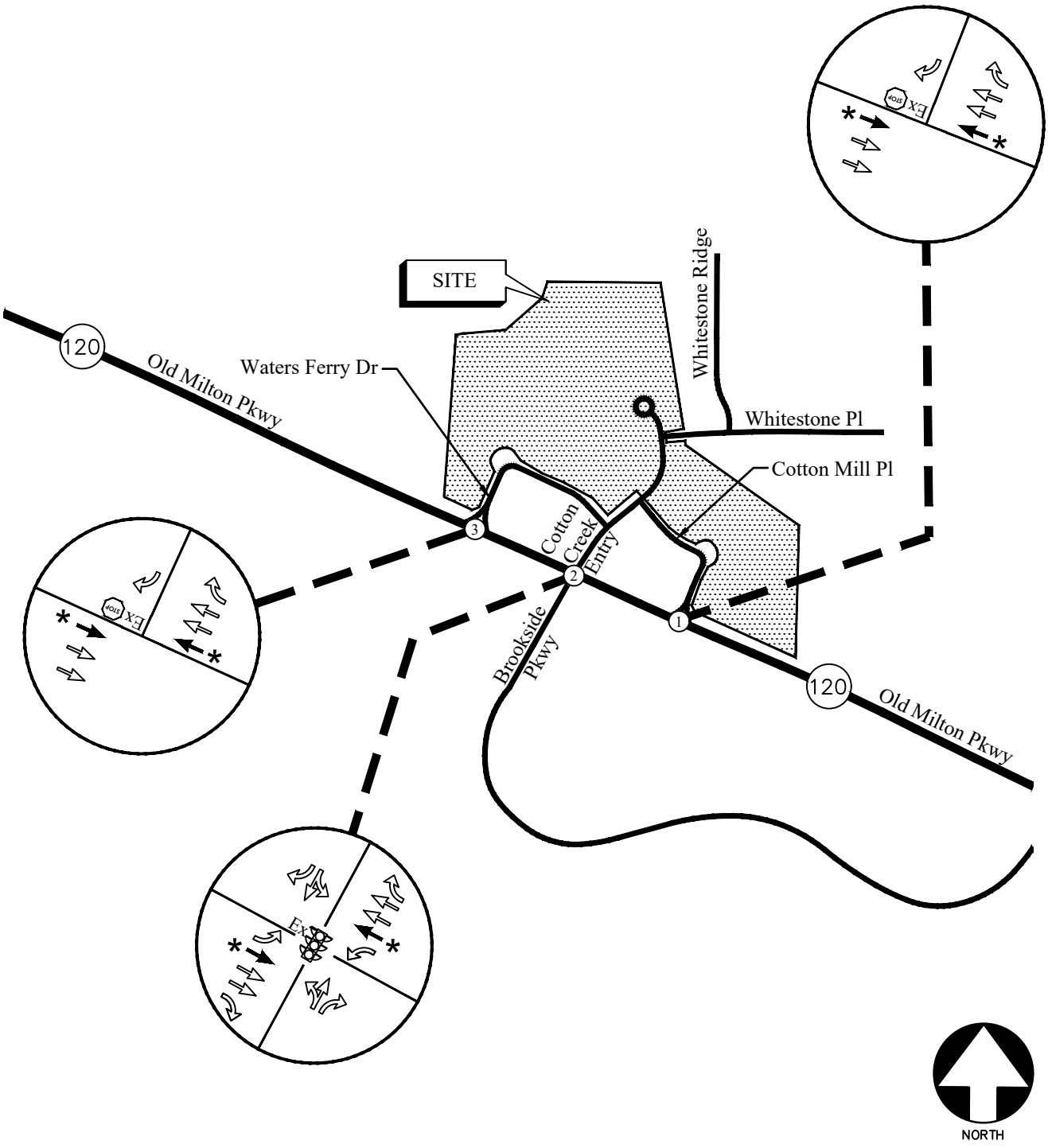
EXISTING WEEKDAY PEAK HOUR VOLUMES FIGURE 3

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

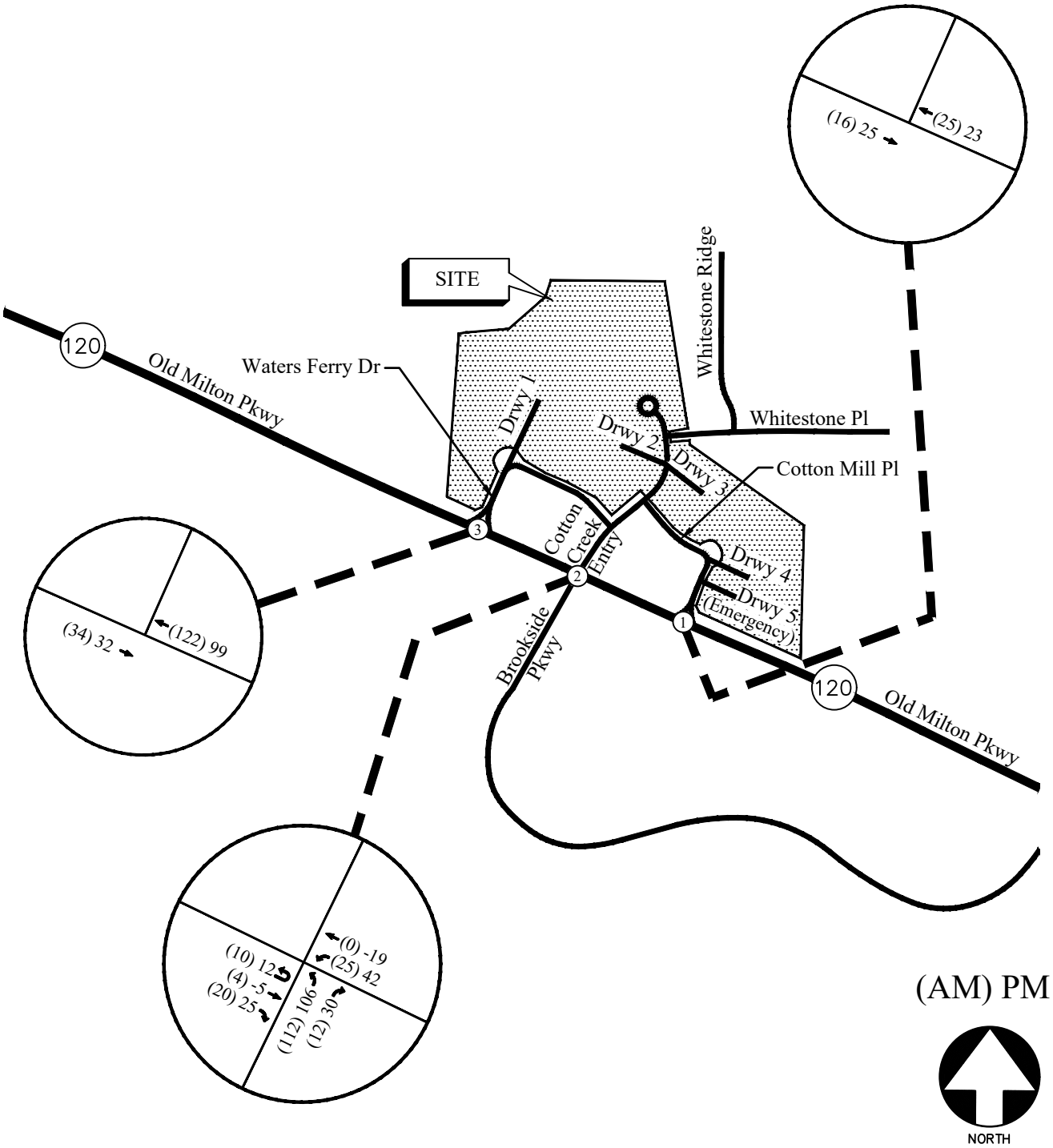
There are currently two proposed adjacent developments in the study area.

3.3.1 Brookside Mixed-Use Project DRI #4317

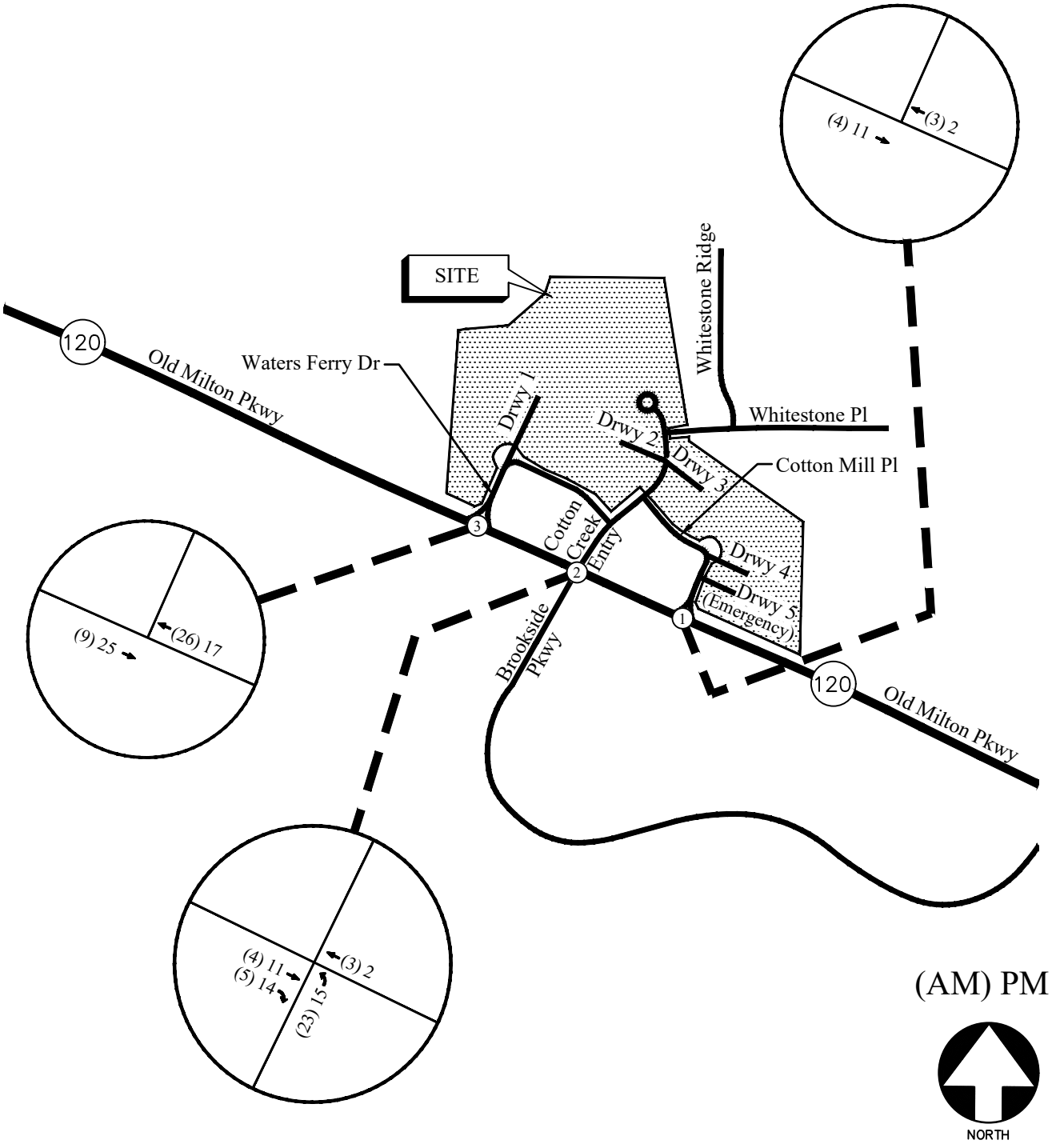
The adjacent Brookside Mixed-Use Project (DRI #4317) is located to the west of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour traffic volumes for this development were estimated in the traffic study submitted by Kimley-Horn 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

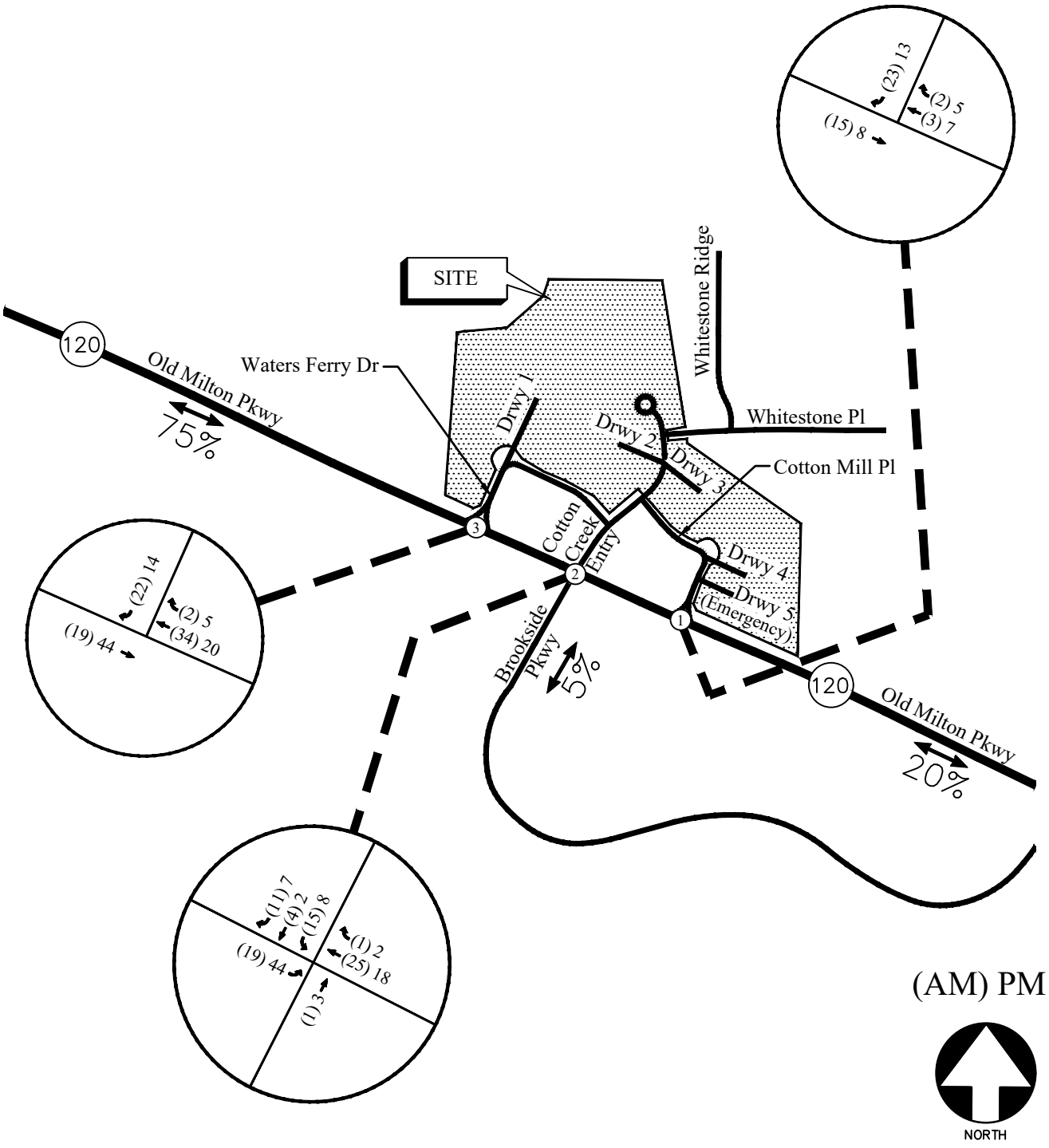
Trip generation estimates were based on the rates and equations published in the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based 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.

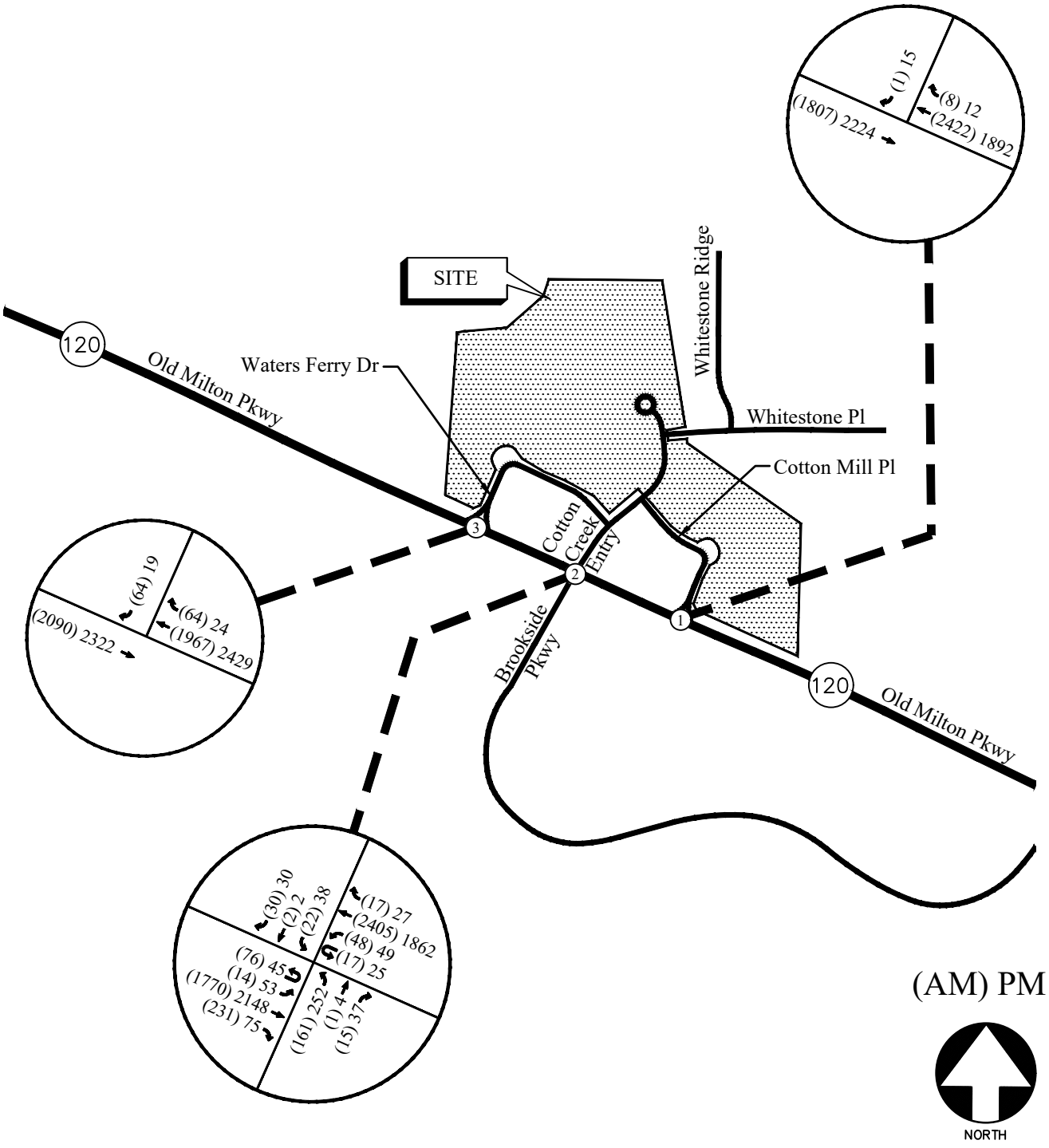
4.2 Existing Conditions Capacity Analysis

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

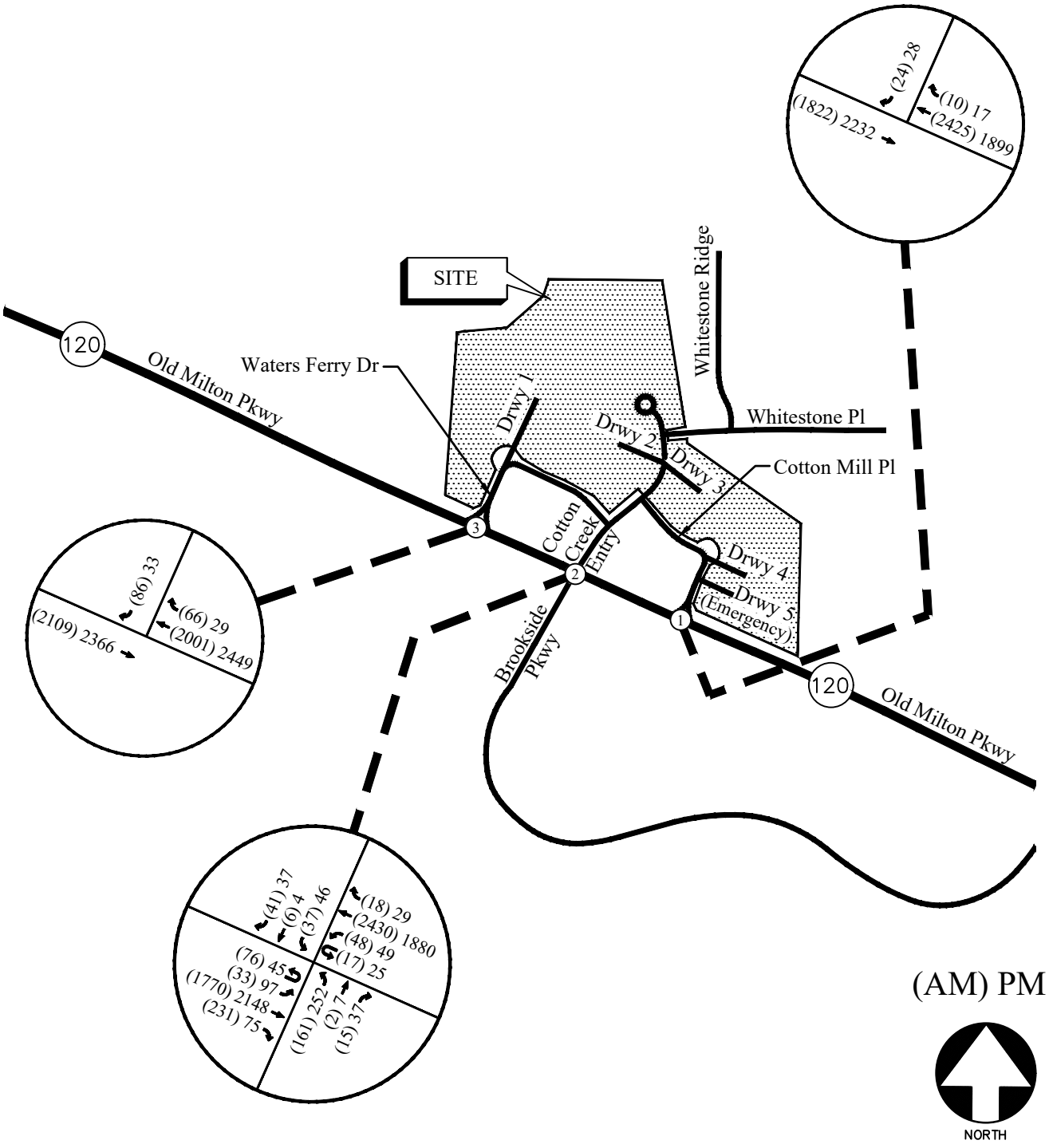
Intersection		Traffic Control	LOS (Delay)	
			AM Peak	PM Peak
1	**SR 120 (Old Milton Parkway) at Cotton Mill Place** -Southbound Approach	Yield Sign Controlled on SB Approach	D (25.4)	C (18.8)
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway** -Eastbound Approach -Westbound Approach -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.

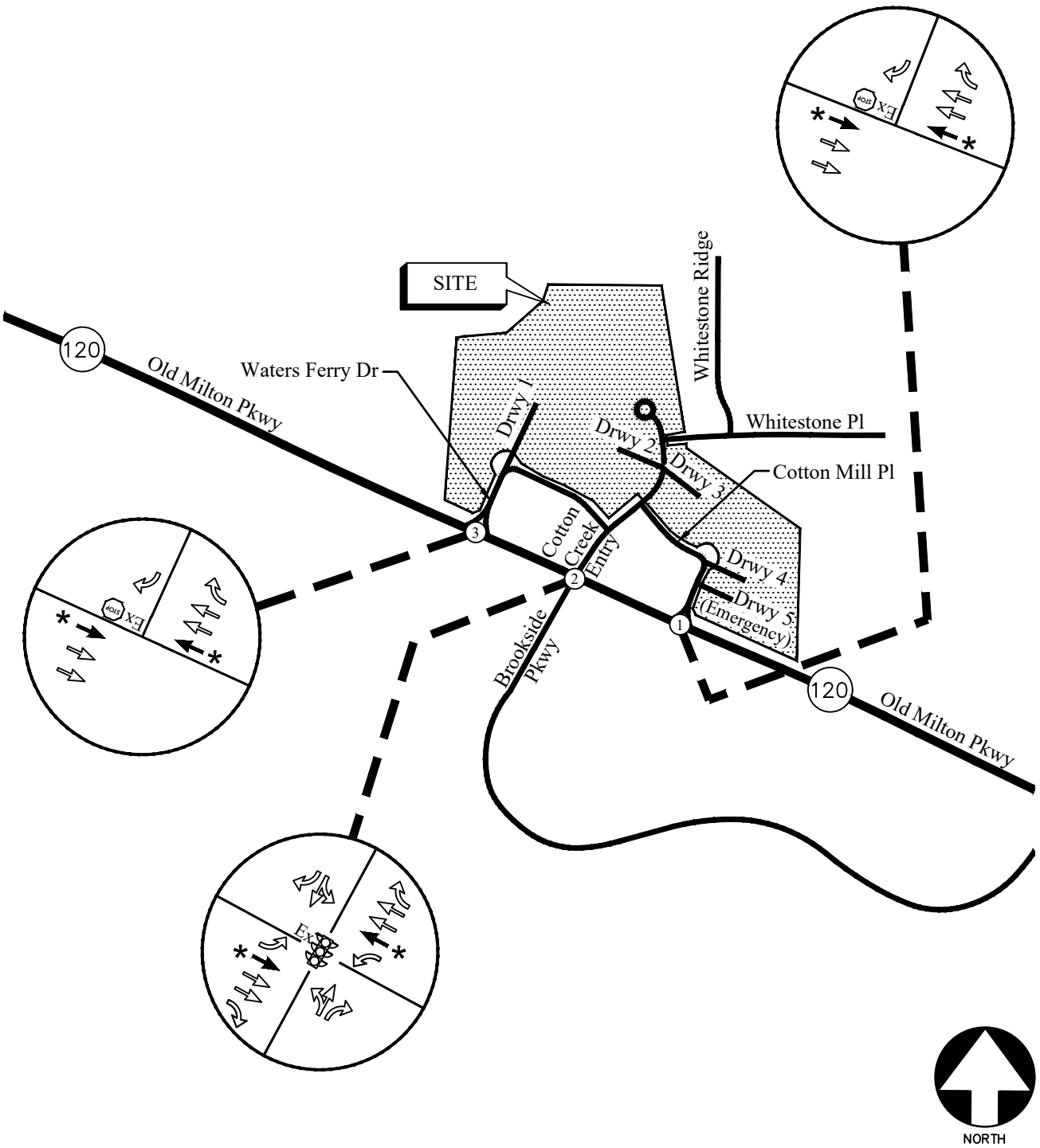
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 9 and Figure 10, respectively. The future traffic operations analysis results are shown below in Table 5. The future traffic control and lane geometry configurations are shown in Figure 11.

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	

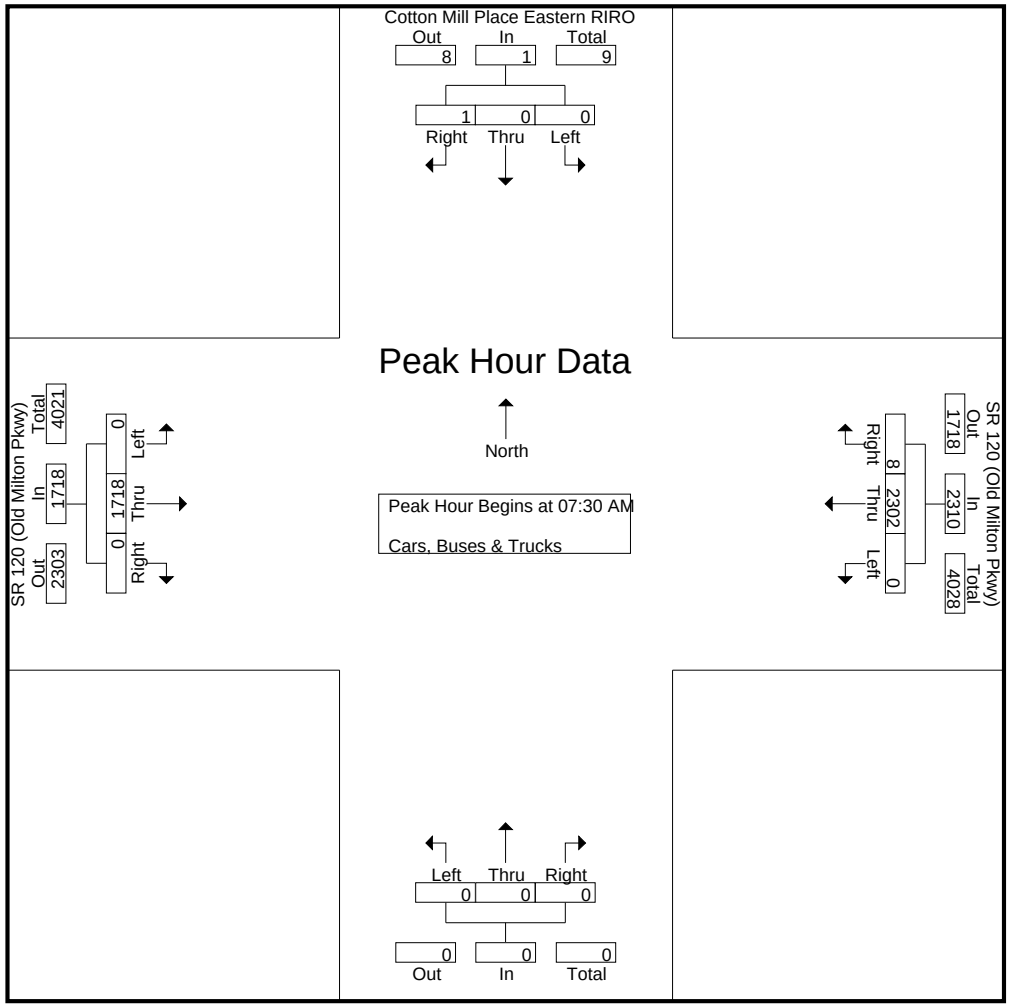
A & R Engineering, Inc.

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.

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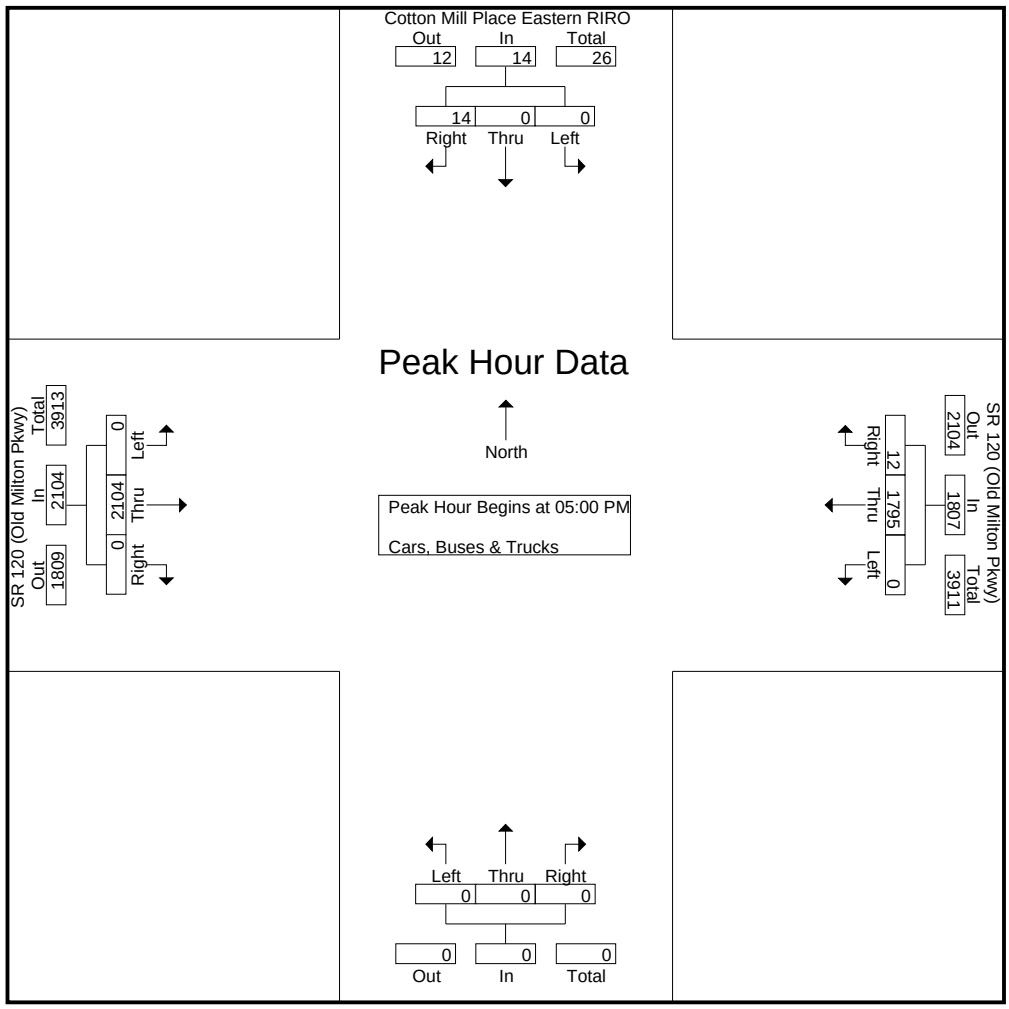
Marietta, GA 30067

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

File Name : 20250425
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



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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 : 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	

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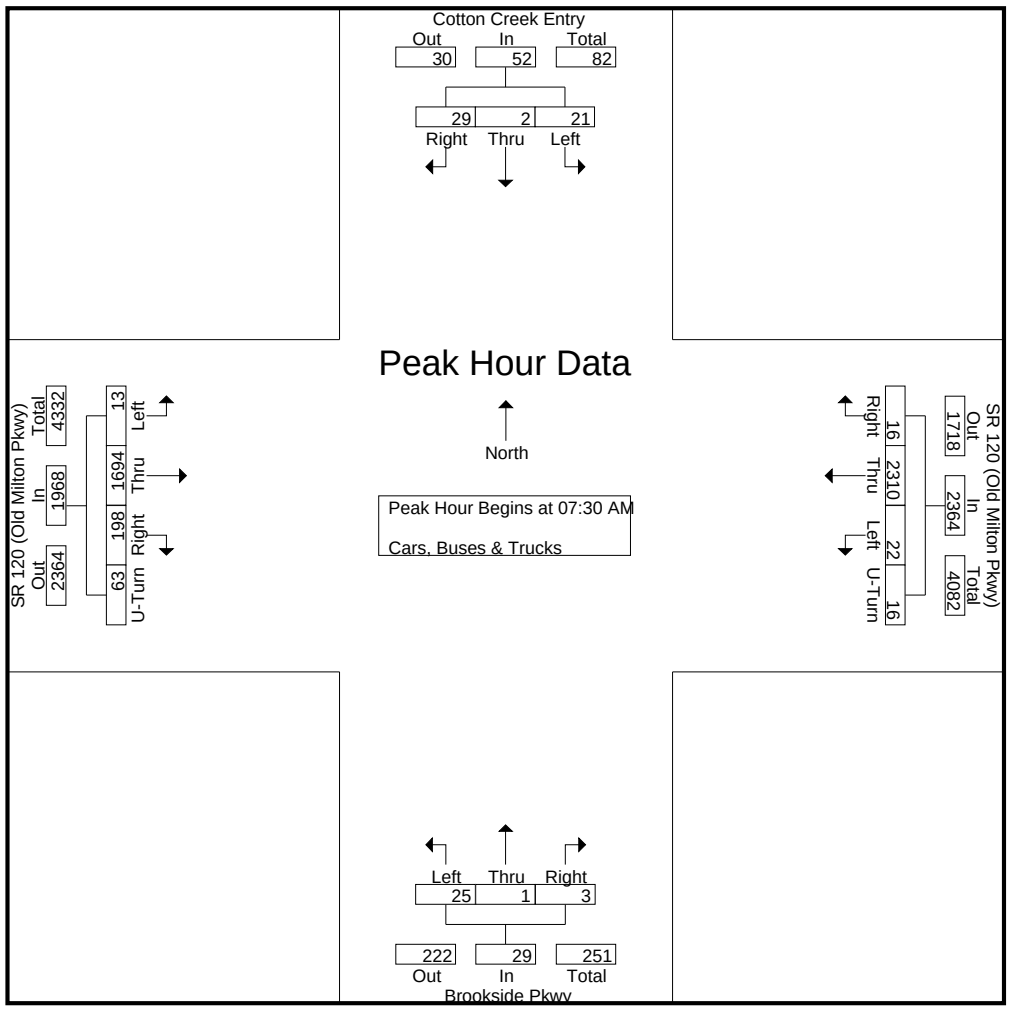
Marietta, GA 30067

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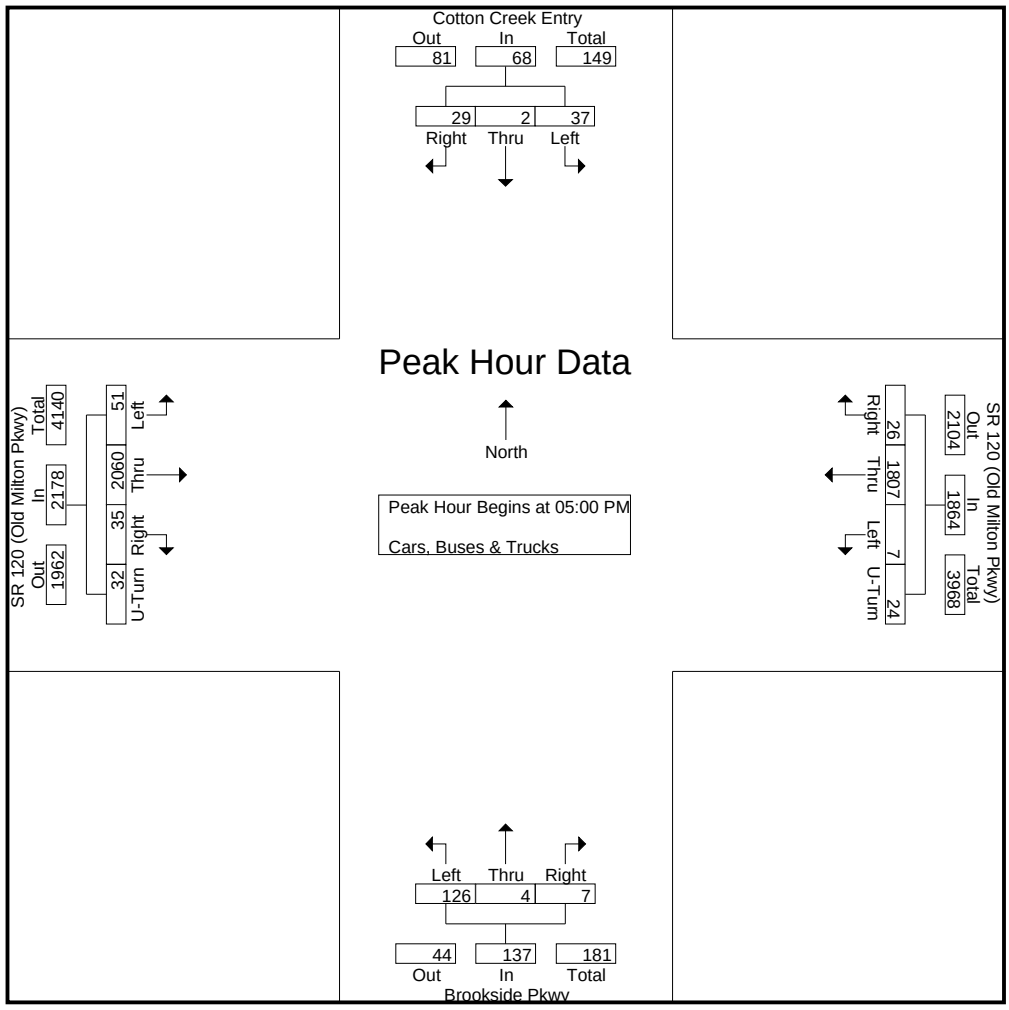
TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

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



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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	

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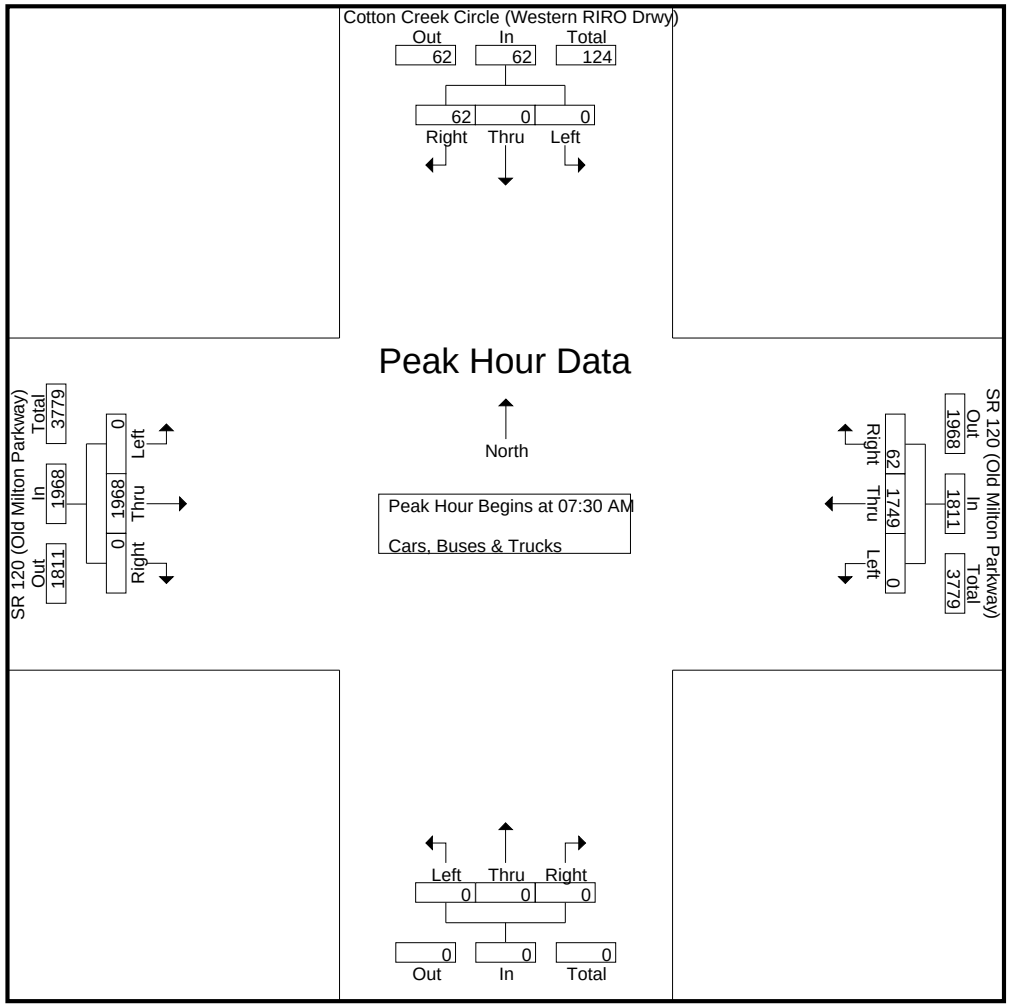
TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 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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2160 Kingston Court Suite 'O'
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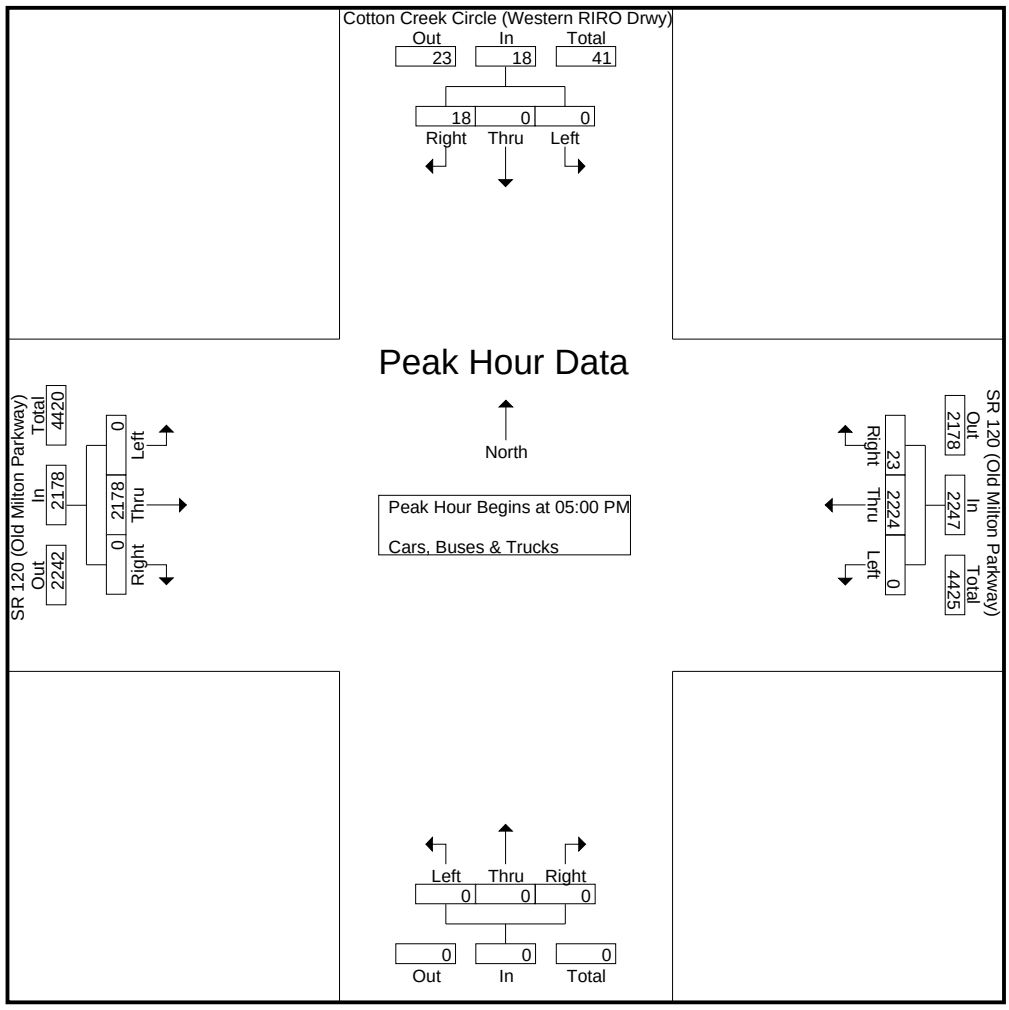
TMC Data
Old Milton Parkway @ Cotton Creek
Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

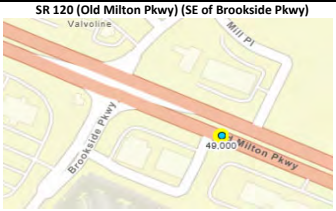
File Name : 20250426
Site Code : 20250426
Start Date : 12-09-2025
Page No : 3

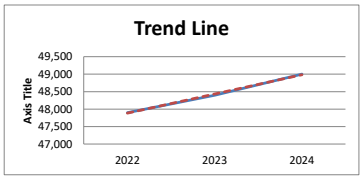
	Northbound				Cotton Creek Circle (Western RIRO Drwy) Southbound				SR 120 (Old Milton Parkway) Eastbound				SR 120 (Old Milton Parkway) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 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

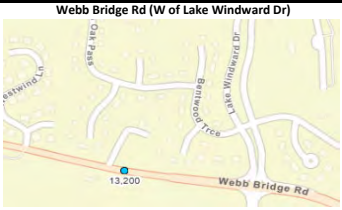
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	121-0312	00012000	47,900	48,400	49,000

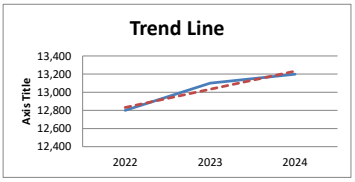




Growth Rate	1.1%	Intercept	-10,64,217	Slope	550.00
Trend Line			47,883	48,433	48,983

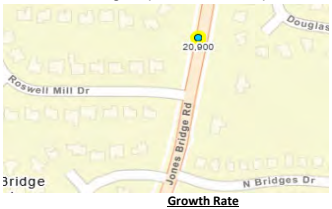
Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (W of Lake Windward Dr)	121-0918	00170001	12,800	13,100	13,200

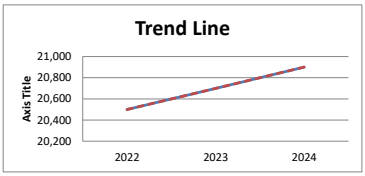




Growth Rate	1.5%	Intercept	-3,91,567	Slope	200.00
Trend Line			12,833	13,033	13,233

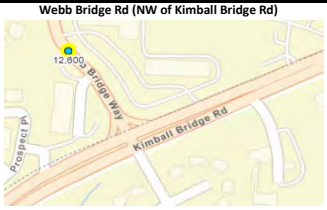
Location	Traffic Counter	RCLINK	2022	2023	2024
Jones Bridge Rd (N of Roswell Mill Dr)	121-0868	00006525	20,500	20,700	20,900

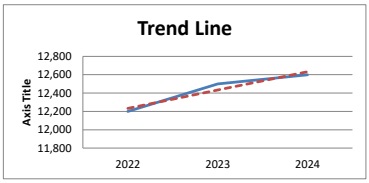




Growth Rate	1.0%	Intercept	-3,83,900	Slope	200.00
Trend Line			20,500	20,700	20,900

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

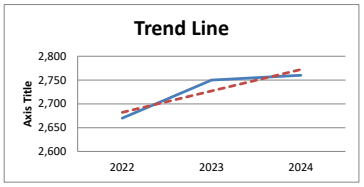




Growth Rate	1.6%	Intercept	-3,92,167	Slope	200.00
Trend Line			12,233	12,433	12,633

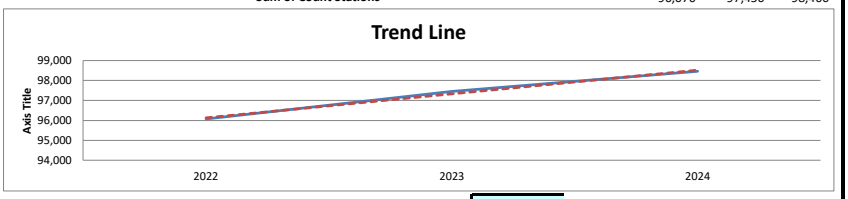
Location	Traffic Counter	RCLINK	2022	2023	2024
Park Bridge Pkwy (NE of Summerwood Ln)	121-8739	00913201	2,670	2,750	2,760





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

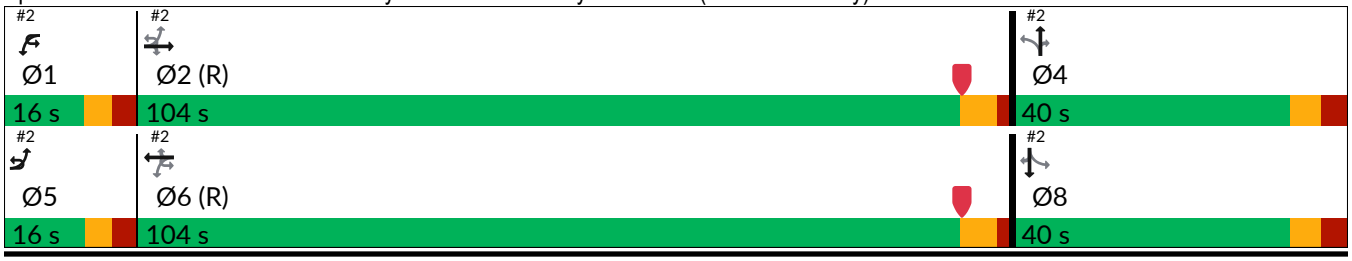
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	178
HCM Lane V/C Ratio	-	-	0.006
HCM Ctrl Dly (s/v)	-	-	25.4
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

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

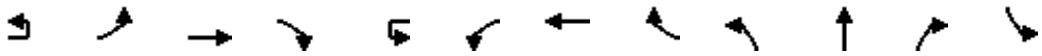
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

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

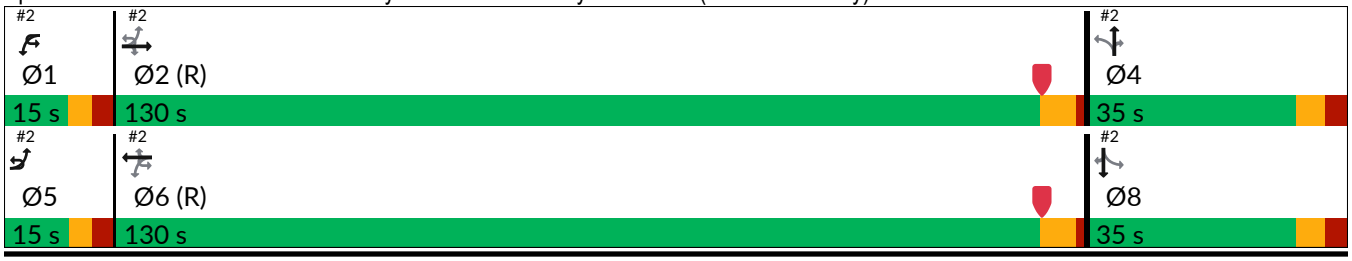
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	275
HCM Lane V/C Ratio	-	-	0.052
HCM Ctrl Dly (s/v)	-	-	18.8
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.2

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

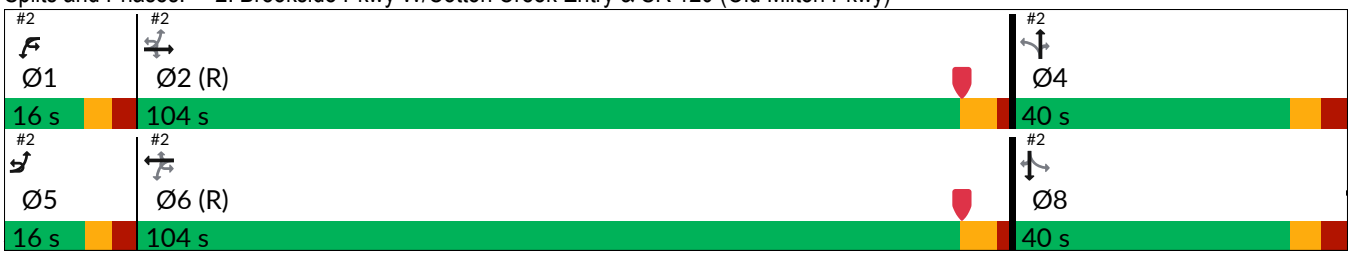
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.009
HCM Ctrl Dly (s/v)	-	-	34.9
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

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

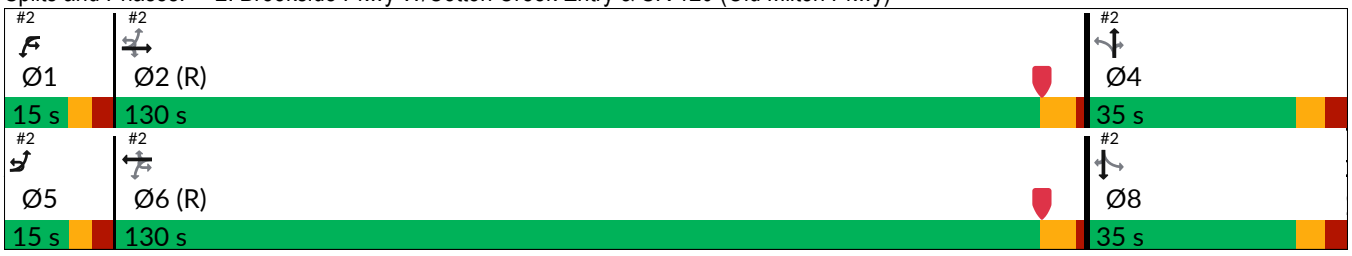
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	199
HCM Lane V/C Ratio	-	-	0.082
HCM Ctrl Dly (s/v)	-	-	24.7
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

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

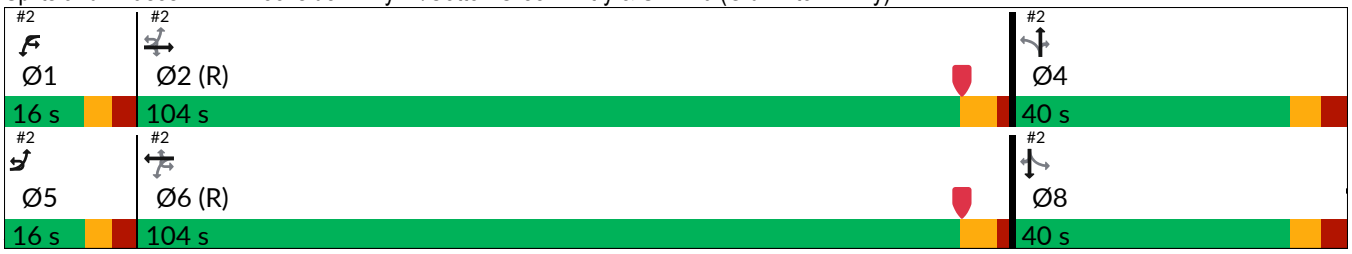
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.22
HCM Ctrl Dly (s/v)	-	-	43
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0.8

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

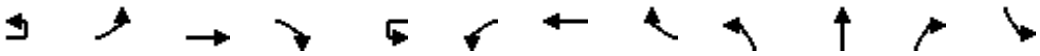
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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

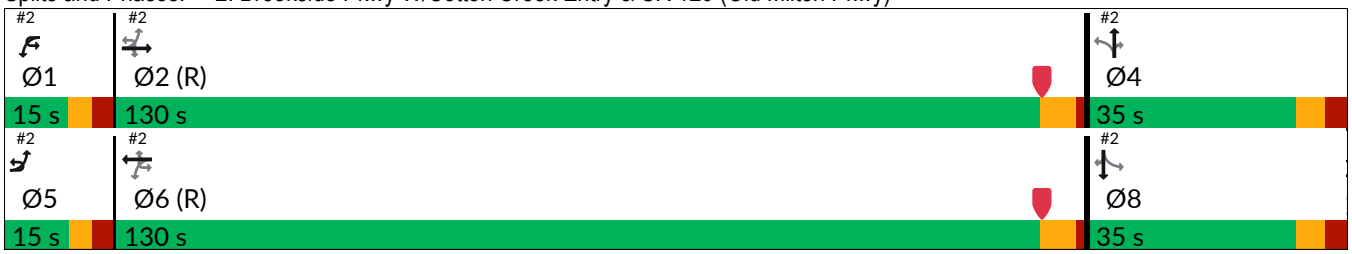
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	197
HCM Lane V/C Ratio	-	-	0.154
HCM Ctrl Dly (s/v)	-	-	26.5
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0.5

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

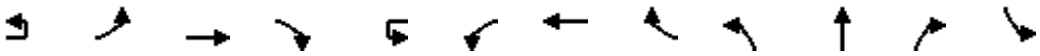
Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds 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

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

CITY OF ALPHARETTA, GEORGIA



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January 30, 2026
Revised: July 22, 2026
A & R Project # 25-231

TABLE OF CONTENTS

Item	Page
Executive Summary	1
1.0 Introduction	1
1.1 Study Area	1
1.2 Proposed Development and Project Phasing	2
2.0 Existing Conditions	5
2.1 Transportation Facilities	5
2.1.1 SR 120 (Old Milton Parkway)	5
2.1.2 Brookside Parkway	5
2.1.3 Cotton Creek Entry	5
2.1.4 Waters Ferry Drive	5
2.1.5 Cotton Mill Place	5
2.2 Inventory of Pedestrian, Multi-Use Trail, Bicycle and Transit Facilities	5
2.3 Traffic Count and Signal Timing Data	6
3.0 Future Conditions	10
3.1 Programmed and Planned Transportation Improvements	10
3.1.1 GDOT PI No. 0017187 — SR 120 (Old Milton Parkway) Widening	10
3.2 Background Growth	10
3.3 Adjacent Developments	10
3.3.1 Brookside Mixed-Use Project DRI #4317	10
3.3.2 Brookside Parkway Tract Project	10
3.4 Project Trip Generation	13
3.5 Trip Distribution and Assignment	13
4.0 Traffic Impact Analysis	15
4.1 Methodology and LOS Standards	15
4.1.1 Unsignalized Intersections	15
4.1.2 Signalized Intersections	16
4.2 Existing Conditions Capacity Analysis	17
4.3 Future Build Conditions Capacity Analysis	20
4.4 Improved Intersection 2 Operations	21
5.0 Conclusions and Recommendations	23
5.1 Recommendations for Site Access Configuration	24
5.1 Recommendations for System Improvements	24
Appendix	

LIST OF TABLES

Item **Page**

Table E-1 – Existing 2026 and Future 2030 Intersection Operations E-2
Table 1 – Trip Generation (Proposed Development) 13
Table 2 – Level of Service Criteria for Unsignalized Intersections 15
Table 3 – Level of Service Criteria for Signalized Intersections 16
Table 4 – Existing 2026 Intersection Operations 17
Table 5 – Future Intersection Operations (2030) 20
Table 6 – Improved Intersection 2 Operations (2030) 21

LIST OF FIGURES

Item **Page**

Figure 1 – Location Map 3
Figure 2 – Site Plan 4
Figure 3 – Existing Weekday Peak Hour Volumes 7
Figure 4 – Existing Traffic Control and Lane Geometry 8
Figure 5 – Lane Geometry (Improvement Projects) 9
Figure 6 – Site-Generated Peak Hour Volumes (Adjacent Brookside DRI #4317 Site) 11
Figure 7 – Site-Generated Peak Hour Volumes (Adjacent Brookside Parkway Tract Site) 12
Figure 8 – Trip Distribution and New Site-Generated Peak Hour Volumes 14
Figure 9 – Future (No-Build) Weekday Peak Hour Volumes 18
Figure 10 – Future (Build) Weekday Peak Hour Volumes 19
Figure 11 – Future Traffic Control and Lane Geometry 22

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

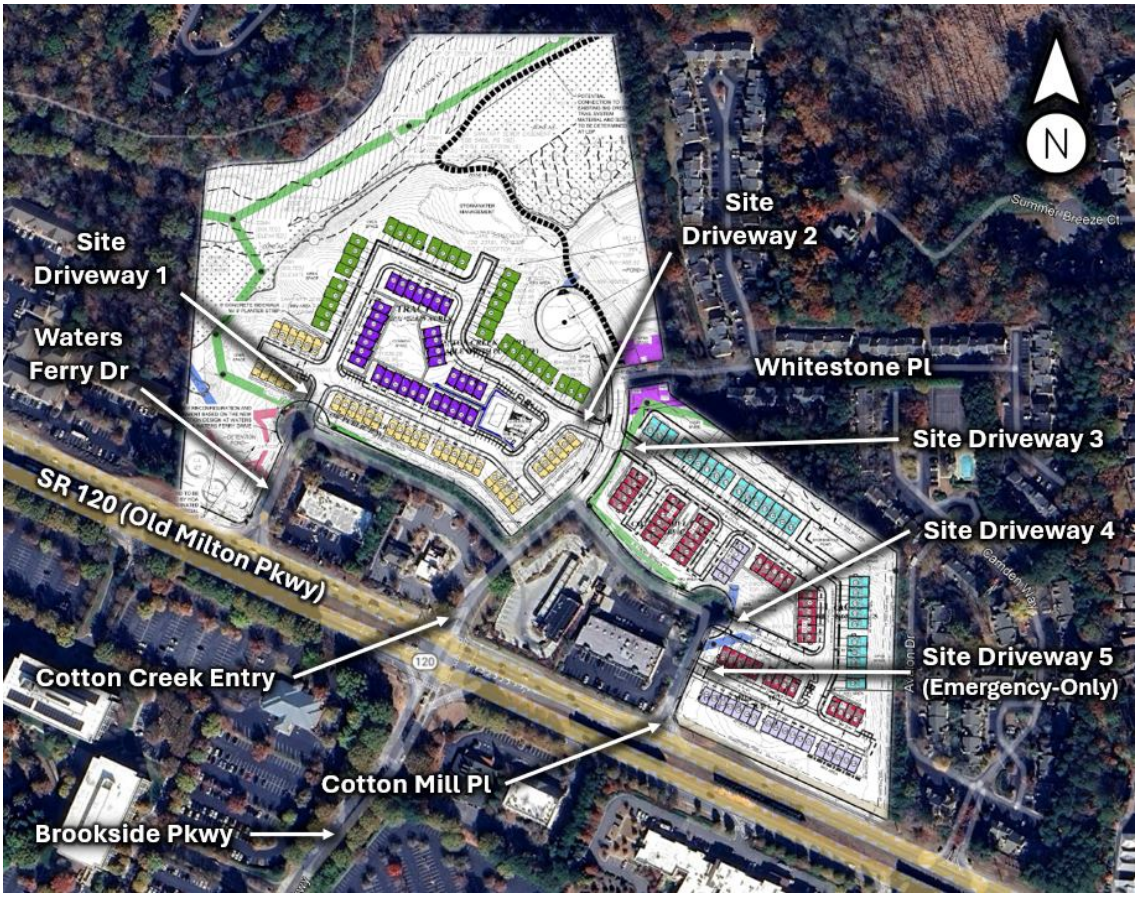
The purpose of this study is to determine the traffic impact of the proposed residential development that will be located at 3842 Old Milton Parkway in the City of Alpharetta, Georgia. The traffic analysis includes an evaluation of the current operations and future conditions with the traffic generated 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

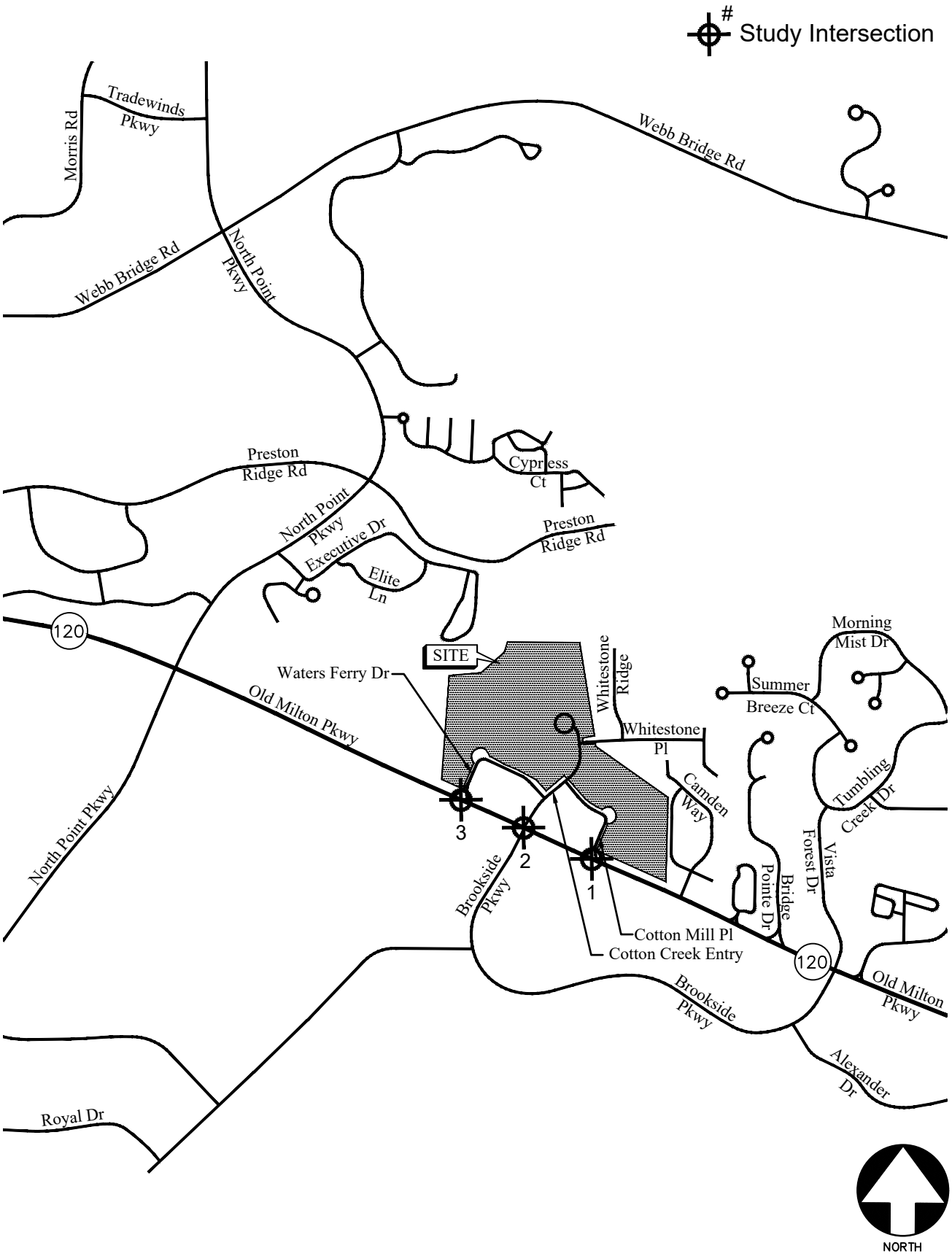
The development proposes access on the following driveways:

- **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.

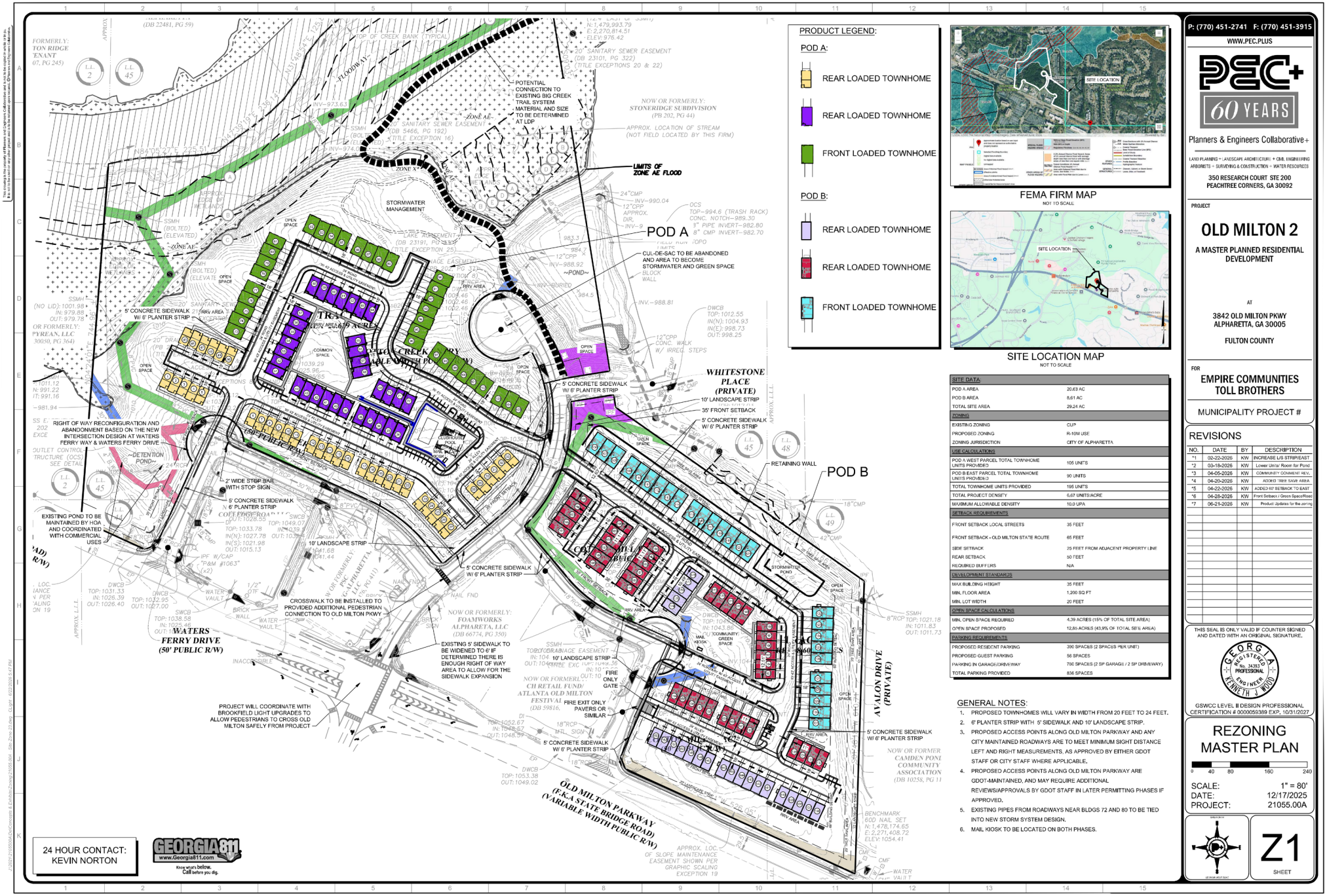
Recommendations to improve traffic operations, if any, have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

A site plan is shown in Figure 2.



LOCATION MAP FIGURE 1

A&R Engineering Inc.



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 72 AND 80 TO BE TIED INTO NEW STORM SYSTEM DESIGN.
6. MAIL KIOSK TO BE LOCATED ON BOTH PHASES.

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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
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 Urical 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. 34397 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

Z1
SHEET

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.

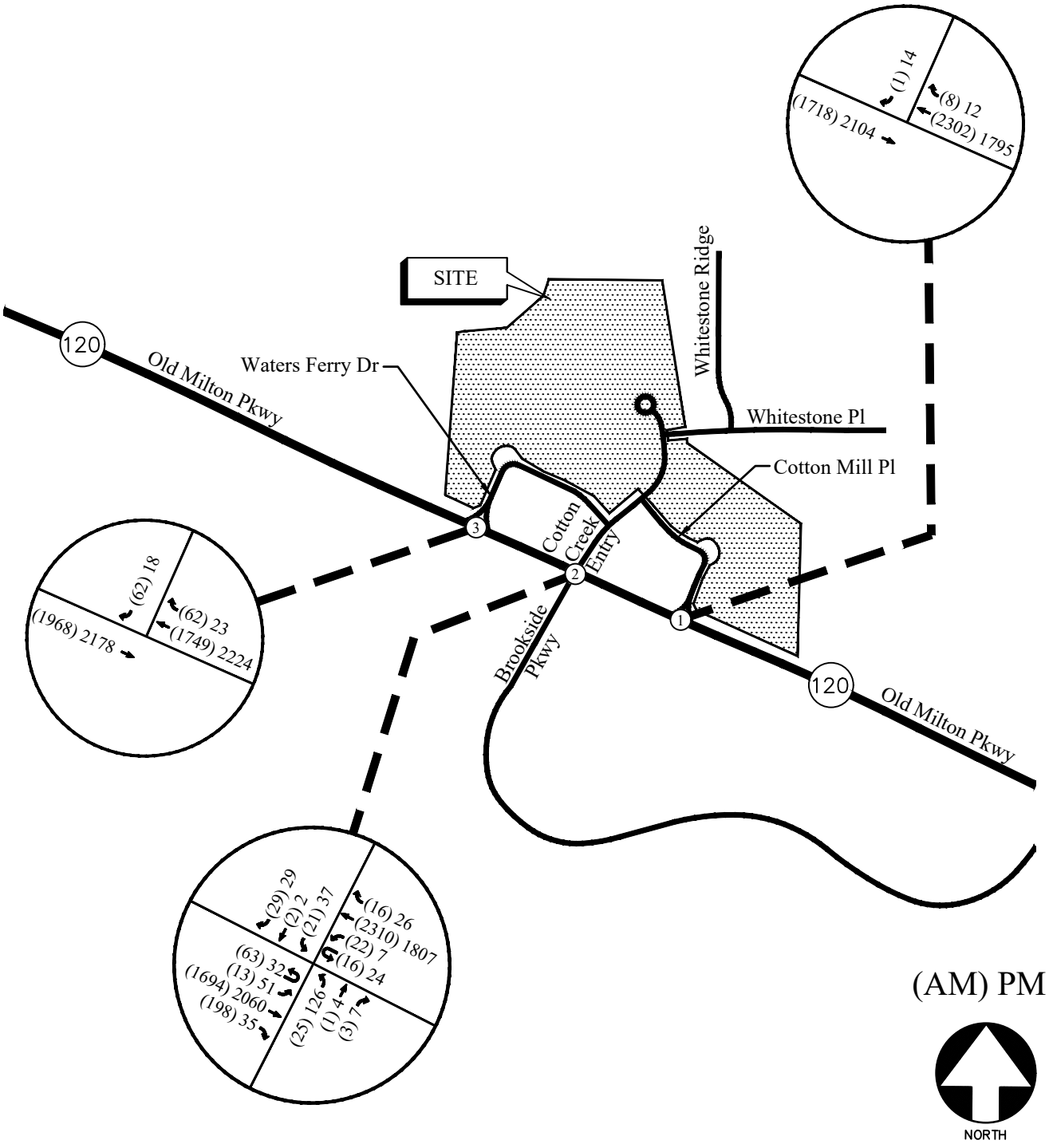
2.3 Traffic Count and Signal Timing Data

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

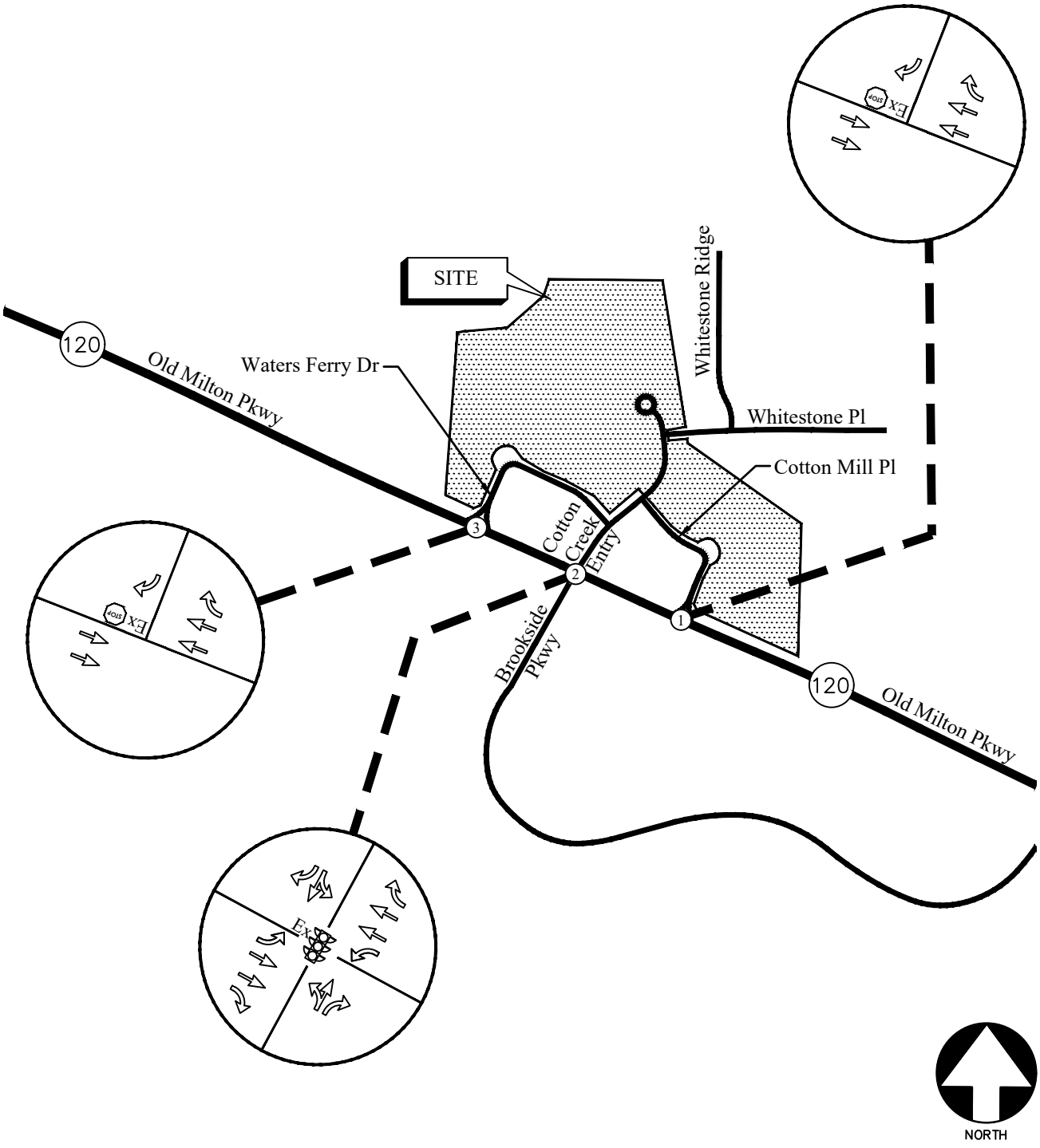
All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The local schools were in operation when this data was collected. The four consecutive 15-minute interval volumes that produced the highest volume at the study intersections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



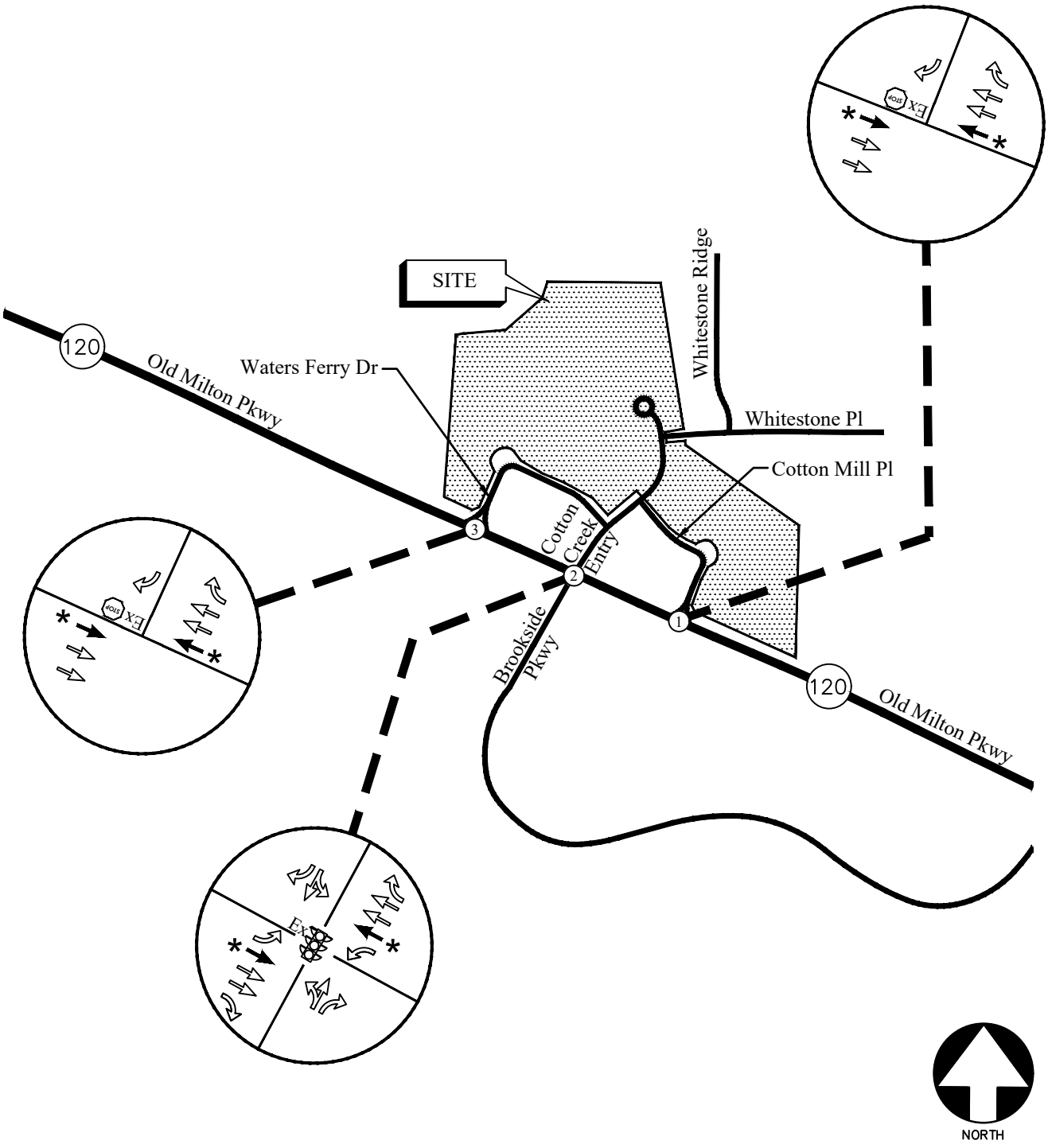
EXISTING WEEKDAY PEAK HOUR VOLUMES FIGURE 3

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

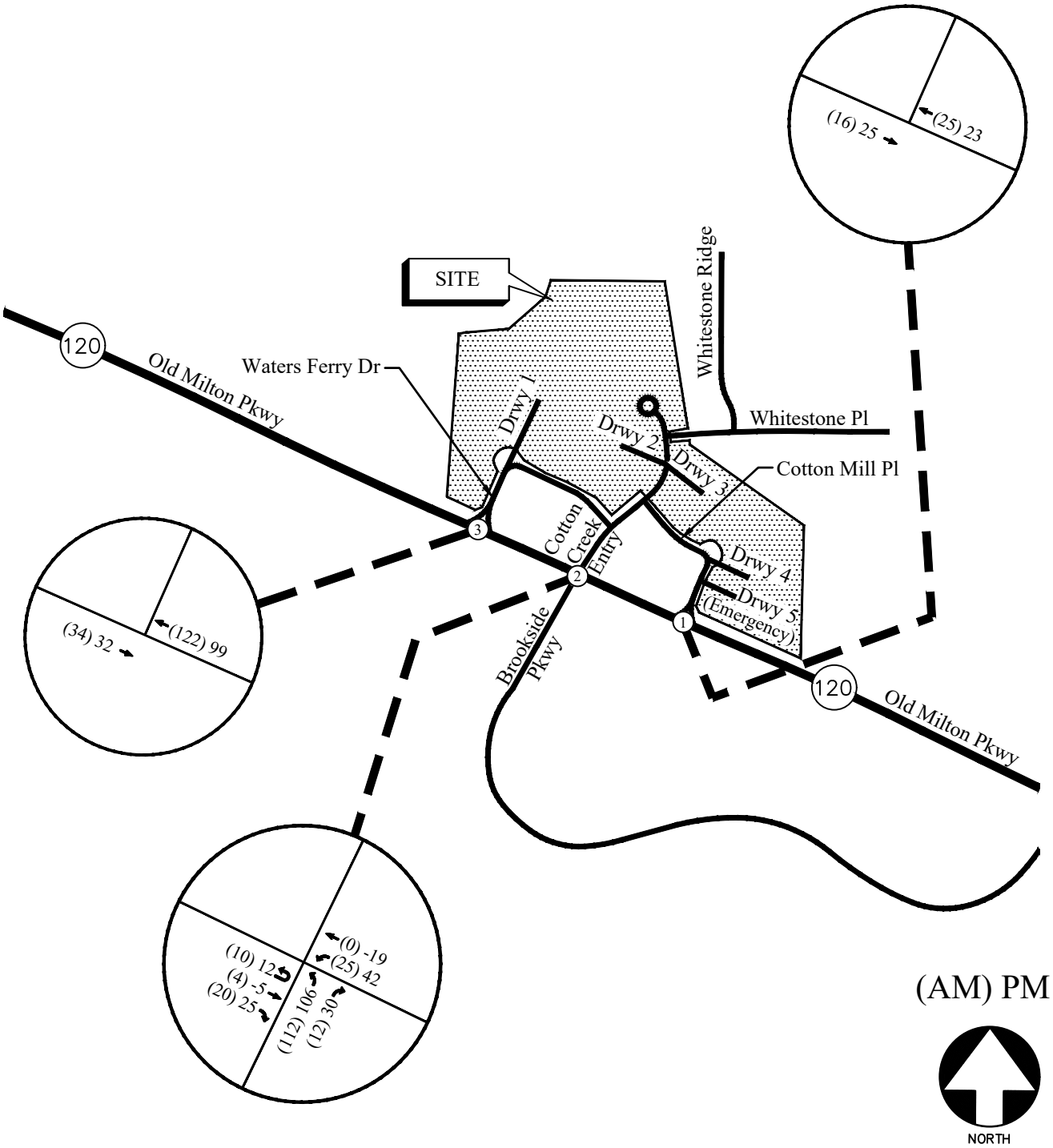
There are currently two proposed adjacent developments in the study area.

3.3.1 Brookside Mixed-Use Project DRI #4317

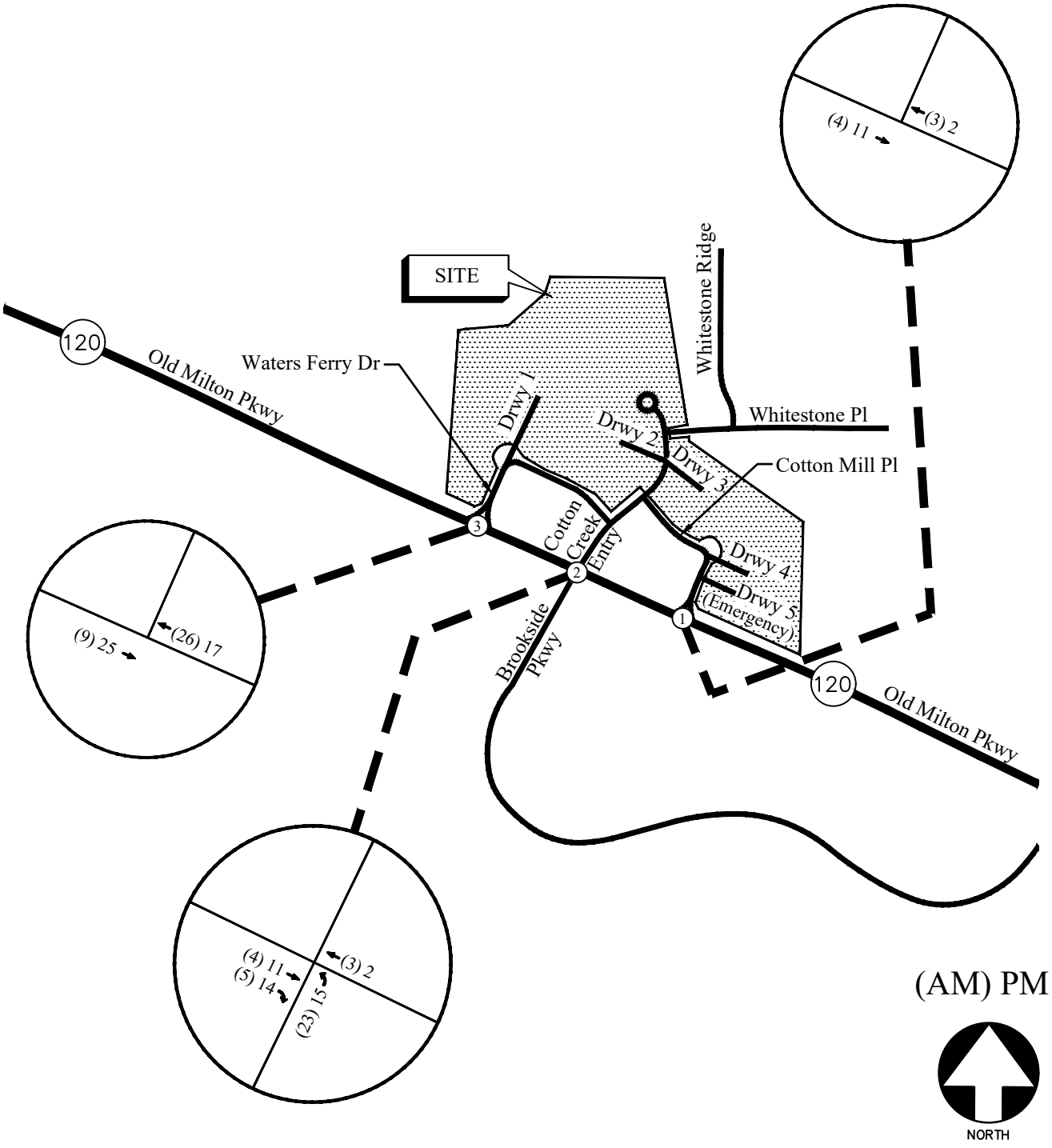
The adjacent Brookside Mixed-Use Project (DRI #4317) is located to the west of the intersection of SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway. The projected AM and PM peak hour traffic volumes for this development were estimated in the traffic study submitted by Kimley-Horn 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

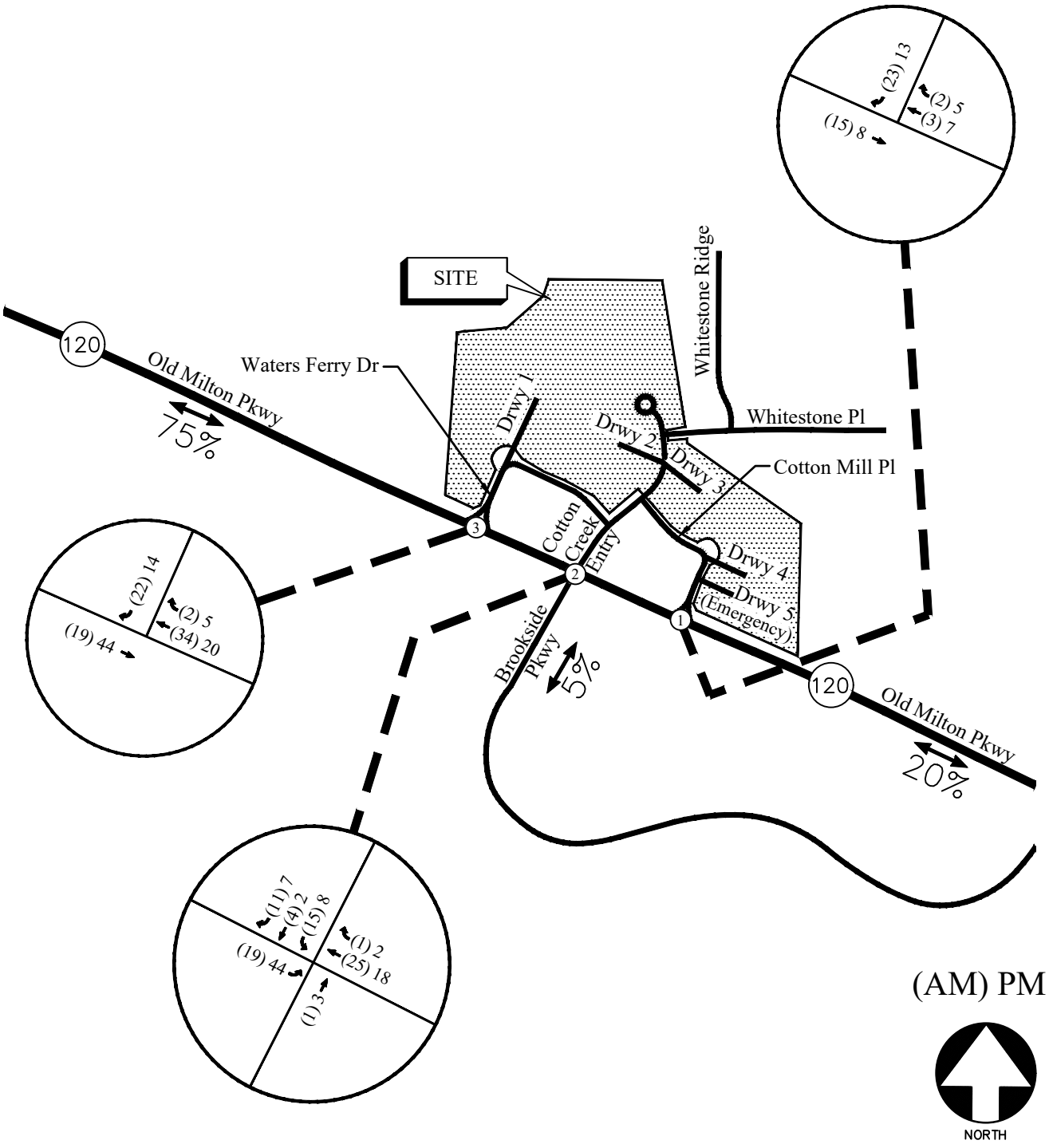
Trip generation estimates were based on the rates and equations published in the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based 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.

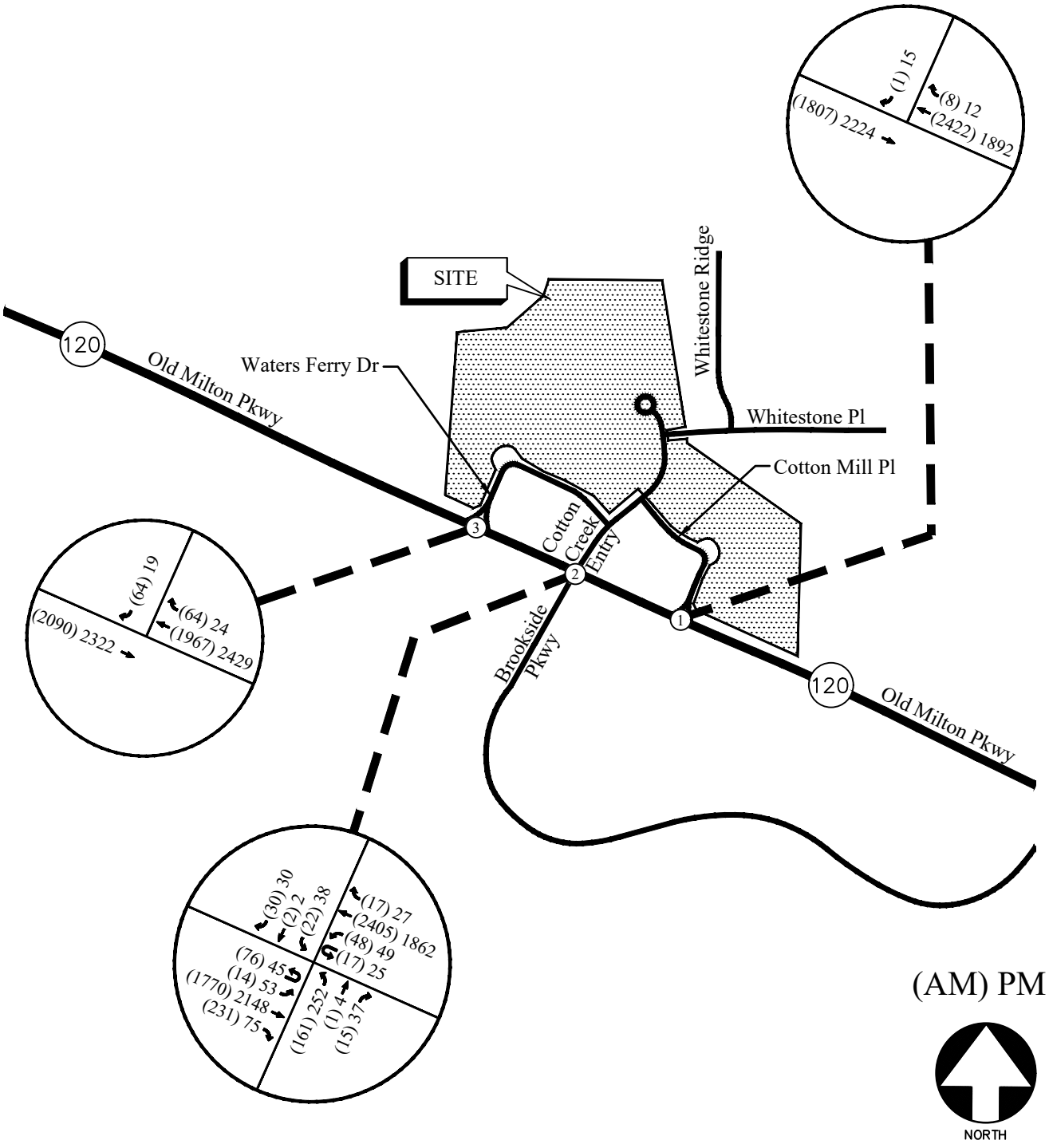
4.2 Existing Conditions Capacity Analysis

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

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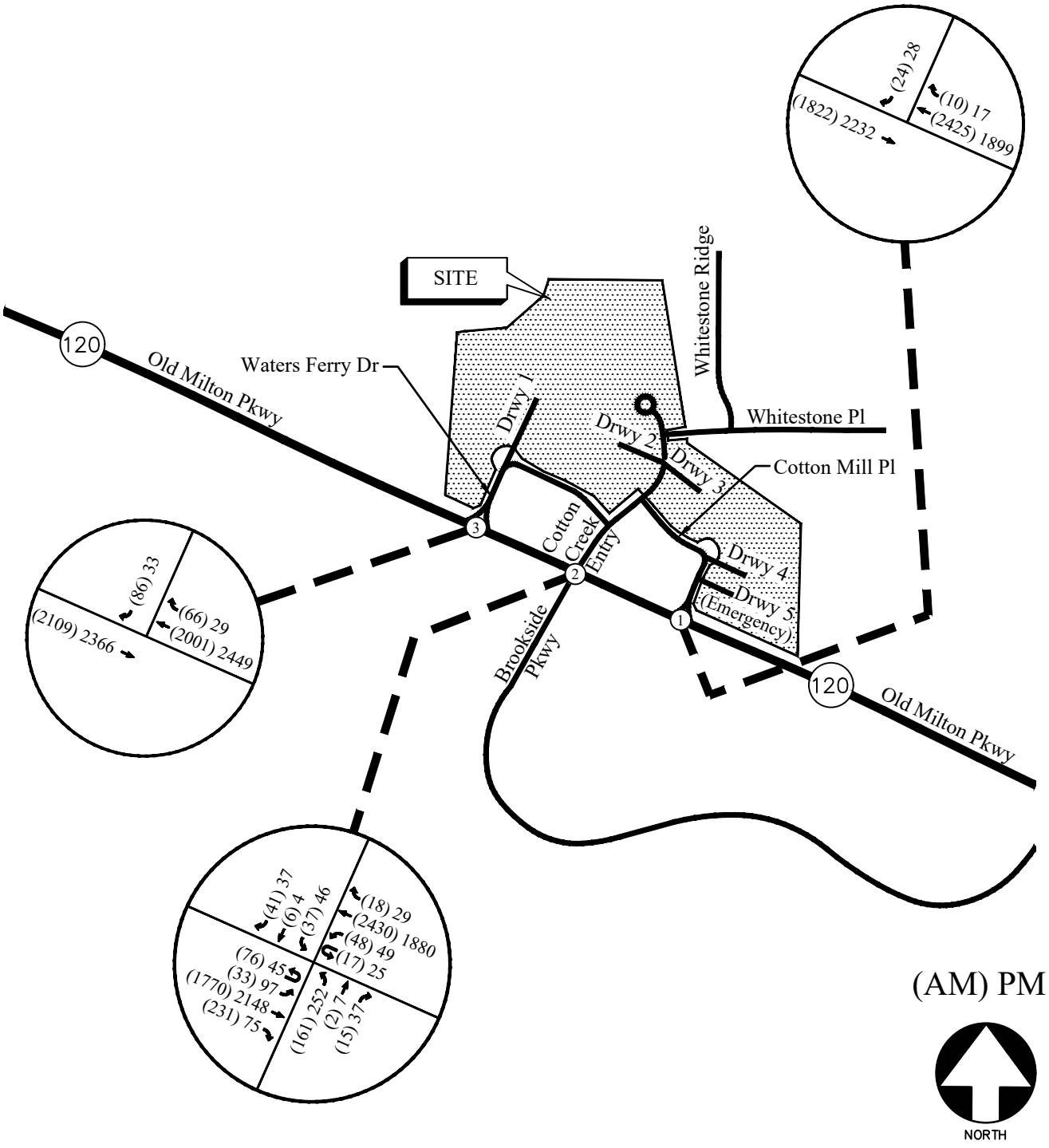


FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 10

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.

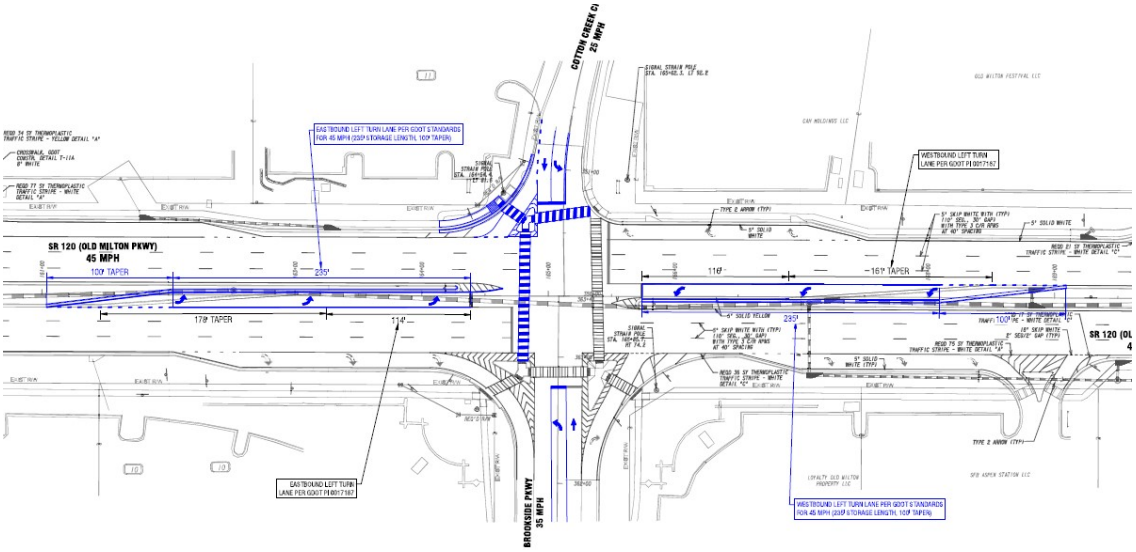
TABLE 5 – FUTURE INTERSECTION OPERATIONS (2030)

	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)

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.

4.4 Improved Intersection 2 Operations

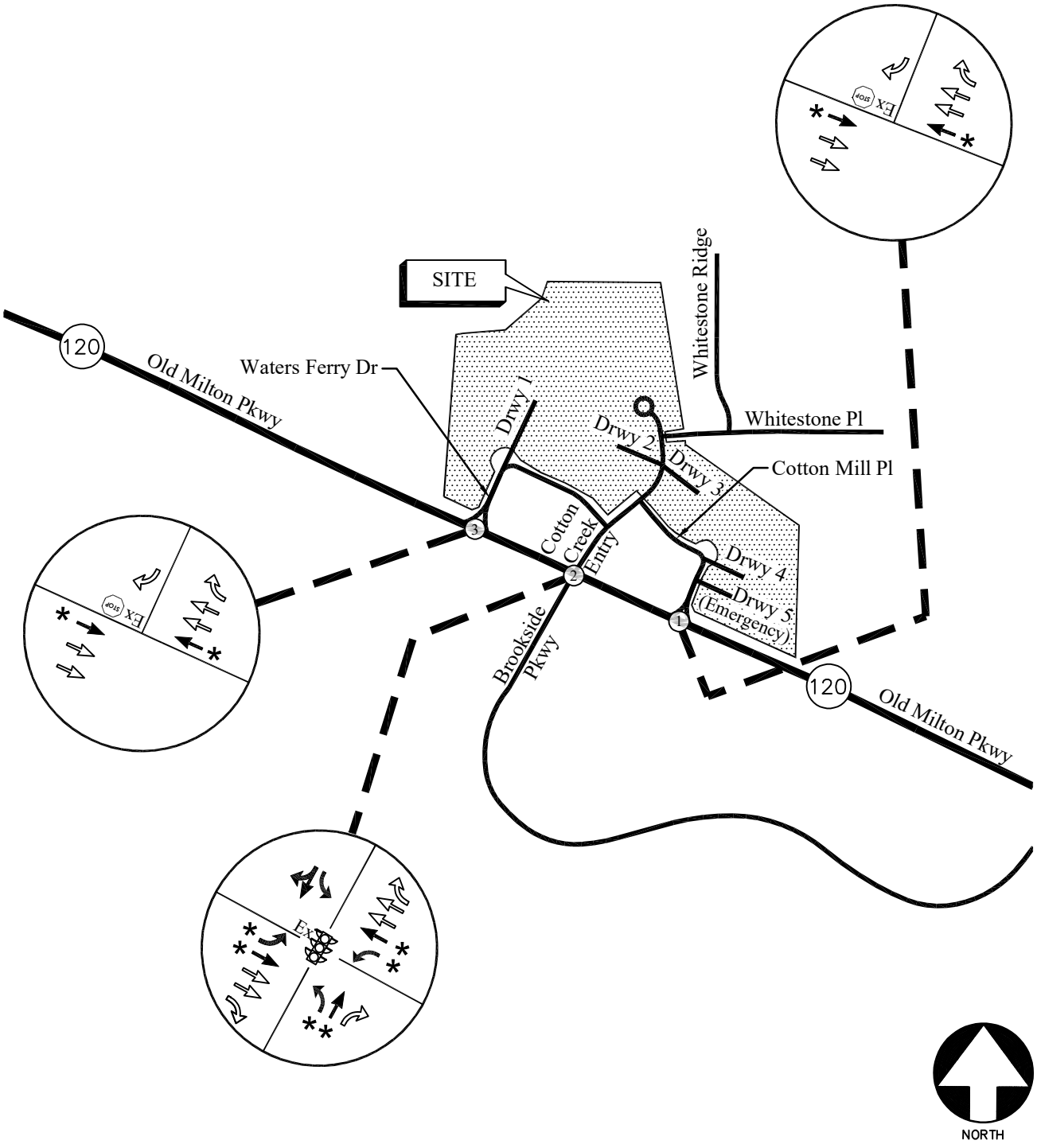
To mitigate the increase in projected future delays at intersection 2 (Old Milton Parkway at Cotton Creek Entry / Brookside Pkwy), lane geometry improvements to the lane geometry and signal phasing at this intersection are recommended (shown in image below). A conceptual layout based on improvements integrated into the GDOT PI #0017187 widening project is shown below, which illustrates additional improvements beyond expanding the width of Old Milton Parkway from four through lanes to six. The additional lane geometry improvements recommended for the intersection consist of extending the existing eastbound/westbound left turn lanes on Old Milton Parkway to accommodate 235 ft of storage with 100-ft tapers, modifying the southbound Cotton Creek Entry approach to accommodate a dedicated left turn lane and a shared though/right turn lane, and widening the northbound Brookside Parkway approach to add a dedicated left turn lane separate from the northbound through lane. The addition of a separate left turn lane on Brookside Parkway can be used to implement protected-permissive phasing for northbound left turns, as warrants are already met based on GDOT standards and existing traffic data. A full-page version of the conceptual intersection layout with the lane geometry improvements is available in the appendix.



A comparison of future traffic operations with and without the recommended lane geometry and signal phasing improvements at intersection 2 is shown below in Table 6. As shown in the results, the highest projected "Build" condition minor street delay times (northbound/southbound approaches) will be reduced by over 100 seconds in the PM peak hour with the implementation of the recommended intersection improvements.

TABLE 6 – IMPROVED INTERSECTION 2 OPERATIONS (2030)

Intersection		Future Condition: LOS (Delay)			
		BUILD (NO IMPROVEMENTS)		BUILD (WITH IMPROVEMENTS)	
		AM	AM	AM	PM
2	**SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway**	**C (23.1)**	**D (36.9)**	**C (25.3)**	**C (29.9)**
	-Eastbound Approach	B (17.5)	B (19.6)	B (19.4)	C (23.6)
	-Westbound Approach	C (22.0)	B (15.9)	C (25.2)	B (18.9)
	-Northbound Approach	F (88.4)	F (259.8)	E (64.9)	F (129.0)
	-Southbound Approach	E (58.2)	F (230.2)	F (91.4)	F (113.2)



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
- Intersection 2: SR 120 (Old Milton Parkway) at Cotton Creek Entry / Brookside Parkway
    - Modify the southbound Cotton Creek Entry approach to accommodate a dedicated left turn lane and a shared though/right turn lane.

5.2 Recommendations for System Improvements

To mitigate the increase in projected future delays at intersection 2 (Old Milton Parkway at Cotton Creek Entry / Brookside Pkwy), lane geometry improvements to the lane geometry and signal phasing at this intersection are recommended.

- SR 120 (Old Milton Parkway at Cotton Creek Entry / Brookside Parkway
    - Extend the existing eastbound/westbound left turn lanes on Old Milton Parkway to accommodate 235 ft of storage with 100-ft tapers.
    - Widen the northbound Brookside Parkway approach to add a dedicated left turn lane separate from the northbound through lane.
    - Implement protected-permissive phasing for northbound left turns, as warrants are already met based on GDOT standards and existing traffic data.

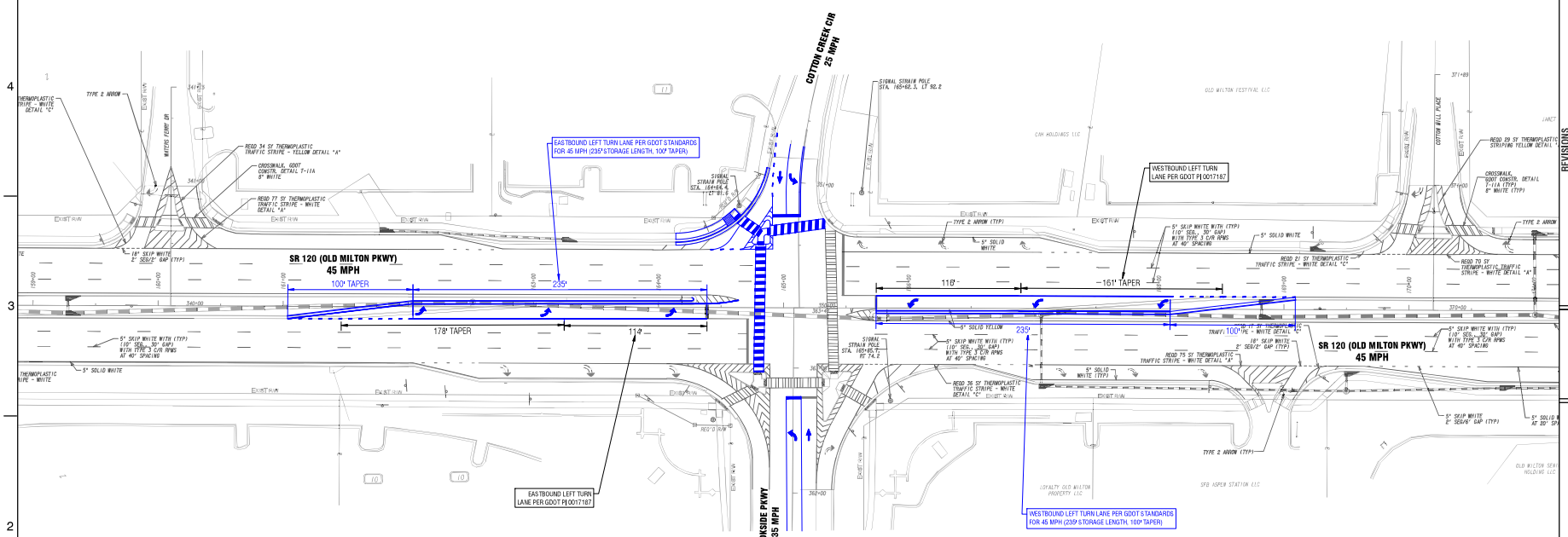
A comparison of future traffic operations with and without the recommended lane geometry and signal phasing improvements at intersection 2 is shown in Table 6 on Page 21. As shown in the results, the highest projected "Build" condition minor street delay times (northbound/southbound approaches) will be reduced by over 100 seconds in the PM peak hour with the implementation of the recommended intersection improvements.

Note: To mitigate sight distance limitations and to serve as a traffic calming method on the Cotton Creek Entry corridor, it is also recommended that all-way stop control be implemented at the intersection of Cotton Creek Entry and Cotton Mill Place as a system improvement.

Appendix

Conceptual Layout of Intersection Improvements .....
Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic .....
Existing Intersection Analysis .....
Future “No-Build” Intersection Analysis .....
Future “Build” Intersection Analysis .....
Improved Intersection 2 Operations .....
Traffic Volume Worksheets .....

CONCEPTUAL LAYOUT OF INTERSECTION IMPROVEMENTS



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info@areng.com
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NOT RELEASED FOR CONSTRUCTION

SEAL

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

PREPARED FOR
EMPIRE HOMES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328
678-431-0242

CONCEPTUAL LAYOUT INTO GDOT PI 0017187

RESIDENTIAL DEVELOPMENT ON OLD MILTON PKWY

3842 OLD MILTON PARKWAY
FULTON COUNTY, GA

24 HOUR CONTACT
NATE WELCH
678-431-0242

LANDLOT	DISTRICT
11	7

PARCEL ID #
002000440209

DWN BY	CKD BY	A&R JOB No.
KO	AKA	25-231

DATE
06-05-2026

SHEET IDENTIFICATION
C-0001

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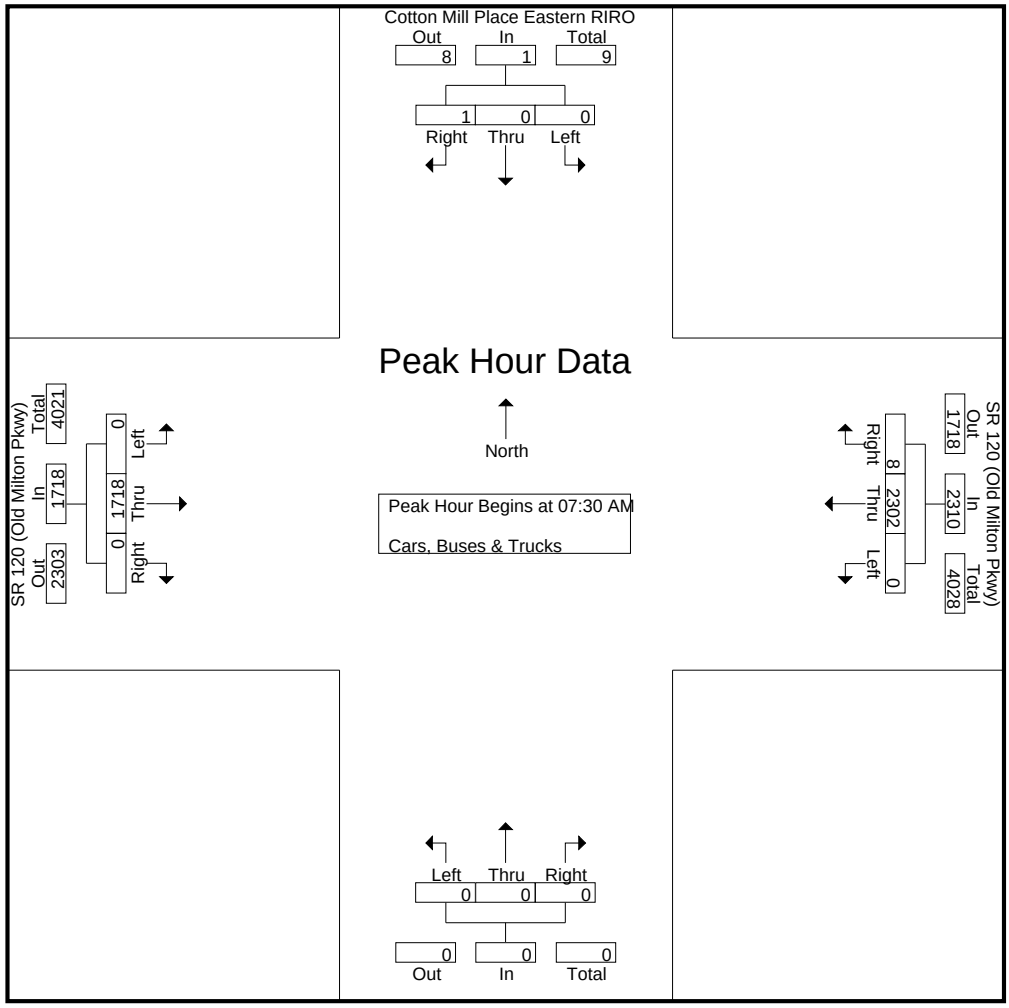
TMC Data
Old Milton Parkway @ Cotton Mill Place
Eastern RIRO
7-9 am | 4-6 pm

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



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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
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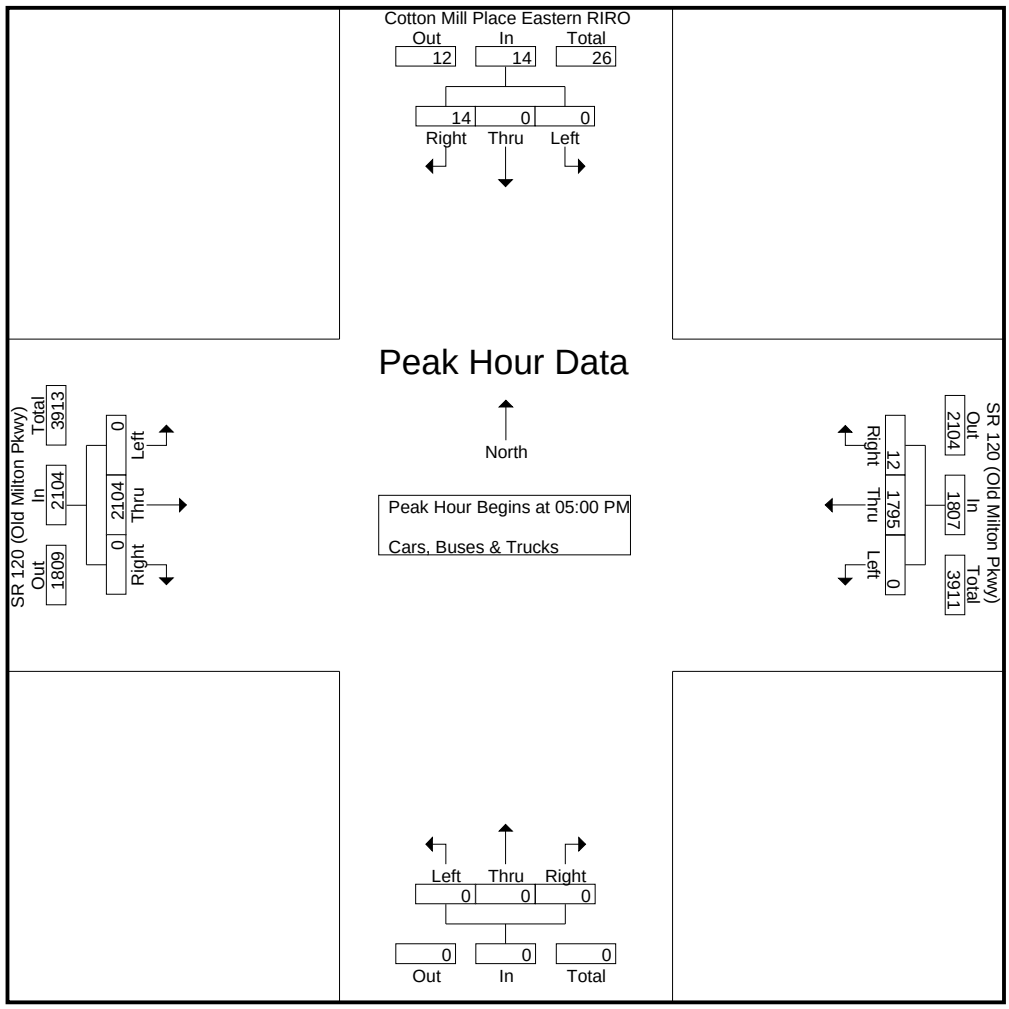
	Northbound				Cotton Mill Place Eastern RIRO Southbound				SR 120 (Old Milton Pkwy) Eastbound				SR 120 (Old Milton Pkwy) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 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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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 : 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	

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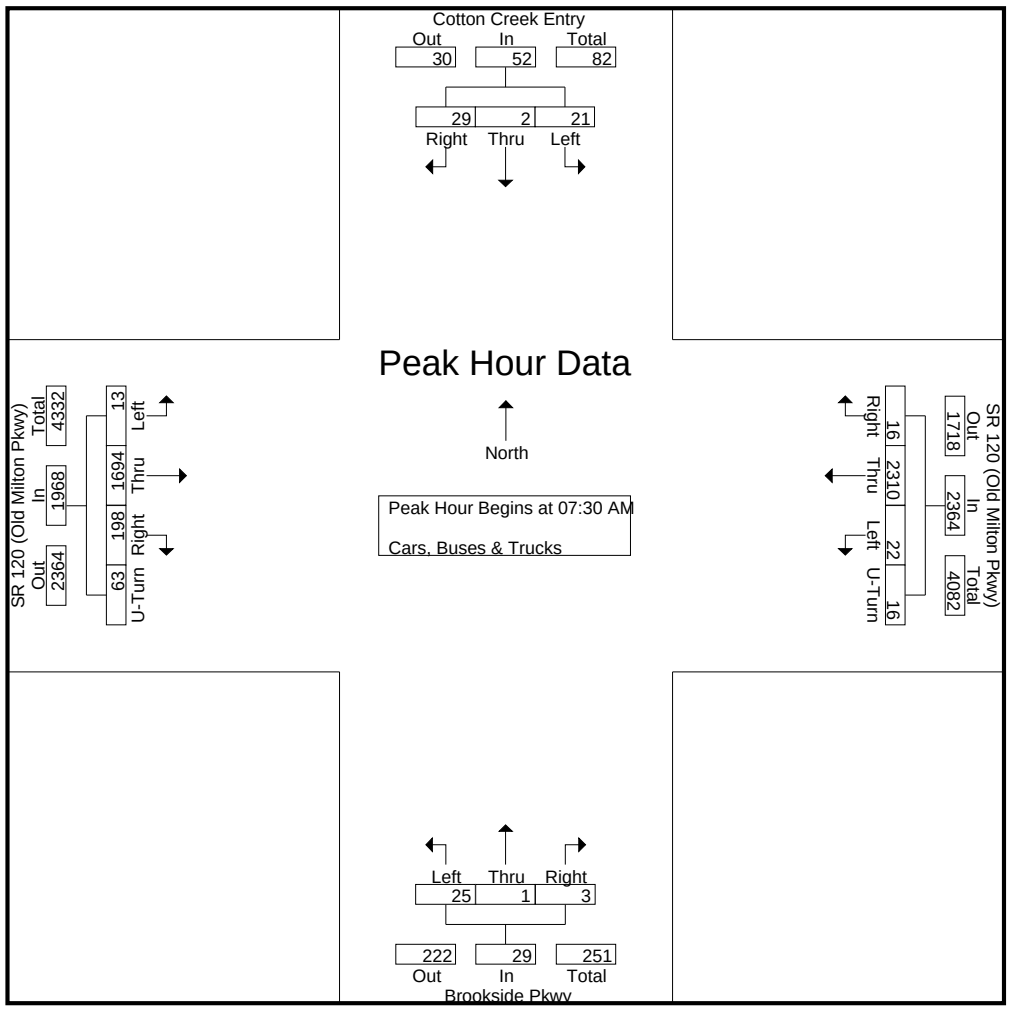
TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

File Name : 20250424
Site Code : 20250424
Start Date : 12-09-2025
Page No : 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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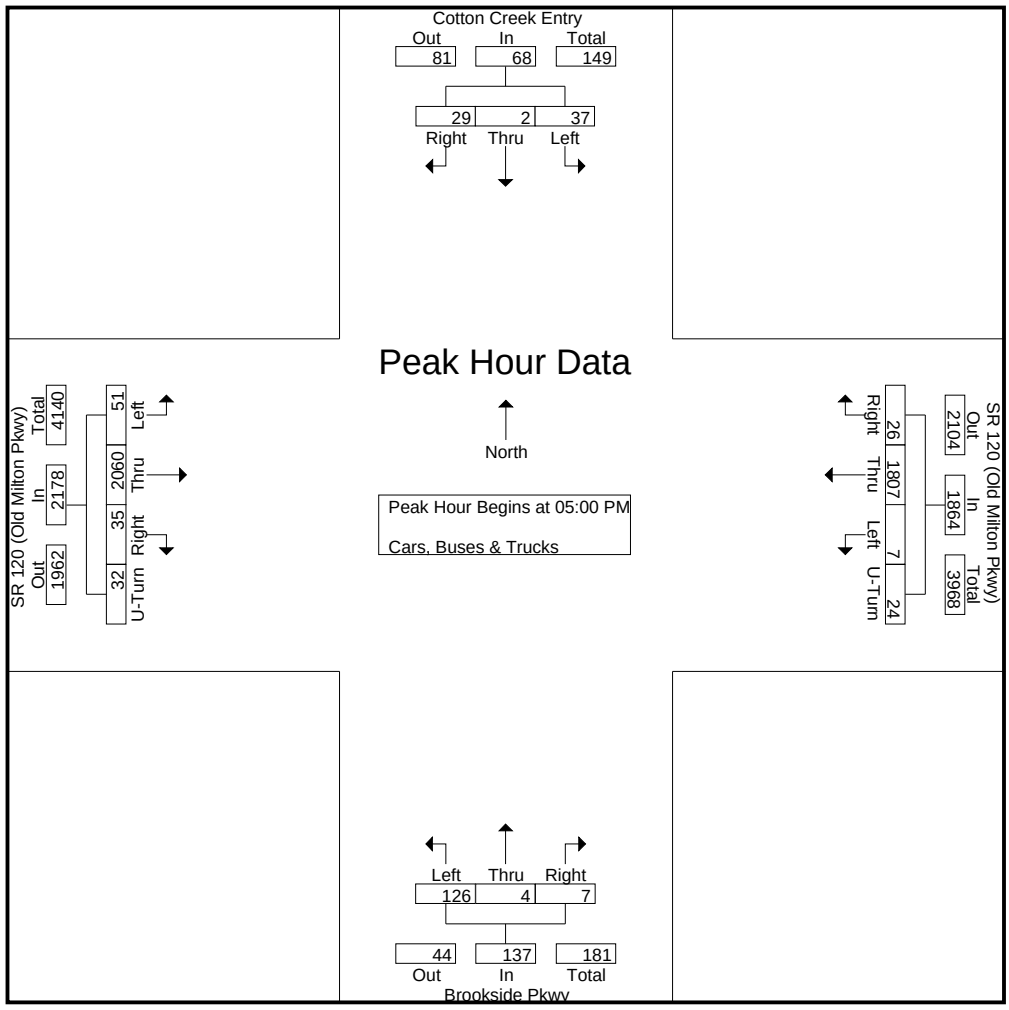
TMC Data
SR 120 (Old Milton Pkwy) @ Cotton Creek Entry
7-9 am | 4-6 pm

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



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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	

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TMC Data
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Circle (Western RIRO Drwy)
7-9 am | 4-6 pm

File Name : 20250426
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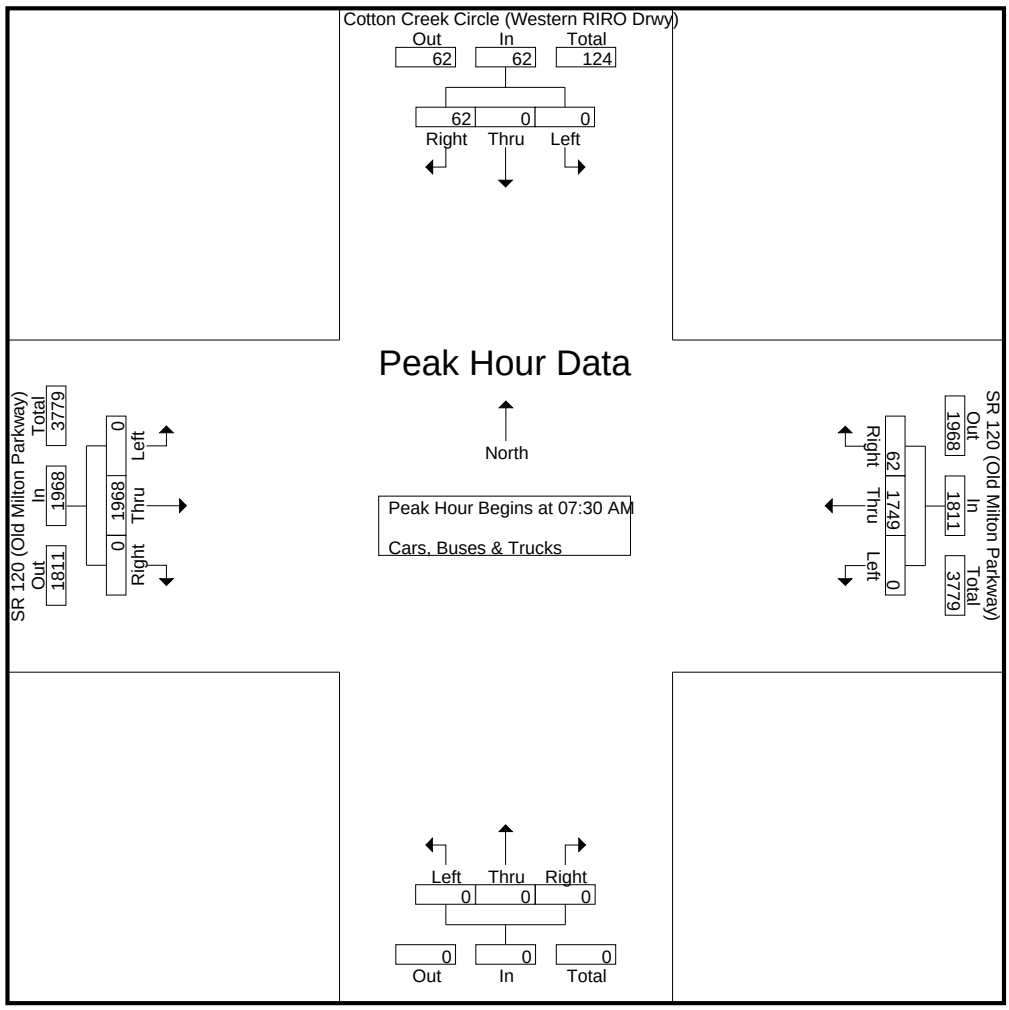
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	0	0	**20**	**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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Circle (Western RIRO Drwy)
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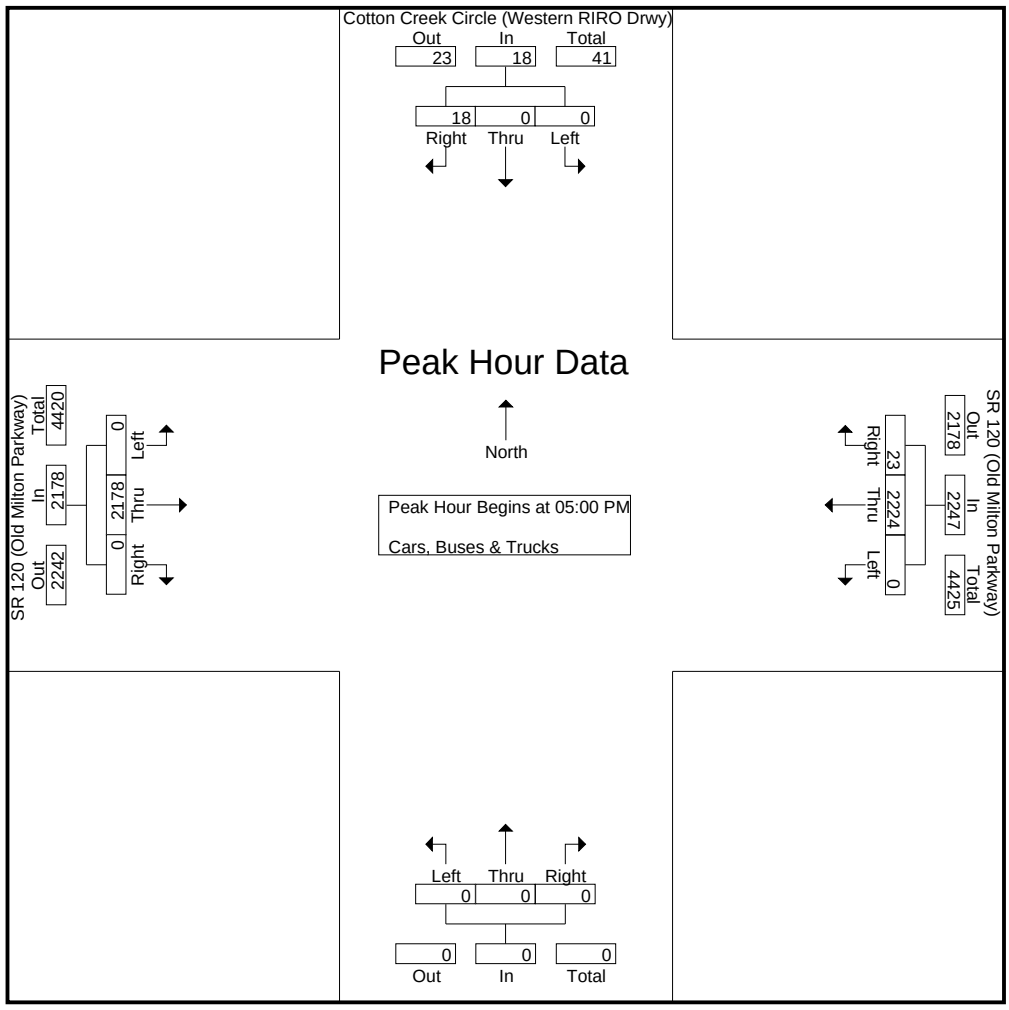
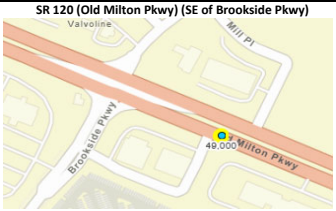
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	0	0	3	3	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

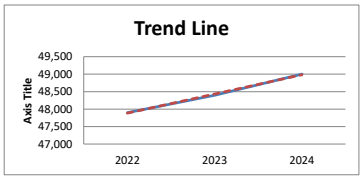


LINEAR REGRESSION OF DAILY TRAFFIC

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

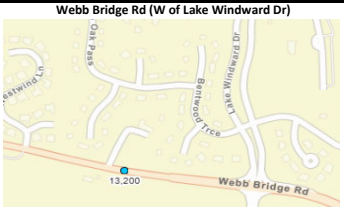
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 120 (Old Milton Pkwy) (SE of Brookside Pkwy)	121-0312	00012000	47,900	48,400	49,000

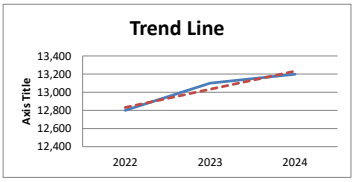




Growth Rate	1.1%	Intercept	-10,64,217	Slope	550.00
Trend Line			47,883	48,433	48,983

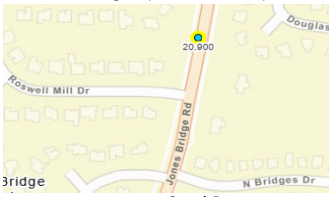
Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (W of Lake Windward Dr)	121-0918	00170001	12,800	13,100	13,200

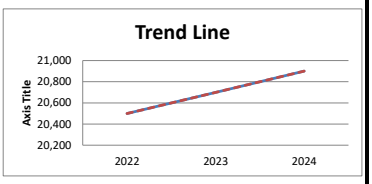




Growth Rate	1.5%	Intercept	-3,91,567	Slope	200.00
Trend Line			12,833	13,033	13,233

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

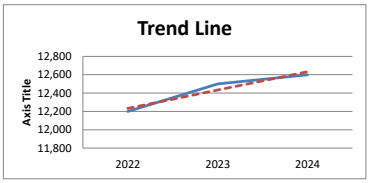




Growth Rate	1.0%	Intercept	-3,83,900	Slope	200.00
Trend Line			20,500	20,700	20,900

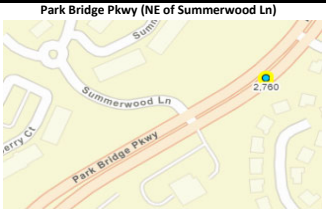
Location	Traffic Counter	RCLINK	2022	2023	2024
Webb Bridge Rd (NW of Kimball Bridge Rd)	121-7222	00170001	12,200	12,500	12,600

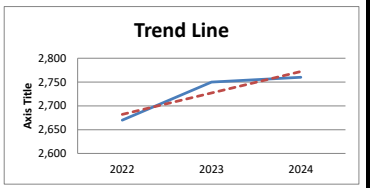




Growth Rate	1.6%	Intercept	-3,92,167	Slope	200.00
Trend Line			12,233	12,433	12,633

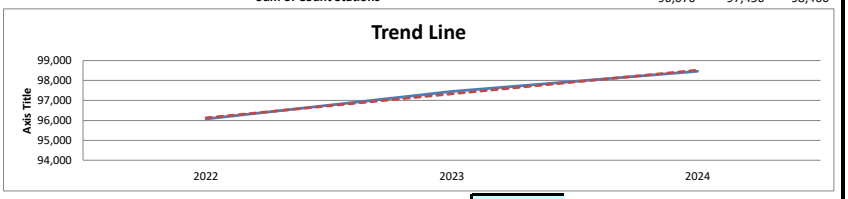
Location	Traffic Counter	RCLINK	2022	2023	2024
Park Bridge Pkwy (NE of Summerwood Ln)	121-8739	00913201	2,670	2,750	2,760





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

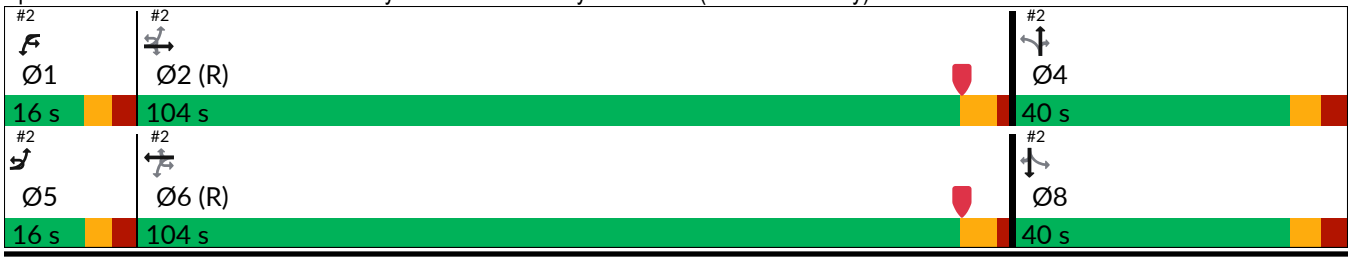
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	178
HCM Lane V/C Ratio	-	-	0.006
HCM Ctrl Dly (s/v)	-	-	25.4
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

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	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

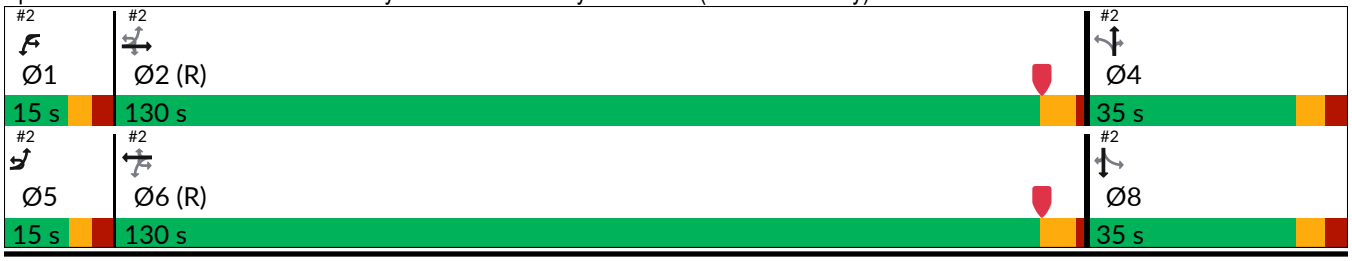
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	275
HCM Lane V/C Ratio	-	-	0.052
HCM Ctrl Dly (s/v)	-	-	18.8
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.2

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

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, %	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

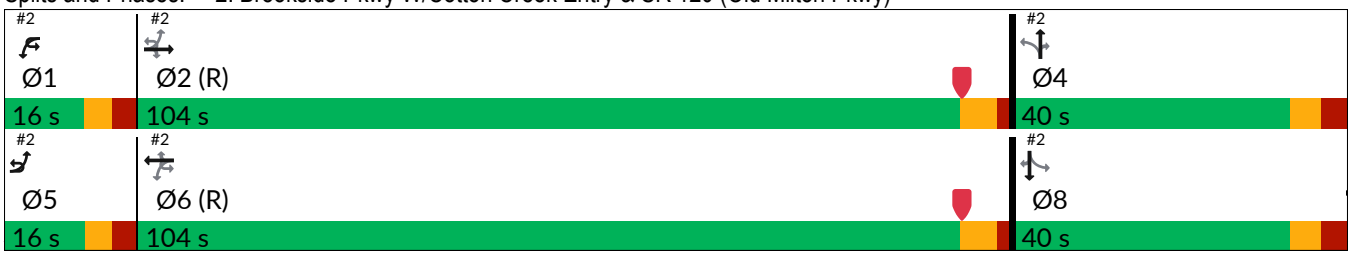
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.009
HCM Ctrl Dly (s/v)	-	-	34.9
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0

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

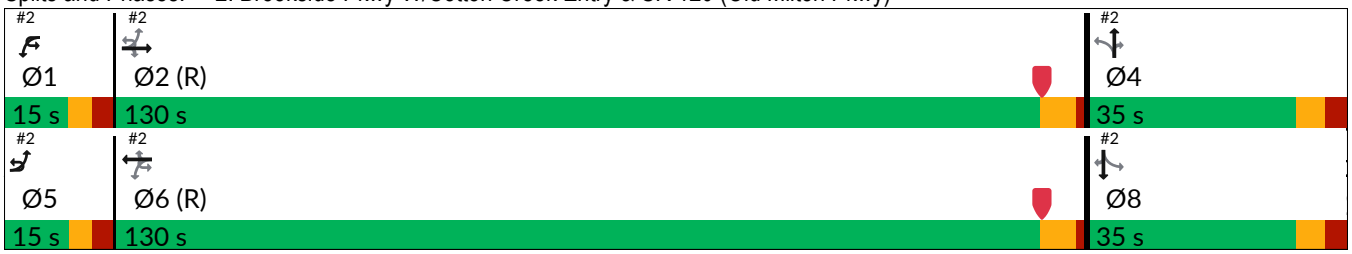
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	199
HCM Lane V/C Ratio	-	-	0.082
HCM Ctrl Dly (s/v)	-	-	24.7
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

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

FUTURE "BUILD" INTERSECTION ANALYSIS

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

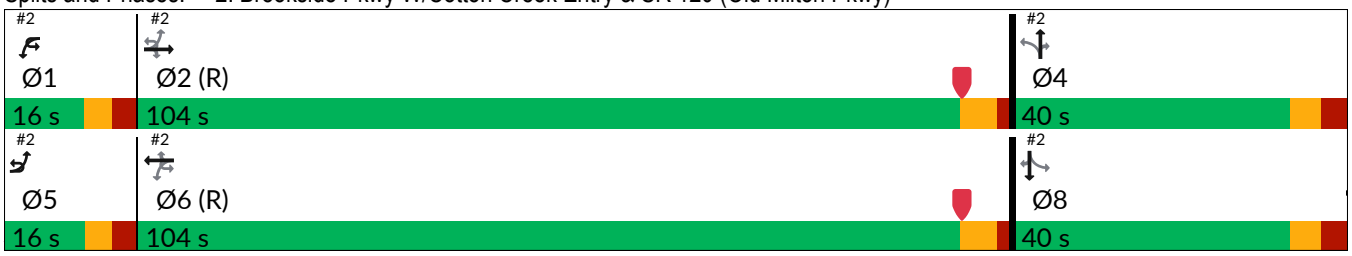
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	121
HCM Lane V/C Ratio	-	-	0.22
HCM Ctrl Dly (s/v)	-	-	43
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	0.8

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

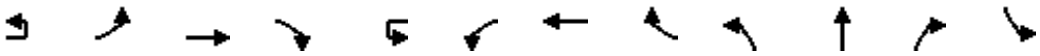
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 39 (24%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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

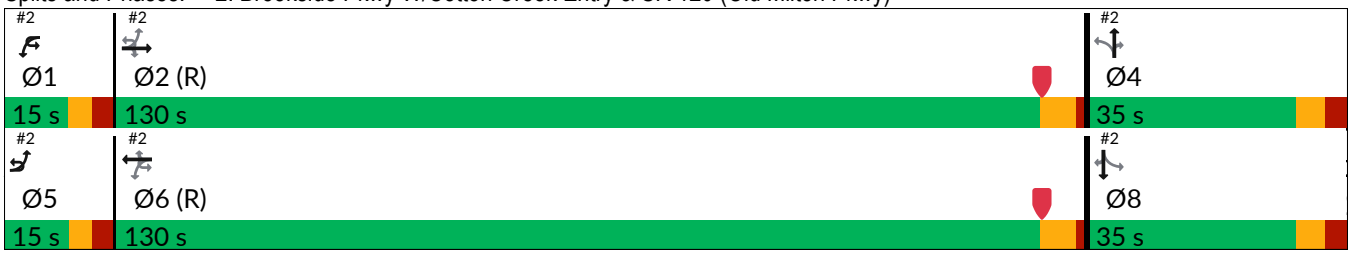
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	197
HCM Lane V/C Ratio	-	-	0.154
HCM Ctrl Dly (s/v)	-	-	26.5
HCM Lane LOS	-	-	D
HCM 95th %tile Q(veh)	-	-	0.5

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

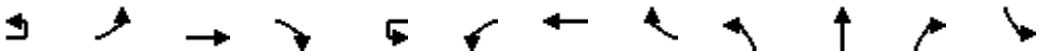
Cycle Length: 180
Actuated Cycle Length: 180
Offset: 60 (33%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds 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)



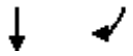
Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	4	37
Future Volume (vph)	4	37
Lane Group Flow (vph)	54	40
Turn Type	NA	Perm
Protected Phases	8	
Permitted Phases		8
Detector Phase	8	8
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	13.0	13.0
Total Split (s)	35.0	35.0
Total Split (%)	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

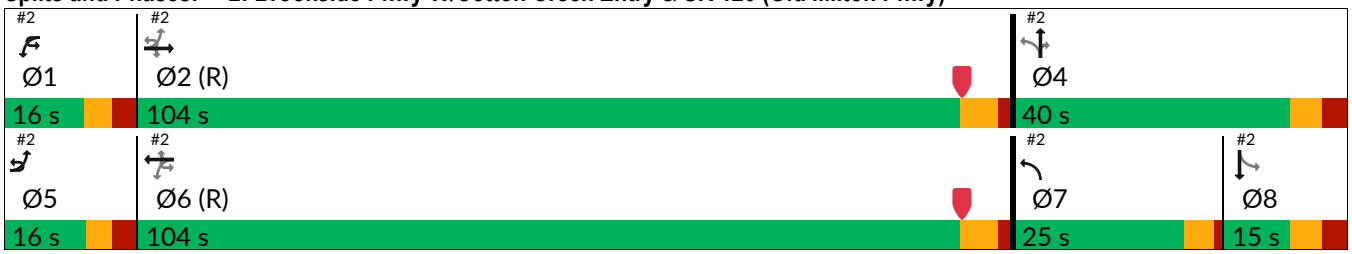
Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	119
HCM Lane V/C Ratio	-	-	0.309
HCM Ctrl Dly (s/v)	-	-	48.4
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	1.2

IMPROVED INTERSECTION 2 OPERATIONS

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
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	7	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	5.0	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	9.5	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	25.0	40.0	40.0	15.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	15.6%	25.0%	25.0%	9.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	3.5	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	1.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead			Lag
Lead-Lag Optimize?									Yes			Yes
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)		114.3	105.7	105.7		111.4	104.5	104.5	30.4	27.9	27.9	7.2
Actuated g/C Ratio		0.71	0.66	0.66		0.70	0.65	0.65	0.19	0.17	0.17	0.05
v/c Ratio		0.71	0.59	0.23		0.44	0.81	0.02	0.68	0.00	0.05	0.38
Control Delay (s/veh)		59.1	17.1	4.6		16.6	24.7	0.1	70.2	51.0	0.3	91.3
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		59.1	17.1	4.6		16.6	24.7	0.1	70.2	51.0	0.3	91.3
LOS		E	B	A		B	C	A	E	D	A	F
Approach Delay (s/veh)			17.5				24.3			64.0		
Approach LOS			B				C			E		

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay (s/veh): 23.2	Intersection LOS: C
Intersection Capacity Utilization 83.0%	ICU Level of Service E
Analysis Period (min) 15	

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



Lane Group	SBT
Lane Configurations	
Traffic Volume (vph)	2
Future Volume (vph)	2
Turn Type	NA
Protected Phases	8
Permitted Phases	
Detector Phase	8
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	9.4%
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	7.2
Actuated g/C Ratio	0.05
v/c Ratio	0.34
Control Delay (s/veh)	32.6
Queue Delay	0.0
Total Delay (s/veh)	32.6
LOS	C
Approach Delay (s/veh)	56.5
Approach LOS	E

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	4.5	7.0	7.0	7.0
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583	1770	1863	1583	1770
Flt Permitted		0.04	1.00	1.00		0.07	1.00	1.00	0.42	1.00	1.00	0.76
Satd. Flow (perm)		72	5036	1583		130	5036	1583	782	1863	1583	1410
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	61	0	0	0	7	0	0	14	0
Lane Group Flow (vph)	0	100	1967	196	0	72	2672	12	179	1	3	24
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	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		112.7	104.2	104.2		110.1	103.0	103.0	29.4	29.4	29.4	6.0
Effective Green, g (s)		112.7	104.2	104.2		110.1	103.0	103.0	29.4	29.4	29.4	6.0
Actuated g/C Ratio		0.70	0.65	0.65		0.69	0.64	0.64	0.18	0.18	0.18	0.04
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0	3.0	2.5	2.5	2.5
Lane Grp Cap (vph)		140	3279	1030		162	3241	1019	260	342	290	52
v/s Ratio Prot		c0.04	0.39			0.02	c0.53		c0.08	0.00		
v/s Ratio Perm		0.47		0.12		0.29		0.01	c0.05		0.00	0.02
v/c Ratio		0.71	0.60	0.19		0.44	0.82	0.01	0.69	0.00	0.01	0.46
Uniform Delay, d1		41.2	16.0	11.1		12.7	21.6	10.2	59.4	53.3	53.4	75.4
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		14.9	0.8	0.4		1.4	2.5	0.0	7.4	0.0	0.0	4.7
Delay (s)		56.1	16.8	11.5		14.1	24.2	10.3	66.8	53.3	53.4	80.1
Level of Service		E	B	B		B	C	B	E	D	D	F
Approach Delay (s/veh)			17.9				23.8			65.5		
Approach LOS			B				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	23.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	23.8
Intersection Capacity Utilization	83.0%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



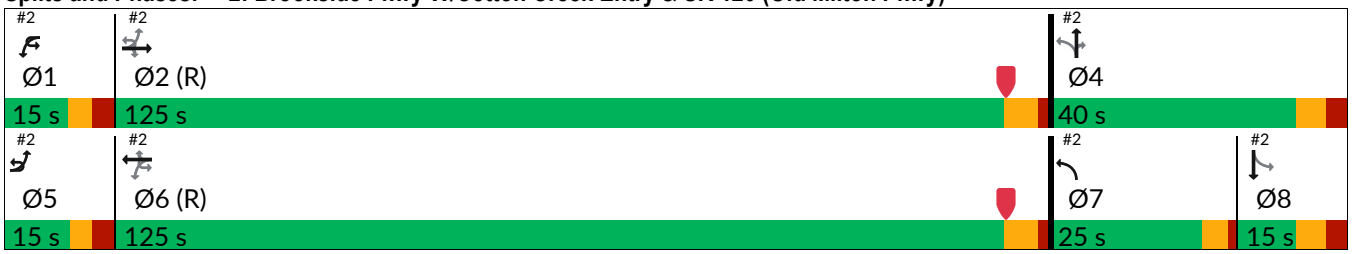
Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	
Lane Util. Factor	1.00	
Frt	0.86	
Flt Protected	1.00	
Satd. Flow (prot)	1599	
Flt Permitted	1.00	
Satd. Flow (perm)	1599	
Peak-hour factor, PHF	0.90	0.90
Adj. Flow (vph)	2	33
RTOR Reduction (vph)	32	0
Lane Group Flow (vph)	3	0
Heavy Vehicles (%)	2%	2%
Turn Type	NA	
Protected Phases	8	
Permitted Phases		
Actuated Green, G (s)	6.0	
Effective Green, g (s)	6.0	
Actuated g/C Ratio	0.04	
Clearance Time (s)	7.0	
Vehicle Extension (s)	2.5	
Lane Grp Cap (vph)	59	
v/s Ratio Prot	0.00	
v/s Ratio Perm		
v/c Ratio	0.05	
Uniform Delay, d1	74.3	
Progression Factor	1.00	
Incremental Delay, d2	0.3	
Delay (s)	74.5	
Level of Service	E	
Approach Delay (s/veh)	76.8	
Approach LOS	E	

Intersection Summary

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
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	7	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	5.0	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	9.5	13.0	13.0	13.0
Total Split (s)	15.0	15.0	125.0	125.0	15.0	15.0	125.0	125.0	25.0	40.0	40.0	15.0
Total Split (%)	8.3%	8.3%	69.4%	69.4%	8.3%	8.3%	69.4%	69.4%	13.9%	22.2%	22.2%	8.3%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	3.5	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	1.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead			Lag
Lead-Lag Optimize?									Yes			Yes
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)		131.0	123.2	123.2		130.6	123.1	123.1	32.5	30.0	30.0	7.6
Actuated g/C Ratio		0.73	0.68	0.68		0.73	0.68	0.68	0.18	0.17	0.17	0.04
v/c Ratio		0.67	0.68	0.07		0.64	0.59	0.03	1.07	0.01	0.13	0.69
Control Delay (s/veh)		36.5	18.7	1.7		48.3	16.5	0.0	142.2	60.5	6.9	134.5
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		36.5	18.7	1.7		48.3	16.5	0.0	142.2	60.5	6.9	134.5
LOS		D	B	A		D	B	A	F	E	A	F
Approach Delay (s/veh)			18.9				17.5			124.2		
Approach LOS			B				B			F		

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.07	
Intersection Signal Delay (s/veh): 26.0	Intersection LOS: C
Intersection Capacity Utilization 82.4%	ICU Level of Service E
Analysis Period (min) 15	

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



Lane Group	SBT
Lane Configurations	
Traffic Volume (vph)	2
Future Volume (vph)	2
Turn Type	NA
Protected Phases	8
Permitted Phases	
Detector Phase	8
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	8.3%
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	7.6
Actuated g/C Ratio	0.04
v/c Ratio	0.35
Control Delay (s/veh)	35.6
Queue Delay	0.0
Total Delay (s/veh)	35.6
LOS	D
Approach Delay (s/veh)	88.9
Approach LOS	F

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	4.5	7.0	7.0	7.0
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583	1770	1863	1583	1770
Flt Permitted		0.07	1.00	1.00		0.04	1.00	1.00	0.43	1.00	1.00	0.76
Satd. Flow (perm)		123	5036	1583		76	5036	1583	803	1863	1583	1407
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	27	0	0	0	9	0	0	33	0
Lane Group Flow (vph)	0	107	2335	55	0	80	2024	20	274	4	7	41
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	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		129.6	121.8	121.8		129.2	121.7	121.7	31.4	31.4	31.4	6.4
Effective Green, g (s)		129.6	121.8	121.8		129.2	121.7	121.7	31.4	31.4	31.4	6.4
Actuated g/C Ratio		0.72	0.68	0.68		0.72	0.68	0.68	0.17	0.17	0.17	0.04
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0	3.0	2.5	2.5	2.5
Lane Grp Cap (vph)		159	3407	1071		125	3404	1070	250	324	276	50
v/s Ratio Prot		c0.03	c0.46			0.03	0.40		c0.12	0.00		
v/s Ratio Perm		0.45		0.04		0.43		0.01	c0.07		0.00	0.03
v/c Ratio		0.67	0.69	0.05		0.64	0.59	0.02	1.10	0.01	0.03	0.82
Uniform Delay, d1		16.4	17.5	9.8		26.6	15.8	9.6	72.3	61.5	61.6	86.2
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		9.7	1.1	0.1		9.5	0.8	0.0	85.0	0.0	0.0	63.8
Delay (s)		26.2	18.7	9.8		36.1	16.6	9.6	157.3	61.5	61.6	150.1
Level of Service		C	B	A		D	B	A	F	E	E	F
Approach Delay (s/veh)			18.7				17.2			144.1		
Approach LOS			B				B			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	27.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.78		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	23.8
Intersection Capacity Utilization	82.4%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



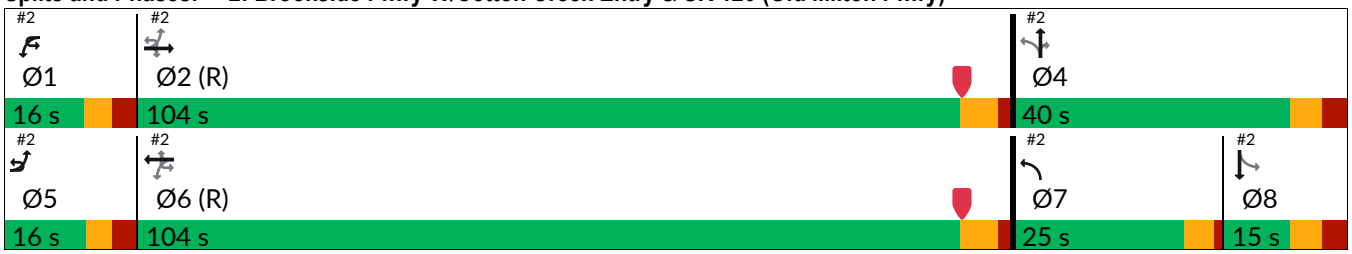
Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	30
Future Volume (vph)	2	30
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	
Lane Util. Factor	1.00	
Frt	0.86	
Flt Protected	1.00	
Satd. Flow (prot)	1599	
Flt Permitted	1.00	
Satd. Flow (perm)	1599	
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	2	33
RTOR Reduction (vph)	32	0
Lane Group Flow (vph)	3	0
Heavy Vehicles (%)	2%	2%
Turn Type	NA	
Protected Phases	8	
Permitted Phases		
Actuated Green, G (s)	6.4	
Effective Green, g (s)	6.4	
Actuated g/C Ratio	0.04	
Clearance Time (s)	7.0	
Vehicle Extension (s)	2.5	
Lane Grp Cap (vph)	56	
v/s Ratio Prot	0.00	
v/s Ratio Perm		
v/c Ratio	0.06	
Uniform Delay, d1	83.9	
Progression Factor	1.00	
Incremental Delay, d2	0.3	
Delay (s)	84.2	
Level of Service	F	
Approach Delay (s/veh)	119.7	
Approach LOS	F	

Intersection Summary

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
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	7	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	5.0	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	9.5	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	25.0	40.0	40.0	15.0
Total Split (%)	10.0%	10.0%	65.0%	65.0%	10.0%	10.0%	65.0%	65.0%	15.6%	25.0%	25.0%	9.4%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	3.5	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	1.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead			Lag
Lead-Lag Optimize?									Yes			Yes
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)		114.6	105.3	105.3		110.3	103.3	103.3	30.9	28.4	28.4	7.6
Actuated g/C Ratio		0.72	0.66	0.66		0.69	0.65	0.65	0.19	0.18	0.18	0.05
v/c Ratio		0.81	0.59	0.23		0.44	0.83	0.02	0.67	0.01	0.05	0.62
Control Delay (s/veh)		72.7	17.3	4.7		16.8	26.1	0.1	69.5	50.5	0.3	110.5
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		72.7	17.3	4.7		16.8	26.1	0.1	69.5	50.5	0.3	110.5
LOS		E	B	A		B	C	A	E	D	A	F
Approach Delay (s/veh)			18.8				25.7			63.3		
Approach LOS			B				C			E		

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 24.8	Intersection LOS: C
Intersection Capacity Utilization 84.5%	ICU Level of Service E
Analysis Period (min) 15	

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



Lane Group	SBT
Lane Configurations	
Traffic Volume (vph)	6
Future Volume (vph)	6
Turn Type	NA
Protected Phases	8
Permitted Phases	
Detector Phase	8
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	9.4%
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	7.6
Actuated g/C Ratio	0.05
v/c Ratio	0.44
Control Delay (s/veh)	34.5
Queue Delay	0.0
Total Delay (s/veh)	34.5
LOS	C
Approach Delay (s/veh)	67.6
Approach LOS	E

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	4.5	7.0	7.0	7.0
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583	1770	1863	1583	1770
Flt Permitted		0.04	1.00	1.00		0.07	1.00	1.00	0.42	1.00	1.00	0.76
Satd. Flow (perm)		72	5036	1583		130	5036	1583	790	1863	1583	1409
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	61	0	0	0	7	0	0	14	0
Lane Group Flow (vph)	0	121	1967	196	0	72	2700	13	179	2	3	41
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	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		113.0	103.8	103.8		109.0	101.9	101.9	29.8	29.8	29.8	6.4
Effective Green, g (s)		113.0	103.8	103.8		109.0	101.9	101.9	29.8	29.8	29.8	6.4
Actuated g/C Ratio		0.71	0.65	0.65		0.68	0.64	0.64	0.19	0.19	0.19	0.04
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0	3.0	2.5	2.5	2.5
Lane Grp Cap (vph)		148	3267	1026		161	3207	1008	262	346	294	56
v/s Ratio Prot		c0.05	0.39			0.02	c0.54		c0.08	0.00		
v/s Ratio Perm		0.53		0.12		0.28		0.01	c0.05		0.00	0.03
v/c Ratio		0.82	0.60	0.19		0.45	0.84	0.01	0.68	0.01	0.01	0.73
Uniform Delay, d1		47.7	16.2	11.3		13.0	22.7	10.6	59.0	53.0	53.1	76.0
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		27.6	0.8	0.4		1.4	2.9	0.0	7.2	0.0	0.0	36.9
Delay (s)		75.3	17.0	11.7		14.4	25.6	10.7	66.2	53.0	53.1	112.8
Level of Service		E	B	B		B	C	B	E	D	D	F
Approach Delay (s/veh)			19.4				25.2			64.9		
Approach LOS			B				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	25.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.83		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	23.8
Intersection Capacity Utilization	84.5%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			



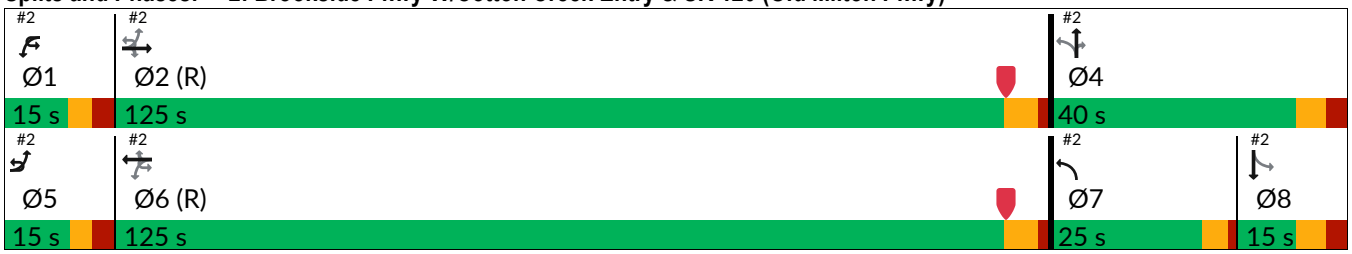
Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	6	41
Future Volume (vph)	6	41
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	7.0	
Lane Util. Factor	1.00	
Frt	0.87	
Flt Protected	1.00	
Satd. Flow (prot)	1620	
Flt Permitted	1.00	
Satd. Flow (perm)	1620	
Peak-hour factor, PHF	0.90	0.90
Adj. Flow (vph)	7	46
RTOR Reduction (vph)	44	0
Lane Group Flow (vph)	9	0
Heavy Vehicles (%)	2%	2%
Turn Type	NA	
Protected Phases	8	
Permitted Phases		
Actuated Green, G (s)	6.4	
Effective Green, g (s)	6.4	
Actuated g/C Ratio	0.04	
Clearance Time (s)	7.0	
Vehicle Extension (s)	2.5	
Lane Grp Cap (vph)	64	
v/s Ratio Prot	0.01	
v/s Ratio Perm		
v/c Ratio	0.14	
Uniform Delay, d1	74.1	
Progression Factor	1.00	
Incremental Delay, d2	0.7	
Delay (s)	74.9	
Level of Service	E	
Approach Delay (s/veh)	91.4	
Approach LOS	F	

Intersection Summary

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
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Detector Phase	5	5	2	2	1	1	6	6	7	4	4	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	5.0	15.0	15.0	5.0	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	9.5	13.0	13.0	13.0
Total Split (s)	15.0	15.0	125.0	125.0	15.0	15.0	125.0	125.0	25.0	40.0	40.0	15.0
Total Split (%)	8.3%	8.3%	69.4%	69.4%	8.3%	8.3%	69.4%	69.4%	13.9%	22.2%	22.2%	8.3%
Yellow Time (s)	3.0	3.0	4.6	4.6	3.2	3.2	4.6	4.6	3.5	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	1.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead			Lag
Lead-Lag Optimize?									Yes			Yes
Recall Mode	None	None	C-Max	C-Max	None	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)		129.3	120.2	120.2		126.5	119.0	119.0	35.4	32.9	32.9	7.9
Actuated g/C Ratio		0.72	0.67	0.67		0.70	0.66	0.66	0.20	0.18	0.18	0.04
v/c Ratio		0.94	0.69	0.08		0.65	0.61	0.03	1.00	0.02	0.12	0.82
Control Delay (s/veh)		86.0	20.0	1.7		50.3	18.4	0.0	122.9	60.7	6.8	152.6
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		86.0	20.0	1.7		50.3	18.4	0.0	122.9	60.7	6.8	152.6
LOS		F	C	A		D	B	A	F	E	A	F
Approach Delay (s/veh)			23.4				19.3			107.0		
Approach LOS			C				B			F		

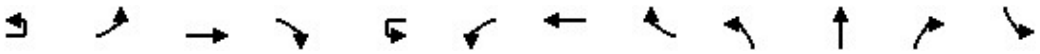
Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.00	
Intersection Signal Delay (s/veh): 28.3	Intersection LOS: C
Intersection Capacity Utilization 82.4%	ICU Level of Service E
Analysis Period (min) 15	

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



Lane Group	SBT
Lane Configurations	
Traffic Volume (vph)	4
Future Volume (vph)	4
Turn Type	NA
Protected Phases	8
Permitted Phases	
Detector Phase	8
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	8.3%
Yellow Time (s)	4.0
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	7.9
Actuated g/C Ratio	0.04
v/c Ratio	0.41
Control Delay (s/veh)	36.1
Queue Delay	0.0
Total Delay (s/veh)	36.1
LOS	D
Approach Delay (s/veh)	98.1
Approach LOS	F

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	4.5	7.0	7.0	7.0
Lane Util. Factor		1.00	0.91	1.00		1.00	0.91	1.00	1.00	1.00	1.00	1.00
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	5036	1583		1770	5036	1583	1770	1863	1583	1770
Flt Permitted		0.06	1.00	1.00		0.04	1.00	1.00	0.46	1.00	1.00	0.75
Satd. Flow (perm)		114	5036	1583		74	5036	1583	864	1863	1583	1402
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	27	0	0	0	11	0	0	33	0
Lane Group Flow (vph)	0	154	2335	55	0	80	2043	21	274	8	7	50
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	pm+pt	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6		7	4		
Permitted Phases	2	2		2	6	6		6	4		4	8
Actuated Green, G (s)		129.2	120.2	120.2		126.6	119.0	119.0	32.9	32.9	32.9	7.9
Effective Green, g (s)		129.2	120.2	120.2		126.6	119.0	119.0	32.9	32.9	32.9	7.9
Actuated g/C Ratio		0.72	0.67	0.67		0.70	0.66	0.66	0.18	0.18	0.18	0.04
Clearance Time (s)		6.0	6.1	6.1		6.2	6.1	6.1	4.5	7.0	7.0	7.0
Vehicle Extension (s)		2.5	5.0	5.0		2.5	5.0	5.0	3.0	2.5	2.5	2.5
Lane Grp Cap (vph)		164	3362	1057		123	3329	1046	261	340	289	61
v/s Ratio Prot		c0.05	0.46			0.03	0.41		c0.12	0.00		
v/s Ratio Perm		c0.62		0.03		0.43		0.01	c0.07		0.00	0.04
v/c Ratio		0.94	0.69	0.05		0.65	0.61	0.02	1.05	0.02	0.03	0.82
Uniform Delay, d1		37.5	18.5	10.3		28.2	17.4	10.5	71.6	60.4	60.4	85.3
Progression Factor		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		51.9	1.2	0.1		10.5	0.9	0.0	69.4	0.0	0.0	54.4
Delay (s)		89.4	19.7	10.4		38.7	18.2	10.5	141.0	60.4	60.4	139.8
Level of Service		F	B	B		D	B	B	F	E	E	F
Approach Delay (s/veh)			23.6				18.9			129.0		
Approach LOS			C				B			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	29.9	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.99		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	23.8
Intersection Capacity Utilization	82.4%	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	
Lane Util. Factor	1.00	
Frt	0.86	
Flt Protected	1.00	
Satd. Flow (prot)	1609	
Flt Permitted	1.00	
Satd. Flow (perm)	1609	
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	4	40
RTOR Reduction (vph)	38	0
Lane Group Flow (vph)	6	0
Heavy Vehicles (%)	2%	2%
Turn Type	NA	
Protected Phases	8	
Permitted Phases		
Actuated Green, G (s)	7.9	
Effective Green, g (s)	7.9	
Actuated g/C Ratio	0.04	
Clearance Time (s)	7.0	
Vehicle Extension (s)	2.5	
Lane Grp Cap (vph)	70	
v/s Ratio Prot	0.00	
v/s Ratio Perm		
v/c Ratio	0.08	
Uniform Delay, d1	82.6	
Progression Factor	1.00	
Incremental Delay, d2	0.4	
Delay (s)	82.9	
Level of Service	F	
Approach Delay (s/veh)	113.2	
Approach LOS	F	

Intersection Summary

TRAFFIC VOLUME WORKSHEETS

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
June 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	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

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
June 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	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

25-231 3842 Old Milton Parkway Residential Development - Alpharetta, GA - TIS
Traffic Volumes

A&R Engineering
June 2026

3.SR 120 @ Waters Ferry Dr (RIRO)

A.M. Peak Hour

Condition	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton Parkway) Westbound				
	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

Condition	- Northbound					Waters Ferry Drive (Right-In/Right-Out) Southbound					SR 120 (Old Milton Parkway) Eastbound					SR 120 (Old Milton Parkway) Westbound				
	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: mccloup@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. 3026 Camden Way	Sales prices of the homes. Any walkable areas between communities autumntypes@gmail.com
[illegible] John Shuler Afanasyeva Olena	3023 Camden Way 2045 Whitestone Pl 2045 Whitestone Pl	
Joel & Beverly Whisenant Ricardo Myer	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
	[illegible]	3040 " "
	Anne DePrizzio	3021 " "
	[illegible]	3021
	Pamela Haywood	5051 Avalon Dr.
	Dana M. Wilson	3994 Camden Way
	Megan Lister + Jon Kenkel	3996 Camden Way
	Ana H. Marin	3066 Camden Way
	Charles SROUR	3066 Camden WAY
	Karen Kennedy	5073 Avalon Drive
	Gayla Bell	3075 Camden Way
	Venessa 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	
Cheryl Zellner	
Hollisia Jiggetts	
Julius Jiggetts	
Susan Willis	
Beverly Whisenant	
Mary LeClair	
Melinda Farley	
APTISH Sinha	
Birgit Noel	
PAULETTE MUNROE	
MJ Farrokhnejad	

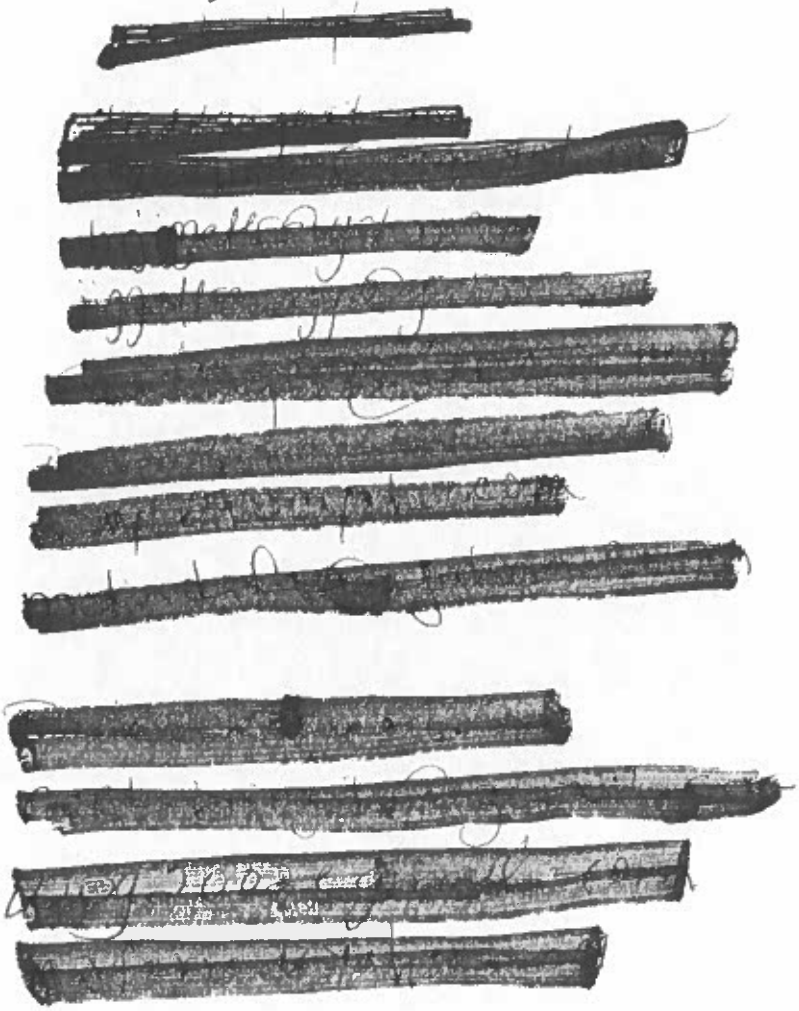


Exhibit B

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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Atlanta, GA 30308-2216

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				
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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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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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1.	PAXIN SEBASTIAN SAM 3540 OLD MILTON PKWY ALPHARETTA, GA 30005				
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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1.	FARROKHNEJAD MOHAMMAD J 1190 WHITESTONE RIDGE ALPHARETTA, GA 30005				
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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1.	MUNROE PAULETTE 1165 WHITESTONE RDG ALPHARETTA, GA 30005				
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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1.	MC LEAN ADRIAN A 2085 WHITESTONE PL ALPHARETTA, GA 30005				
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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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			ATLANTA MAIN OFFICE FEB 20 2026 USPS ATLANTA GA 30304	
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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1.	~~COLLEDGE ROAD LLC~~ ~~2310 HOPEWELL PLANTATION DR~~ ~~ALPHARETTA, GA 30004~~				
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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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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1.		JASTHI RAMA M &, JASTHI UDAYA 2300 WHITESTONE PL ALPHARETTA, GA 30005				
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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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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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.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

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

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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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CITY OF ALPHARETTA
PUBLIC COMMENT CARD
CITY COUNCIL MEETINGS

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TOPIC INFORMATION

Date: 07-30-26

What agenda would you like to speak on? Empire Homes & Toll Brothers Rezoning of 3842 Old Milton Pkwy

Are you speaking **IN FAVOR** or **IN OPPOSITION** of this item? ☐ IN FAVOR ■ IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

In the space provided below, please briefly explain the reasons for your position on this item.

My name is Jon Kenkel. As a homeowner of Camden Way and person who walks to and from work every single day, I wish to express my concerns regarding pedestrian safety. My experience of crossing Old Milton Pkwy every day always feels like I am taking a gamble. Drivers that are trying to turn right on red often don't slow down, yield, or stop for pedestrians. Even when doing everything right to anticipate danger and make myself visible, I've had too many close calls of drivers nearly hitting me. I also do not feel safe whenever I need to pick up food from any of the restaurants along Old Milton Pkwy if I'm walking home after dropping my vehicle off at Tires Plus. Even though these areas are supposed to be where drivers slow down, they regularly do not. When they turn off of Old Milton Pkwy, they do not appear to be looking for pedestrians, can't see them, or are going too fast to slow down in time. Rather than going to any of these businesses more on foot when they are so close, I go to them less. Additionally, since all of the shade has been cleared for the expansion of Old Milton Pkwy, it is unbearably hot. And this is for a 15 minute walk to my place of work. For individuals like my wife, who have medical conditions and are vulnerable to the heat, she is literally forced to drive anywhere, even if it's just across Old Milton Pkwy. There's a reason you very rarely see the elderly, young children, or high numbers of pedestrians along Old Milton Pkwy. It's not safe, it's not comfortable, it's not rewarding to walk along, and it's not interesting. I tolerate these conditions to save costs for my family to not have another vehicle. However, I do not expect anyone from this development to walk anywhere in numbers significant enough to reduce traffic. I would gladly walk more places or even longer distances, if I felt safer, protected from the heat, and separated from the traffic of Old Milton Pkwy and Cotton Creek Entry. In order to encourage walkability, pedestrians need to be further separated from the biggest threat to their safety: cars.

SPEAKER INFORMATION

Name: Jon Kenkel Phone Number: _____

Address: 3996 Camden Way

City: Alpharetta, GA State: GA Zip Code: 30005

Email: _____

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) ☐ Yes ☐ No

If so, what group or business are you representing? _____

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From: Orehosky, Grace
To: jonkenkel@protonmail.com
Cc: Woodman, Michael; Taylor, Elicia
Subject: FW: Public Comment for "3842 Old Milton Pkwy" Development
Date: Thursday, July 30, 2026 3:37:09 PM
Attachments: Jon Kenkel Public Comment Card for Planning Commission.pdf
image001.png

Hi Jon,
I have copied our Development Services Manager (Michael Woodman) and Planning & Zoning Coordinator (Elle Taylor) on this email as they are the ones who will be managing this meeting and presenting this item this evening.
Thank you!
Grace

Grace Orehosky
Acting City Clerk
Municipal Records Officer

P: 678-297-6018
E: gorehosky@alpharetta.ga.us

Office of City Clerk
2 Park Plaza
Alpharetta, GA 30009

From: [redacted]
Sent: Thursday, July 30, 2026 2:20 PM
To: Orehosky, Grace <gorehosky@alpharetta.ga.us>
Subject: Public Comment for "3842 Old Milton Pkwy" Development

Below is my public comment for the proposed development and the commission. Thank you.

My name is Jon Kenkel. As a homeowner of Camden Way and person who walks to and from work every single day, I wish to express my concerns regarding pedestrian safety. My experience of crossing Old Milton Pkwy every day always feels like I am taking a gamble. Drivers that are trying to turn right on red often don't slow down, yield, or stop for pedestrians. Even when doing everything right to anticipate danger and make myself visible, I've had too many close calls of drivers nearly hitting me. I also do not feel safe whenever I need to pick up food from any of the restaurants along Old Milton Pkwy if I'm walking home after dropping my vehicle off at Tires Plus. Even though these areas are supposed to be where drivers slow down, they regularly do not. When they turn off of Old Milton Pkwy, they do not appear to be looking for pedestrians, can't see them, or are going too fast to slow down in time. Rather than going to any of these businesses

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TOPIC INFORMATION

Date: 7/30/2026

What agenda would you like to speak on? MP-26-05/CLUP-26-03/Z-26-03 EMPIRE OLD MILTON /CAMDEN POND MP

Are you speaking **IN FAVOR** or **IN OPPOSITION** of this item? ☐ IN FAVOR ■ IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

In the space provided below, please briefly explain the reasons for your position on this item.

Building Compatibility: height, density, lighting & noise.

Please read the 1.5 min attached script at the Planning Commission Hearing.

SPEAKER INFORMATION

Name: Ana Maria Marin Phone Number [redacted]

Address: 3066 Camden Way

City: Alpharetta State: GA Zip Code: 30005

Email: [redacted]

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) ☐ Yes ■ No

If so, what group or business are you representing?

Planning Commission Hearing: 7/30/2026
Agenda: P-26-05/CLUP-26-03/Z-26-03 EMPIRE OLD MILTON /CAMDEN POND MP

My name is Ana Maria Marin and I am an adjacent property owner at 3066 Camden Way in Camden Pond. I'm here to raise serious traffic and pedestrian safety concerns that ALL Camden Pond unit owners would face. The 2nd CZIM (Staff Report p. 340–344) shows residents must use Cotton Mill Pl and Cotton Creek Entry to travel East on Old Milton Pkwy, where limited sight distance problems already exist due to terrain and grade. The proposed development will increase pedestrian & auto collision risk with high density (>800 vehicles) and up to 101 children from school bus stops, plus pedestrians to/from nearby stores. Key danger points include a completely blind turn onto Cotton Mill Pl (Knox gate emergency access and Driveway #4) and limited sight distance at intersection with Cotton Creek Entry from both a descending grade (right side) and a crest vertical curve (left side). Current traffic is already strained Spring, Summer, and Autumn, and the developer's single-day Winter study does not reflect typical 9-month heavy traffic or address all limited sight distance and grade/terrain issues.

We request the following conditions:

1. Permanently block off the current Knox Gate emergency vehicle road.
2. Reposition Driveway #4 to enter Cotton Mill Pl from the North (not the East) and make it the emergency vehicle access road.
3. Require an independent city-selected traffic engineering consultant to perform:
   a) limited sight distance field verification,
   b) supplemental seasonal multi-day counts (including school-bus peaks), and
   c) turn-movement/intersection analysis.
4. Advance the rezoning only if a three-way stop is approved and confirmed (not assumed) and safety is verifiably met, including safe sight distance—requiring mitigation conditions or denial/deferral until fixed.

Will the City require these prementioned items as binding conditions in the rezoning request?

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TOPIC INFORMATION

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What agenda would you like to speak on? Empire Homes & Toll Brothers Rezoning of 3842 Old Milton Pkwy

Are you speaking **IN FAVOR** or **IN OPPOSITION** of this item? ☐ IN FAVOR ■ IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

In the space provided below, please briefly explain the reasons for your position on this item.

My name is Megan Lister. I'm a homeowner of Camden Way and Secretary of Camden Pond II. The concerns I present are pedestrian safety and accessbility. The roads of Cotton Creek Entry, Cotton Mill Pl, and Cotton Creek Cir provide access for a few things. These are the existing retail spaces, entry and exiting for Stroneridge residents, and potentially access to the Greenway as proposed by the applicants. While this development claims to increase walkability, the reality is that locals don't feel safe when walking alongside Old Milton Pkwy. In particular, using present crosswalks to cross Old Milton Pkwy or competing with motorists exiting off of the road at high speeds. The blind turns at Cotton Mill Pl and blind hill on Cotton Creek Entry present significant concern. The Insurance Institute for Highway Safety (IIHS) and the CDC both have statistics indicating substantial risks of pedestrian deaths or injury in such areas with adjacent commercial retail space, multilane roads, and speed limits of 30 mph or higher. The IIHS found speeds of 20 mph to still pose high risk of moderate or serious injury. Regardless of vehicle height, higher speeds are associated with increased risk of injuries at all severities. Median height vehicles and especially median height pickups pose the largest threat to pedestrians, especially children. This data suggests that the proposed Greenway access point would not be safely accessible for any neighboring communities on foot. We request a larger buffer of 100 ft minimum between Camden Pond and Toll Brothers. This would be the location of a standalone or supplemental trail, open to the public and starting at Old Milton Pkwy public sidewalks to connect with the cul de sac of Cotton Creek Entry. A small connecting path for Camden Pond residents to this trail would also be desired.

SPEAKER INFORMATION

Name: Jon Kenkel Phone Number: _____

Address: 3996 Camden Way

City: Alpharetta, GA State: GA Zip Code: 30005

Email: _____

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) ☐ Yes ☐ No

If so, what group or business are you representing? _____

My name is Megan Lister. I'm a homeowner of Camden Way and Secretary of Camden Pond II. The concerns I present are pedestrian safety and accessbility. The roads of Cotton Creek Entry, Cotton Mill Pl, and Cotton Creek Cir provide access for a few things. These are the existing retail spaces, entry and exiting for Stroneridge residents, and potentially access to the Greenway as proposed by the applicants.

While this development claims to increase walkability, the reality is that locals don't feel safe when walking alongside Old Milton Pkwy. In particular, using present crosswalks to cross Old Milton Pkwy or competing with motorists exiting off of the road at high speeds. The blind turns at Cotton Mill Pl and blind hill on Cotton Creek Entry present significant concern.

The Insurance Institute for Highway Safety (IIHS) and the CDC both have statistics indicating substantial risks of pedestrian deaths or injury in such areas with adjacent commercial retail space, multilane roads, and speed limits of 30 mph or higher. The IIHS found speeds of 20 mph to still pose high risk of moderate or serious injury. Regardless of vehicle height, higher speeds are associated with increased risk of injuries at all severities. Median height vehicles and especially median height pickups pose the largest threat to pedestrians, especially children.

This data suggests that the proposed Greenway access point would not be safely accessible for any neighboring communities on foot. We request a larger buffer of 100 ft minimum between Camden Pond and Toll Brothers. This would be the location of a standalone or supplemental trail, open to the public and starting at Old Milton Pkwy public sidewalks to connect with the cul de sac of Cotton Creek Entry. A small connecting path for Camden Pond residents to this trail would also be desired.

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Date: 7/30/2026

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Building Compatibility: height, density, lighting & noise.

Please read the 1.5 min attached script at the Planning Commission Hearing.

SPEAKER INFORMATION

Name: Charles Srour Phone Number: [redacted]

Address: 3066 Camden Way

City: Alpharetta State: GA Zip Code: 30005

Email: [redacted]

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) ☐ Yes ■ No

If so, what group or business are you representing? _____

Planning Commission Hearing: 7/30/2026
Agenda: P-26-05/CLUP-26-03/Z-26-03 EMPIRE OLD MILTON /CAMDEN POND MP

Good evening. My name is Charles Srour and I am an adjacent property owner at 3066 Camden Way. I'm here to discuss compatibility between our 40-year-old, two-story Camden Pond community and the proposed development. Camden Pond has 95 condominiums: only four units have 3 bedrooms; all others have 2 bedrooms. We have 210 parking spaces. By contrast, the developer's proposal would add 3-story townhomes each with 3 to 5 bedrooms and more than 825 parking spaces—about a 400% density increase. Clear-cutting the 40-year-old tree canopy beyond the 25-foot preserved buffer, including trees up to 100 feet tall, and then replanting 14-foot evergreens and placing 3-story, higher-density occupancy townhomes directly along our property line creates an unacceptable height and massing mismatch with our 2-story buildings. Our biggest concerns are nighttime INDOOR lighting impacts radiating from 3rd floor unit windows and noise impacts into Camden Pond bedrooms.

We request one the following 2 conditions:

1. A step-down to 2-story buildings along the Camden Pond property line, or
2. An increase from 60 ft to 100 ft combined transitional zone no-build area from the property line.

Will the Planning Commission include: binding written conditions reflecting either a two-story building step-down along the Camden Pond property line or a 100-foot transitional no-build zone from the property line, so the final approval is enforceable?

From: Woodman, Michael
To: Hill, Jessica L.
Cc: Taylor, Elicia
Subject: FW: Camden Pond 4th meeting report
Date: Thursday, July 30, 2026 8:58:36 AM

FYI

From: Darlene Cutlip [redacted]
Sent: Wednesday, July 29, 2026 3:15 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Camden Pond 4th meeting report

Michael,

As you are aware, Megan Lister has sent the report on the meeting held on July 14, 2026 between Camden Pond Condominium Associations and Empire Homes and Toll Brothers Construction.

Although both of our Boards approved the actual report of that meeting, we did not receive a copy of the Resident Concerns that she included.

Our Board members have now reviewed that report, following Ms Lister passing out a second flyer to the community encouraging the owners to send objections to the Planning Committee and encouraging strong opposition to the development. The same concerns were included, but we feel there were a lot of erroneous representations and more of a bias reflection of the opinions of Ms. Lister and one other owner, and presented in a very inflammatory manner.

We feel that she misrepresented the actual responses of the developers to our questions/concerns in a negative manner and placed unrealistic expectations for answers that were out of the scope of the Developers' responsibility.

Also, you are able to see on our sign-up sheets, we did not have many of our total of 95 owners attend the meetings, in fact the attendees at this past meeting consisted of Board members from the 2 associations and one other owner, Ray Thomas, who has reached out to you prior. Yet she consistently has reported that the vast majority of owners and those in attendance at the meetings had voiced their objection to the development at the time, when the attendees mostly just voiced concerns and asked questions about specific items; i.e. set back from road, distance between our property and the back of their buildings, especially as related to our buildings on Avalon

Drive that face the development, tree save areas, traffic concerns (a major topic) etc. As I mentioned in one of my previous emails, the Developers have made efforts to make further concessions and positive changes to address the concerns raised at our meetings.

As a Board, we wanted to make sure that the members of the Planning Committee realize that, although some of her concerns raised were covered and reported on correctly, a lot were simple not true.

I certainly didn't intend for this to be such a long email and I meant to get it sent out Monday after she had passed out the flyers last Friday and over the weekend, but I think it will show the frustration that our Board feels regarding this issue.

I look forward to meeting you at Thursday's meeting and hoping for a better turnout from our community.

Sincerely,

Darlene Cutlip
President, Camden Pond I Association

Sent from Yahoo Mail

From: [redacted]

[redacted]

ALPHARETTA
GEORGIA, USA

From: Ginny Bethoney [redacted]
Sent: Tuesday, July 28, 2026 9:51 AM
To: Planning/Zoning <planning@alpharetta.ga.us>; Council <council@alpharetta.ga.us>; Mayor <mayor@alpharetta.ga.us>
Subject: Opposition to Rezoning MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 — 3902 Old Milton Parkway (Empire/Toll Brothers) — Immediate Abutter, Requesting Remote Participation for 7/31 Hearing

1. Dear Members of the Alpharetta Planning Commission and Alpharetta City Council,

   My name is Virginia Bethoney, and I am the owner of 5061 Avalon Drive in Camden Pond, a modest condominium community built in 1986. My property is an immediate abutter to the proposed development identified as MP-20-054 / CLUP-26-02 / Z-26-03 / V-26-04 (Empire Old Milton Pkwy, 3902 Old Milton Parkway), sharing a direct property line with the site. I am writing to formally reaffirm and update my opposition to this development and to all associated zoning, land use, and variance requests ahead of the hearing scheduled for July 31, and I ask that my status as a directly abutting property owner be clearly noted in the record.

   As an immediate abutter, I will experience the impacts of this project more directly and more severely than any other member of the public: construction disruption, loss of the wooded buffer, changes to setbacks and sightlines, and the day-to-day presence of three-story townhome structures immediately adjacent to my home. I ask the Commission and Council to weigh that proximity accordingly, and I want my opposition entered into the

record clearly and unambiguously as coming from a directly affected abutting owner, not a general member of the public.

Among my primary reasons for opposition is the significant zoning change required for this project, and specifically the variances being requested to make it work. The applicant is seeking to convert long-standing, low-intensity land into a high-density attached residential classification, a substantial departure from the existing zoning pattern. That alone is significant, but what concerns me even more is that the underlying zoning change is not sufficient on its own to accommodate what is being proposed: the applicant also needs multiple variances, including reduced setbacks, to fit 195 units onto this site. To me, that is the clearest possible evidence that this density does not belong here. If a project can only be built by asking the city to waive its own standard setback and development requirements, the project is not right-sized for the site - the site is being forced to fit the project. I do not believe the Commission or Council should grant variances whose only purpose is to make an oversized development fit on a parcel that was never planned or zoned for it. Reduced setbacks in particular mean less separation, less buffer, and less transition between this development and the existing homes around it, including mine, at exactly the moment when more separation is needed, not less.

I understand the applicant is proposing additional trees along the property line as a landscape buffer, and I want to address that directly. A row of newly planted trees does not change the fundamental reality of what is being built. Newly planted trees take years to mature, provide only partial and seasonal screening even at maturity, and do nothing to reduce the height, mass, or proximity of three-story structures sited at reduced setbacks. I will still walk out of my unit and look directly at three-story townhomes where I currently see mature woods. A landscaping buffer is not a substitute for appropriate setbacks and appropriate density, and it should not be treated as adequate mitigation for a scale of construction that does not belong on this site.

Since my original letter, I have had the opportunity to speak with Jessica Hill regarding the applicant's plans and to review the elevations provided for both Empire and Toll Brothers, along with a list of each builder's completed Alpharetta-area projects (Firefly, Pinecone, Fernleaf, Midwick, Chiswick, Harlow, and Argosy for Empire; Shirley Estates, Hawthorn, Lakeview, and Emberly for Toll Brothers). Having reviewed these comparable developments, I want to be direct: every one of them is a townhome product, and the scale and massing shown in the elevations - particularly the Toll Brothers "Burch_Rear" facades that will directly abut Camden Pond, and by extension my property - are simply not compatible with the character of this neighborhood. Camden Pond is a modest, low-rise condominium community dating to 1986, and introducing large, three-story attached

townhome structures directly behind it, at reduced setbacks, represents a fundamental mismatch with the surrounding built environment, not an enhancement of it.

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, built within standard setbacks and without the variances this proposal requires. Commercial development would not introduce three-story residential structures, nor would it generate the population density, vehicle volume, or infrastructure strain associated with 195 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, and offering a strip of new saplings in their place, fundamentally alters the character and livability of the area. The prospect of enduring multi-year construction of this magnitude is a significant and unavoidable disruption for adjacent homeowners, myself included as the closest affected owner.

The scale of the proposed construction is substantial: 195 attached townhomes, three stories in height, ranging from two to four bedrooms, each with two-car garages, built at reduced setbacks that would not be permitted without the variances being requested. This represents a major increase in built mass, population density, traffic generation, and infrastructure demand relative to a 1986-era condo community like Camden Pond. The stormwater implications of clearing and grading this amount of land, combined with the extensive impervious surface required for 195 units, have also not been adequately addressed.

While the applicant highlights improvements such as sidewalks, enhanced streetscape, and a new tree buffer, these amenities do not require a high-density development of this magnitude, and they certainly do not require granting variances to reduce setbacks. 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, mass, and infrastructure strain, and without waiving the setback standards that exist to protect neighboring properties like mine.

I respectfully request written confirmation that this updated opposition letter has been received, that my status as an immediate abutter is documented, and that this letter will be included in the official case file for all upcoming hearings, including the July 31 hearing. Because I am out of state and unable to attend in person on July 31, please advise as soon as possible 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 comment in advance so that my position as a directly abutting property owner is fully entered into the record even though I cannot attend in person.

Thank you for your consideration.

Sincerely,
Virginia Bethoney
5061 Avalon Drive
Alpharetta, GA 30005
Immediate abutter to 3902 Old Milton Parkway

From: Orehosky, Grace
To: Woodman, Michael; Taylor, Elicia
Cc: Shapiro, Lauren
Subject: FW: I'm Voting NO for the "Rezoning Request"
Date: Monday, July 27, 2026 4:55:22 PM

[redacted]

-----Original Message-----
From: Patricia Roberts [redacted]
Sent: Monday, July 27, 2026 3:54 PM
To: Orehosky, Grace <gorehosky@alpharetta.ga.us>
Subject: I'm Voting NO for the "Rezoning Request"

Re: 195 Units Will Be Built
**I'm voting NO on the
**Rezoning Request
**By Empire Homes &
**Toll Brothers for
3842 Old Milton Pkwy
Parcel ID: 0020000440209
Thank You,
Patricia Roberts
Camden Pond
5024 Avalon Drive
Alpharetta, GA 30005

Sent from my iPhone

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Rezoning Request
Date: Monday, July 27, 2026 1:21:12 PM

Please add to public comment.

From: Georgia Wainer [redacted]
Sent: Monday, July 27, 2026 1:14 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Rezoning Request

July 27,2026

To: Michael Woodman, Planning Commission

Hello,

My name is Georgia Wainer and I live in the Camden Pond complex off of Old Milton Parkway in Alpharetta, GA.

I am writing to ask that you vote **No** on the rezoning request by Empire Home and Toll Brothers for 3842 Old Milton Pkwy, Parcel ID 0020000440209.

The reasons I ask that you oppose this application are because of traffic congestion and the environmental decline that would affect our area, loss of trees etc. With 6 lanes for Old Milton, I don't see the traffic easing, I see it as increasing congestion and even more difficult to navigate. The complex that Empire Home is proposing would be high density homes. I feel it will diminish our natural environment and add much to the already congested roadway.

Please oppose the application when it comes to a vote.

Thank you.

Georgia Wainer

From: Woodman, Michael
To: [redacted]
Cc: Taylor, Elicia
Subject: RE: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03
Date: Friday, July 24, 2026 12:16:39 PM
Attachments: image001.png
Empire OMP Camden Pond PC Report 7.30.26.pdf

Good afternoon, Mr. Thomas.

Please see attached the City's staff report to the Planning Commission. Let me know if you have any questions.

Best regards,

Michael Woodman, AICP
Planning + Development Services Manager
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6072
E: mwoodman@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: Ray Thomas [redacted]
Sent: Friday, July 24, 2026 10:08 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Dear Mr. Woodman,

Can you please, or have sent to me, a copy of Staff's report on this rezoning application?

Thanks in advance!

Ray Thomas
5047 Avalon Drive
Phone: [redacted]

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From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Thursday, July 16, 2026 11:59 AM
To: Ray Thomas <[redacted]
Subject: RE: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Good afternoon, Mr. Thomas.

We are still finalizing the staff report. It will be ready no later than next Friday, 7/24. I will place a reminder on my calendar to send to you once it's finalized.

From: Ray Thomas [redacted]
Sent: Thursday, July 16, 2026 11:53 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fw: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Dear Mr. Woodman,

Can you please, or have sent to me, a copy of Staff's report on this rezoning application?

Thanks in advance!

Ray Thomas
5047 Avalon Drive
Phone: 7[redacted]

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From: Ray Thomas [redacted]
Sent: Thursday, April 23, 2026 1:19 PM
To: mwoodman@alpharetta.ga.us <mwoodman@alpharetta.ga.us>
Cc: CityCouncilandMayor@alpharetta.ga.us <CityCouncilandMayor@alpharetta.ga.us>; kcook@alpharetta.ga.us <kcook@alpharetta.ga.us>; Hill, Jessica L. <jessica.hill@troutman.com>; Darlene Cutlip <dcutlip2723@yahoo.com>
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
Phone: [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: 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

---

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 Way
	James L. Wilson	3994 Camden Way
	Megan Lister	3996 Camden Way
	Ash Battistelli	3996 Camden Way
	Autumn Haddad	3026 Camden Way
	Venessa 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

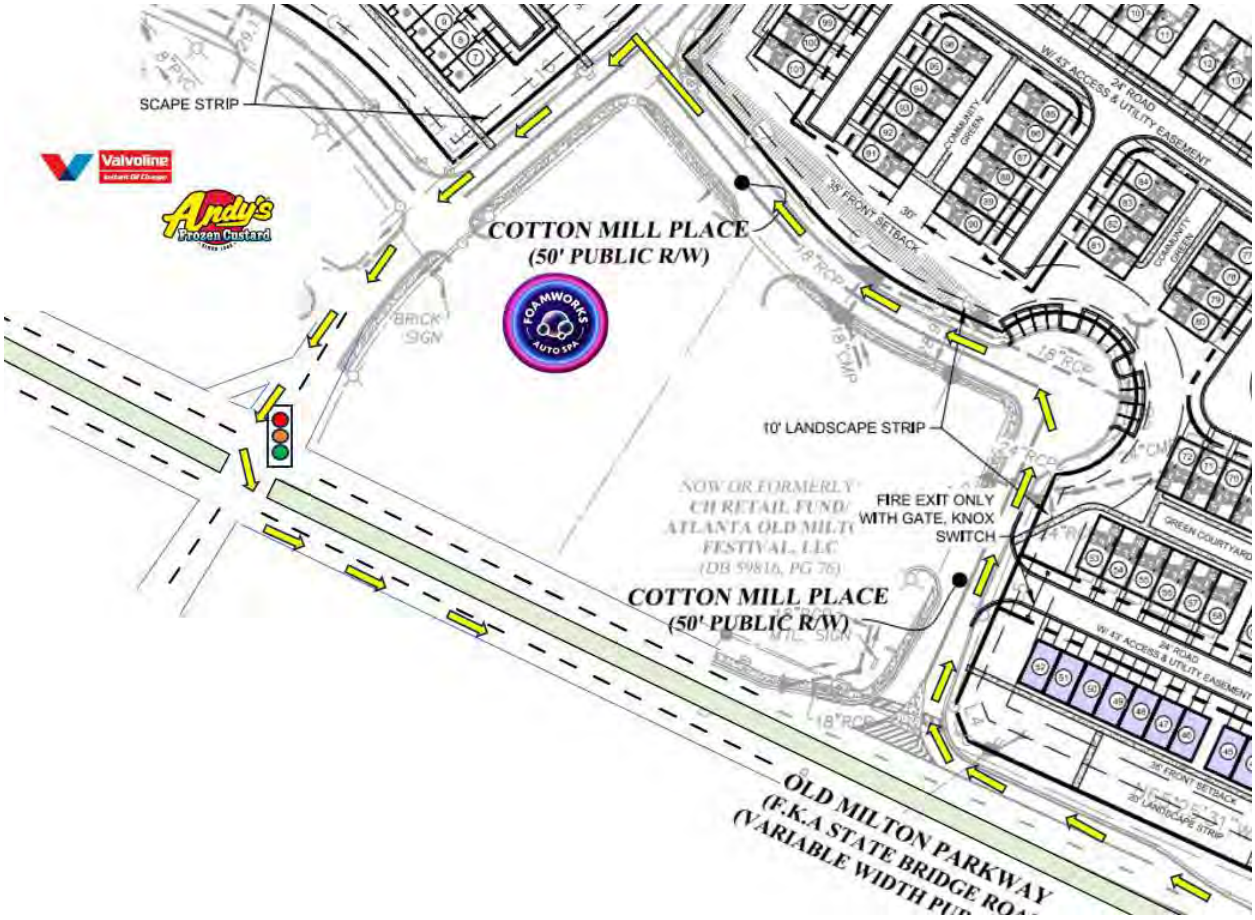
Update: Camden Pond HOA board members received the Traffic Impact Study 1-2 wks later, among a few other documents from Ms. Hill.

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.

NOTICE: This e-mail (and any attachments) from a law firm may contain legally privileged and confidential information. If you received this message in error, please notify the sender and delete it. Any unauthorized reading, distribution, copying, or other use of this e-mail (and attachments) is strictly prohibited. E-mails may be monitored or scanned for security and compliance purposes. For more information, including privacy notices and policies, please visit www.troutman.com. If services are provided by Troutman Pepper Locke UK LLP, please see our London office page (www.troutman.com/offices/london.html) for regulatory information.

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
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Have a wonderful weekend!

- Megan Lister
Secretary of Camden Pond 2
3996 Camden Way
[redacted]

[redacted].

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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]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
	[illegible]	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:

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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: [redacted]
To: Woodman, Michael
Cc: Taylor, Elicia
Subject: Re: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03
Date: Friday, July 24, 2026 6:24:32 PM
Attachments: image001.png

Thank you very much!

Ray Thomas

Phone: [redacted]

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From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Friday, July 24, 2026 12:16 PM
To: [redacted]
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Good afternoon, Mr. Thomas.

Please see attached the City's staff report to the Planning Commission. Let me know if you have any questions.

Best regards,

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

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

ALPHARETTA
GEORGIA, USA

From: [redacted]
Sent: Friday, July 24, 2026 10:08 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Dear Mr. Woodman,

Can you please, or have sent to me, a copy of Staff's report on this rezoning application?

Thanks in advance!

Ray Thomas
5047 Avalon Drive
[redacted]

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From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Thursday, July 16, 2026 11:59 AM
To: Ray Thomas [redacted]
Subject: RE: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Good afternoon, Mr. Thomas.

We are still finalizing the staff report. It will be ready no later than next Friday, 7/24. I will place a reminder on my calendar to send to you once it's finalized.

From: Ray Thomas <[redacted]
Sent: Thursday, July 16, 2026 11:53 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fw: 3842 Old Milton Pkwy Application Amendment - (Staff Report) MP-26-05/CLUP-26-03/Z-26-03/V-26-03

Dear Mr. Woodman,

Can you please, or have sent to me, a copy of Staff's report on this rezoning application?

Thanks in advance!

Ray Thomas
5047 Avalon Drive
[redacted]

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From: Ray Thomas [redacted]
Sent: Thursday, April 23, 2026 1:19 PM

To: mwoodman@alpharetta.ga.us <mwoodman@alpharetta.ga.us>
Cc: CityCouncilandMayor@alpharetta.ga.us <CityCouncilandMayor@alpharetta.ga.us>; kcook@alpharetta.ga.us <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

CITY OF ALPHARETTA
PUBLIC COMMENT CARD
CITY COUNCIL MEETINGS

If you wish to speak before the Mayor and City Council on a specific item or during Public Comment, please complete and submit this card to the City Clerk, Lauren Shapiro.

PUBLIC HEARING PROCEDURES AND PUBLIC COMMENT, GENERALLY

- An individual requesting to be heard must be recognized by the Mayor before addressing the City Council. **When your name is called, please come forward to the podium and state your name and home or business address before proceeding with any comments or remarks.**
- The Mayor and City Council will allow proponents a total of ten (10) minutes to speak in support of an application. Opponents will be allowed ten (10) minutes to speak in opposition.
- Comments are accepted first from the applicant, followed by persons speaking in favor, and then from those in opposition.
- Speakers will be called to comment in the order in which Public Comment Cards are received.
- Please keep you comments brief and concise and direct all comments to Mayor and Council.

TOPIC INFORMATION

Date: August 17, 2026

What agenda would you like to speak on? Empire Homes Old Milton/Camden Pond MP

Are you speaking **IN FAVOR** or **IN OPPOSITION** of this item? ■ IN FAVOR ☐ IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

In the space provided below, please briefly explain the reasons for your position on this item.

The subject land currently sits in disarray and is often visited by squatters, vehicles racing and doing burnouts on the surrounding dark streets, and other unwelcomed activity. Developers are certainly not eager to add more office space in a marketplace that stills has plenty of available offices and given the other projects in the immediate area that are revitalizing old office complexes, this plan ties very well into neighboring development and the natural landscape of the area. Through their proposal, the applicants have worked closely with me to ensure efficient vehicular and pedestrian traffic flow. I strongly believe their project will be a nice addition to the community.

SPEAKER INFORMATION

Name: Tom Maune Phone Number: 314-805-7800

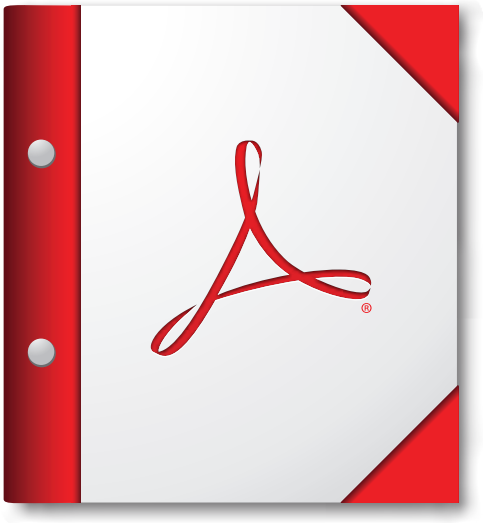
Address: 3670 Old Milton Parkway

City: Alpharetta State: Georgia Zip Code: 30005

Email: tom.maune@eatandys.com

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) ■ Yes ☐ No

If so, what group or business are you representing? Andy's Frozen Custard



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

Megan Lister

3996 Camden Way

Alpharetta, GA, 30005

meglianst@proton.me

385-216-8577

08/13/2026

Alpharetta City Council

2 Park Plaza

Alpharetta, GA, 30009

Dear Honorable Members of the City Council,

I've lived in Alpharetta and on Old Milton Pkwy for ten years now. My husband and I started off renting an apartment from Belmont at Park Bridge; then we bought our first home here in Camden Pond, where we have owned for 3 years. We've grown a deep love for Alpharetta's parks over that decade, consistently voting for those who further expand its trails and protect its environment. That's part of why we are so excited to see that the city council voted to incorporate Brookside Park into the Big Creek Greenway System!

I am, however, very concerned about the present direction of the rezoning request by Empire Homes and Toll Brothers for 3842 Old Milton Pkwy. If the present application is approved, I fear that Camden Pond would see only net negative effects.

With the Empire Old Milton Pkwy Application being voted on by city council Monday, August 17th, 2026. I ask that you vote in opposition or consider the following compromise instead:

- **Attached conditions to rezoning**
    - reduce the scope of the proposed development, allowing a minimum of 100 ft buffer between Avalon Dr and the Toll Brothers property division*(undisturbed buffer, save for the next condition)*.
    - and create a trail (accessible to the public) that begins along the sidewalk of Old Milton Pkwy and ends at the intersection of Cotton Creek Entry and Whitestone Pl. (connecting points A and B, see next page)



- **Optional conditions, if City Council finds it appropriate:**
    - reduce scope of Empire Homes property division on NW and W areas, also allowing for a 100 ft minimum buffer between the wetland boundary and the residential properties.
    - and, create a trail (accessible to the public) that connects points C and D.

These conditions would be a valid exercise of Alpharetta's local government authority, as the desired effects are to provide protection and benefits to all neighbors, in addition to ameliorating the effects of any zoning change.

<u>HOW THIS CAN BE ACHIEVED</u>

- a public easement can be used to allow for a public trail on the property.
- the property owner could donate the parts of the property (the proposed extended buffer) into a Conservation Easement.
- eminent domain for city park or city trail, providing just compensation to the property owner.
- consult local issuing authority, Jill Bazinet, to determine if standard minimum stream buffer amounts are enough in this specific scenario. If more is needed to protect Big Creek and our natural resources, she can establish a buffer requirement that is more than the minimum.

Below, I will elaborate first on how Camden Pond residents are uniquely impacted, followed by the broader effects. Then I will highlight how the above compromise addresses nearly all concerns: those of Camden Pond, the applicants, and the city of Alpharetta.

UNFAIR BURDEN TO CAMDEN POND HOMEOWNERS

Camden Pond, when compared to the neighboring communities, stands to face a slew of negative impacts should the rezoning application be approved as presently designed:

- **Impact from traffic.** Camden Pond's residents cannot turn left without making an immediate u-turn. Turning right onto Cotton Mill Pl with the intention of turn left on Cotton Creek Entry at the light will be made worse with additional traffic competition.
    - The communities of Stoneridge and those along Brookside Pkwy will still be guaranteed the option of turning left at a light, even with increased density of homeowners/renters.
    - additionally, Camden Pond already faces a challenge of needing to jump more lanes in the future to make a U-turn after completion of the Old Milton Pkwy expansion. (*While this is a GDOT project, Camden Pond will feel exacerbated effects from competing to turn left with residents of Stoneridge and the new communities.)*

- **Can't Use Greenway Safely.** The proposed greenway access point at the end of Cotton Creek Entry will not be accessible to Camden Pond, despite this amenity being offered as a boon to the surrounding neighborhood.
    - **Doesn't satisfy the General Theory of Walkability.** Jeff Speck, American city planner, author of "*Walkable City*", co-author of "*The Suburban Nation*" and the "*Smart Growth Manual*", explains that four main conditions must be satisfied if a walk is to favored: it must be <u>useful, safe, comfortable, and interesting</u>. <u>Each quality being essential and none alone is sufficient.</u> (*Jeff Speck, "Walkable City - How Downtown Can Save America, One Step at a Time", 2013.)*
        - **useful** (somewhat satisfied) At best, this present walkway satisfies only "useful". But even this is arguably only true for accessing existing businesses. For the residents who live furthest back in Camden Pond, it takes roughly 15 minutes to walk to the cul-de-sac of Cotton Creek Entry, which is maybe halfway to the Greenway itself. Pedestrians will not choose to utilize this walk if it takes 30 minutes to just arrive at their destination. Especially if the walk there and back is dangerous, uncomfortable, and uninteresting.

- **safe** (not satisfied)
    - Individuals already don't feel safe walking along Old Milton Pkwy, due to high speeds of traffic and pain points where the path to walk intersects with 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." (CDC, Pedestrian Safety, 2026)* https://www.cdc.gov/pedestrian-bike-safety/about/pedestrian-safety.html
    - Lack of shade, increased risk of heat illnesses.
- **comfortable** (not satisfied)
    - Lacks shade for long stretches.
    - Noise from moving vehicles is so loud that conversations must often be shouted.
    - Heat from surface of the roads and heat from vehicles.
    - No benches to rest.
- **interesting**
    - Most individuals do not walk along these roads because looking at traffic is not desirable.
    - More focus goes towards not getting hit by cars vs anything else in the environment.

- **Conflict points with cars turning off of Old Milton Pkwy.**
    - as presently designed, the most convenient path for Camden Pond residents to access the Greenway involves 3 pain points minimum where pedestrians would need to cross the street.



- Development as presently designed.

- **Risk of significant injury or death.**
  - *"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." (CDC, Pedestrian Safety, 2026)*
  - 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." (Insurance Institute for Highway Safety, 2024)

- The majority of passenger vehicles in the US are SUVs or pickups. Crash speed increasing from 15 mph to 35 mph results in the risk of serious injury going up from 9% to 52%. With a median pickup, the risk shoots up from 11% to 91%. *(Insurance Institute for Highway Safety, 2024)* *https://www.iihs.org/news/detail/vehicle-height-compounds-dangers-of-speed-for-pedestrians*

- **lack of better separation from cars**
  - Even walking along Old Milton and avoiding cross walks, there is nothing separating pedestrians from vehicles that jump the curb. With the risk of severe injury or death by cars going such speeds, and the public walking space being in the recovery zone for cars… it's no wonder that such a low percentage of the populous walks. For them, it's safer to drive everywhere.

- **only neighboring community that isn't guaranteed continued access to Greenway.**
  - Stoneridge already has an access point under their control. The intended accessibility by the public could be removed at any point.
  - Brookside Pkwy residents will have very close access to both a park and trail.

- **Loss of densely wooded environment.**
  - Significant reduction of wildlife corridor.
  - Disturbance and potentially loss of natural predators (red shouldered hawks and owls) that keep vermin in check.
  - Loss of natural barrier reducing harmful impact of noise from Old Milton Pkwy, light pollution, air pollution, water pollution, privacy.
  - Stoneridge is set back farther than Camden Pond and thus, is more insulated from these impacts.
  - Increased urban heat island effect from loss of canopy in adjacent communities.
  - worse quality of life, as it becomes less desirable to be outside of our homes.

- **Reduction in property values due to the effects listed above.**

ENVIRONMENTAL CONCERNS

- **Flooding.** The proposed development risks increasing the consistency and severity of flooding to Big Creek. The use of clear cutting, grading, less permeable surfaces, removal of existing canopy, and use of turf grass all lead to increases in runoff. Even though the proposed development sits outside of the FEMA designated high risk flood zone, there is concern that the applicants and city of Alpharetta might have a false sense of security when building on this property. Additionally, even if the developers are not concerned about risk of flooding for this property, we must also consider the unintended downstream effects. This is particularly important given the property's proximity to Big Creek and the existing infrastructure there.
    - **Safe Development Paradox.** New research by North Carolina University highlights how *efforts to reduce flood risk paradoxically intensify it by promoting development immediately outside of the designated 'high risk' zones (Sanchez, 2024).*
        - With the concentration of development increasing in these areas there is a raised potential for greater damage should flood mitigation infrastructure be overwhelmed.
        - Nationwide, 24% of developed land in 2019 fell into zones immediately adjacent to a floodplain. This trend was observed at the national, state, and county levels. GA ranked 3rd for this trend. The researchers project that 22% of all growth from 2020-2060 will be seen within 250m of floodplains (Sanchez, 2024) .
        - "*Given converging factors such as concentrated development at the edge of the floodplain, inaccuracies in flood maps, population growth in and around flood-prone areas, and the escalating flood hazards associated with climate change, future exposure to flooding will likely surpass previous estimates for both people and infrastructure" (Sanchez, 2024). (https://pmc.ncbi.nlm.nih.gov/articles/PMC11687735/#pone.0311718.g005)*
    - **Big Creek, recent flooding.** There are multiple parts of the Greenway in Alpharetta that regularly see flooding such as Rock Mill Park.
        - flood crest of 9.3 ft recorded overnight from July 24th-25th this year, leaving large sections of the Greenway underwater. This exceeded the predicted peak of 8.4 ft by almost an additional foot. This is the highest recorded level recorded since January 20th, 2001. *(Alpharetta-Milton Chronicle, 2026)*
        - https://alpharettamiltonchronicle.com/articles/big-creek-crests-at-9-3-feet-flooding-greenway-near-kimball-bridge-road-ms1838gs
        - This surpasses the historic high of 8.5 ft seen in late May. The last time Big Creek saw such a crest was March 2020. https://www.cbsnews.com/atlanta/news/moderate-flooding-threatens-fulton-and-forsyth-counties-big-creek-hits-highest-levels-since-2020/

- **Dangers to using the Greenway.** The low elevation and proximity to Big Creek leaves the Greenway vulnerable to floods after heavy rains. Water can rise very quickly, putting residents of Alpharetta and visitors in danger before they realize it. The individual who recorded the video below was unfortunately caught in a precarious position on July 25th, 2026. While in Alpharetta, he reports being stranded with his e-bike after flood waters continued to rise, temporarily preventing his safe return to Roswell. He even risked wading through long stretches of knee deep water. The City of Alpharetta had not issued a formal Greenway closure order yet by the evening of the 25th *(Alpharetta-Milton Chronicle, 2026).*
    - https://www.youtube.com/watch?v=Ll2c_IOAuGo&t=271s
- **Risks of flooding damage to local infrastructure.** Big Creek has many sewer easements, as Fulton County's sewer system predates the construction of the Greenway. The increased risk of flooding in addition to normal aging could pose significant risks for the environment.
    - for example: an estimated 44,500 fish were killed due to low oxygen levels after a heavy rainfall event overwhelmed Atlanta's underground sewage tunnels, sending a combination of sewage and stormwater into the river *(Swartz, 2026)*. Greg Eyerely, the Commissioner of Atlanta Dept. Of Watershed Management, was interviewed by *The Atlanta Journal Constitution* in late June regarding the mass fish kill in the Chattahoochee River. He explained that this is not a problem isolated to Atlanta, as all cities will need to address the strains of climate change on existing infrastructure by investing to prepare for the future *(Kann, 2026)*.
        - https://www.ajc.com/video/news/2026/06/what-killed-thousands-of-fish-in-atlanta/
        - https://www.ajc.com/business/2026/06/what-killed-thousands-of-fish-along-the-chattahoochee-a-report-offers-clues/
    - It could also pose risks for health, as any leaks or sewage spills from damage could lead to elevated levels of E. coli in the area.

HOW THIS COMPROMISE PROVIDES THE BEST FIT

- **Camden Pond.**
    - Increased Buffer Condition
        - The increased buffer would help shield Camden Pond from the noise, light, air, and water pollution.
        - It would also help protect privacy.
        - Protects wildlife corridor.
        - Significantly reduces disturbances to habitats of wildlife, including beneficial predators.
        - Helps ameliorate urban heat island effect.
        - Protects existing canopy.
        - Protects property values.
        - Helps maintain quality of life for Camden Pond.
    - Trail Condition
        - Path A-B reduces pain points pedestrians must experience from 3 to 1, crossing only at Whitestone Pl to access the Greenway.
        - More reasonable and safer pedestrian access to adjacent restaurants and stores. Pedestrians get the use of a pleasant, safe walk and avoid the more dangerous crossings and even reduce the number to a minimum.
            - For example, as presently designed by the applicants, the most direct way for Camden Pond to walk to Andy's Frozen Custard involves 2-3 points of conflict with traffic. This path involves the most risk, as it goes alongside the high speed traffic of Old Milton Pkwy. Even taking the safer, less direct route involves 4 points of conflict with traffic and pedestrians.
        - Safe from the high speed traffic of Old Milton Pkwy.
        - Protects pedestrians from heat related illnesses.
        - Excellent step towards meeting the General Theory of Walkability conditions, as it better meets or expands upon being safe, comfortable, useful, and interesting.
        - Provides more reliable opportunities to meet and talk with any new neighbors.
    - Reduced Scope of Development
        - Less competition with traffic due to smaller scope of development, which would make it more feasible to turn left from Cotton Creek Entry onto Old Milton Pkwy.

- **Environment**
    - Increased Buffer Condition and Reduced Scope of Development.
        - A larger buffer will reduce impact of runoff and erosion.
        - Protects vegetation that slows down speed of runoff.
        - Protects more soil from erosion.
        - Helps shield big creek from worsening and more frequent floods.
        - Helps mitigate downstream effects for other homeowners.
        - Helps protect fish and aquatic wildlife in Big Creek.

- **Local Businesses**
    - Increased Buffer Condition
        - Helps protect from worsening urban heat island effect.
        - Helps maintain and protect the “sense of place” Alpharetta businesses have.
    - Trail Condition
        - Increases foot traffic to these businesses as more pedestrians incorporate an enjoyable trail into their daily lives.
        - Makes places like Andy’s Frozen Custard more attractive, as customers can order, proceed to have a pleasant and safe walk, and comfortably socialize outside.
        - If an additional path is created to more immediately connect to the Greenway along section C-D, this could generate even more regular foot traffic to these businesses.
        - Since Andy’s Frozen Custard, Dunkin’ Donuts, and Foamworks are the only businesses with drive thru options, more foot traffic stands to benefit ALL businesses along this strip.

- **Benefit to the Developers/ Future Homeowners.** Many of the benefits that Camden Pond would see would also be experienced by future homeowners on that property. Even if scope of the development is reduced to 50% or less, there is still likely financial gain and unique economic opportunities.
    - **Increased Buffer and Trail Condition.**
        - this would likely maintain and increase property values of any homes built. The USDA indicates that property values could increase anywhere from 5-32%.https://www.fs.usda.gov/nac/buffers/guidelines/4_opportunities/11.html

- Adjacency to trail allows a strong selling point.
- could improve ability and speed to sell homes once construction is complete.
- Residents could also enjoy the safer, more interesting walk.
- Buffer would provide very similar enjoyments and protections that Camden Pond is seeking.

- **Challenge/Opportunity to Developers.**
  - the unique topography and environment of the property does pose a challenge to the developers, but it also provides a very unique opportunity.
    - in achieving the conditions necessary for Camden Pond, it would demonstrate their ability to navigate such sensitive areas for future projects.
    - it's an opportunity to showcase or build upon their creativity and flexibility.
    - it can help solidify trust between the developers and Camden Pond, as the community that is at risk of facing the most negative impact.
      - This can also help build trust as they approach future communities with proposed developments.

- **Duties of City Council.** This compromise would satisfy the duty of our sitting City Council members to balance the needs of the people and land against the rights of the property owner to pursue economic gain. Not only would this be safeguarding our local resources and water, but it would also be reducing harms the public might experience with rezoning the property.
  - **Rights of the Property Owner/Desires of the Applicants.** While the property owner is likely to argue that this would be an unconstitutional taking of land, they are not being deprived of all economic use. In fact, these varied approaches of compromise are remedies to allow the applicants to build. Nor are they being deprived due process as these conditions are being balanced with the needs of public health, safety, morality, and welfare.
    - **Economic Losses.** It also may be argued that these conditions pose a significant detriment to the applicants, as it would be "wasting potential value", would result in economic loss, or become "too difficult to develop" as so much time has been spent on present plans. Again, these conditions are to advocate for Camden Pond's needs and the needs of the environment to be included in this balance. Nor does this

prove that the property owner is experiencing true significant detriments through economic loss alone.

- **Legally Required Minimums Met.** There is also likely to be the argument that the developers have met the minimum stream buffer required and are not legally required to have any buffer between Camden Pond and their development. Rather, they've gone above and beyond by providing 25 feet. While this is true, I hope I have adequately demonstrated why an even larger buffer helps brings Camden Pond's needs into the balance.
    - Additionally, according to the Association County Commissioners of GA, under the Stream and Marshland Buffers section: "*LIAs (local issuing authorities) have the authority to adopt regulations regarding stream and marshland buffers that exceed state minimum requirements.*" https://www.accg.org/docs/handbook/Planning%20Zoning%20and%20Land%20Use.pdf
    - Even though only 25 ft buffers minimums are required to protect the land immediately surrounding Big Creek, there is an argument that due to the risk of flooding and downstream effects, a larger buffer on this property might be required and beneficial.

- **Consistent with 2045 Comprehensive Plan for City of Alpharetta.**
    - Better fit for many of the goals outline in the Comprehensive Plan, especially when it comes to conservation, preservation of character, walkability, and expanding networks of trails.
    - In particular, CSF Strategy 5.4. The compromise provides a nice opportunity to increase higher quality connections with Brookside Pkwy. Individuals who choose to cross Old Milton Pkwy can have a more pleasant trail to utilize. It can also provide a natural spot to store bikes if they choose to visit any of the stores or restaurants.
        - Additionally, if a Greenway connection along section C-D is implemented, this can provide a more direct path to businesses such as Andy's Frozen Custard WITHOUT having to cross Old Milton Pkwy. Those on bikes, scooters, or those fit enough for longer distance running can instead cross underneath the bridge and make their way back up towards these businesses.
    - List of Additional Strategies Complemented by Compromise
        - LU Strategy 2.2, T Strategy 1.1, T Strategy 1.2, T Strategy 2.4, T Strategy 2.7, T Strategy 3.3, T Strategy 4.1, T Strategy 4.2, NHCR 1.2

- NHCR Strategy 1.4, NHCR Strategy 1.6, NHCR Strategy 1.7, NHCR Strategy 1.8, NHCR Strategy 3.2, NHCR Strategy 3.3, NHCR Strategy 3.4, NHCR Strategy 5.1, NHCR Strategy 6.1 (flexibility for), NHCR Strategy 6.2, NHCR Strategy 7.1, NHCR 7.2, NHCR Strategy 7.3, NHCR Strategy 7.4 (opportunity for)
- CSF Strategy 3.2, CSF Strategy 3.7, CSF Strategy 5.2, CSF Strategy 5.3, CSF Strategy 5.4

I hope that the well being of Camden Pond will be held in equal priority with the rest of the communities, rather than being ignored. Please keep us in your consideration when it comes time to vote.

Thank you for your time.

-Megan Lister

PETITIONER INFORMATION

Name: Megan Lister

Contact No.: [redacted]

Address: 3996 Camden Pond

Addressed to: Alpharetta City Council

REQUESTED ACTIONS

Camden Pond faces an unfair burden compared to other communities should the rezoning request be approved. As presently designed, residents will contend with:

- increased difficulties to turn left on Old Milton Pkwy, utilizing either a U-turn or turning right onto Cotton Mill Pl.

- the only shared amenity (Greenway access point) not being accessible due to lack of pedestrian safety, lack of a walk shielded from the elements, or guaranteed that the path will remain accessible to the public.

- significant losses to wooded buffer that protects privacy, protects from noise, water, light, and air pollution. Camden Pond faces worse effects being the subdivision closest to Camden Pond whereas Stoneridge will remain sheltered from these impacts.

- disturbance to local wildlife, such as natural predators that help keep vermin populations in check.

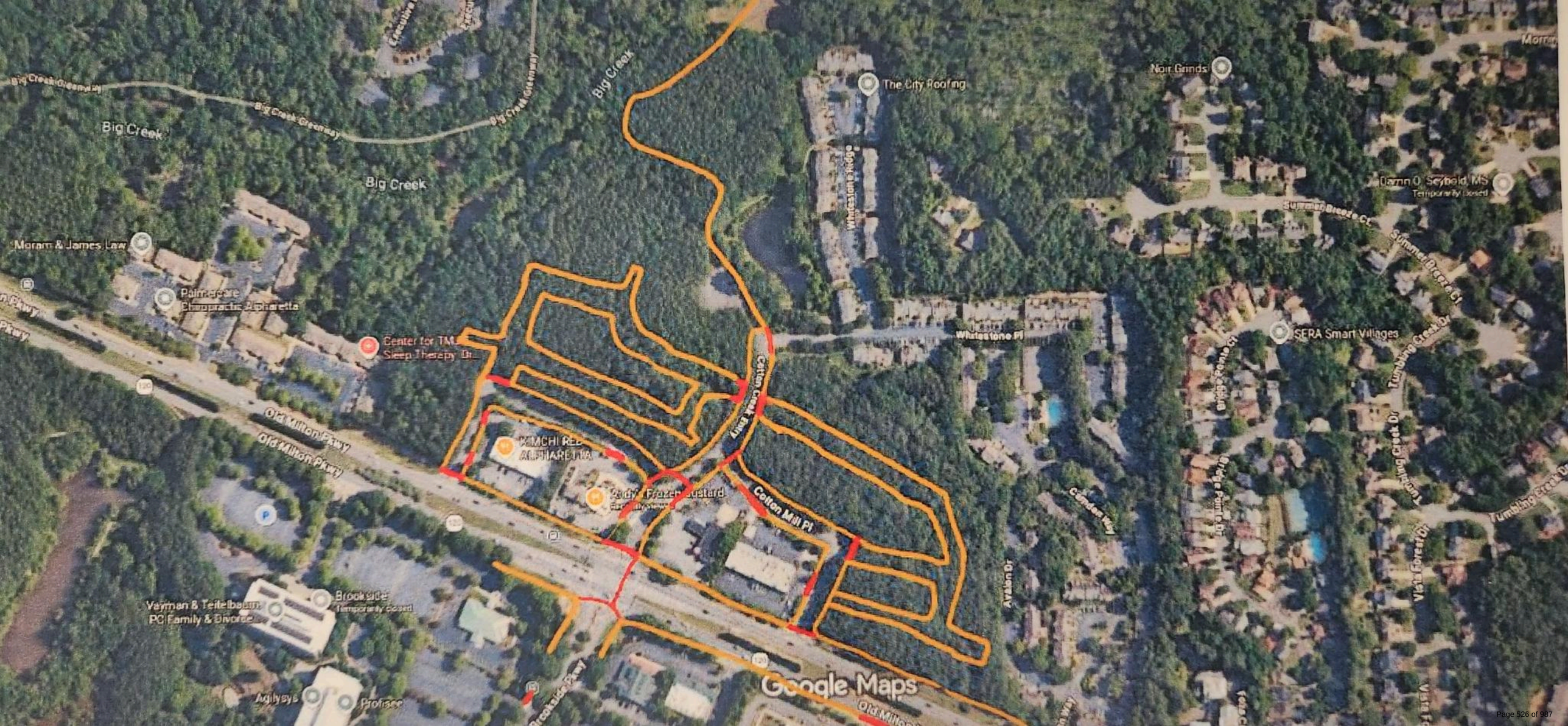
In order to ameliorate the impacts to Camden Pond and Big Creek, we the undersigned oppose the rezoning request of 3842 Old Milton Pkwy unless it is conditional on the following:

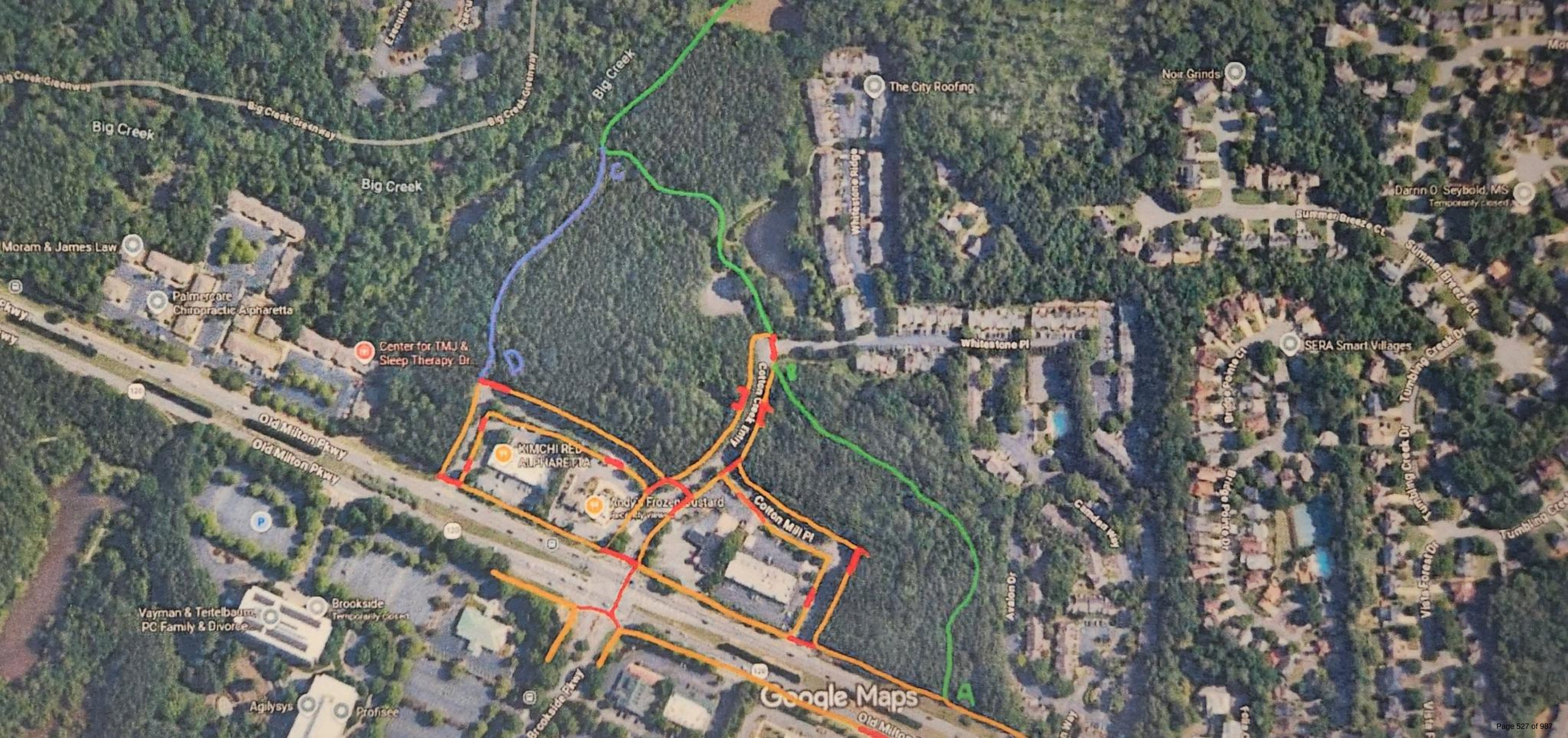
1. reduce the scope of the proposed development, allowing a minimum of 100 ft buffer between Avalon Dr and the Toll Brothers property division. This buffer is to remain undisturbed except for the next condition.

2. create a trail (accessible to the public) that begins along the sidewalk of Old Milton Pkwy and ends at the intersection of Cotton Creek Entry and Whitestone Pl.

	NAME	SIGNATURE	COMMENTS	DATE
1.	Jon Konkel		3996 Camden way	8/14/26
2.	Ash Battistelli	A. Battistelli	3996 Camden Way	8/14/26
3.	Joshua Ayoda		4014 Camden Way	8/14/26
4.	Kiron K. Singh		5030 Avalon Dr.	8/14/26
5.	Olivia Ferguson	Ferguson	3992 Camden	8/14/26
6.	Jorge Mora		3068 camden way	8/14/26
7.	Pavan Bandi		3019 Camden Way	8/14/26
8.	Georgia Wainer	Georgia Wainer	3032 Camden Way	8-14-26
9.	Meg Wainer		3032 Camden Way	8-14-26
10.	Esther Thomas		5047 Avalon Dr.	8-14-26
11.	Steven Lister	Steven Lister	3996 Camden way	8-14-26
12.	NAMIG ORUJOV	8/14	3081 Camden Way	8-14/26
13.	EDITH DAVIDSON	Davidson	3046 CAMDEN WAY	8/14
14.	Dan Yogendra		3044 Camden Way	8/14
15.	Carlynn Saba		3060 Camden Way	8/14
16.	Lynn Kornegay	Kornegay	3061 Camden Way	8/14
17.	Claudia Cabanillas		3063 Camden Way	8/14
18.	Vikram Kumar		3998 Camden Way	8/14
19.	Emina Haskic		5043 Avalon Drive	8/14
20.	Danz Wilson		3994 Camden Wey	8/14
21.	James Wilson		3994 Camden Wey	8/14
22.	Megan Lister		3996 Camden Way	08/14/06
23.	Matt Keller		3084 Camden Way	8/15
24.	Erica Jones		3988 Camden Way	8/15
25.	Danielle Salabarria		4006 Camden	8/15
26.	Will Giannini		4006 Camdenway	8/15
27.	Nneka Amahagwu		5065 Avalonn Dr	8/15
28.	Daniel Hatcher		3996 Camden way	8/15

NAME	SIGNATURE	ADDRESS / COMMENTS	DATE	
29.- ANA MARIN		3066 CAMDEN WAY	8/16/2026	
30.- Charles SROUR		3066 Camden WAY	8/16/2026	
31 - Rose Ashifi		3064 Camden way	8/16/2026	
32- Hope Hall	HOPE HALL	3071 CAMDEN WAY	8/16/2026	
33. Rahmat Hajji		3067 camden way	8/16/2026	
34 Jill Nowicki		3086 Camden Way	8/16/2026	
35. BENJAMIN ABEL		3070 CAMDEN way	8/16/2026	
36. Gayla Bell		3075 Camden way	8/16/2026	
37. Danielle Stevens		3075 Camden Way	8/16/2026	
38. ANNA DIPRIZITO		3021 Camden Way	8/16/2026	
39. Dinara Musina		5008 Avalon Drive	8/16/2026	
40. M^r M^m	Benabderrahmane Dmar	3085 Camden Way	08.17.2026	
41. Jenni Steines		5051 Avalon Dr. Alpharetta GA	8/17/26	
42. Naja Steines		5051 Avalon Drive	8/17/26	


Big Creek Greenway
Big Creek
Big Creek
Big Creek
The City Roofing
Noir Grinds
Damn O. Seybold, MS
Temporarily closed
Summer Breeze Ct
Moram & James Law
Painterware Chiropractic Alpharetta
Center for TMJ Sleep Therapy Dr
Whitestone Pl
SERA Smart Villages
Tumbling Creek Dr
Old Milton Pkwy
Old Milton Pkwy
KIMCHI RED ALPHARETTA
Cotton Mill Pl
Avalon Dr
Vista Forest Dr
Brookside
Temporarily closed
Vayman & Teitelbaum PC Family & Divorce
Agilysys
Profisee
Brookside Pkwy
Google Maps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Old Milton Pkwy
Old Milton Pkwy
Cotton Creek Trail
Cotton Mill Pl
Camden Way
Avalon Dr
Bridge Pointe Ct
Bridge Pointe Dr
Vista Forest Dr
Brookside
Temporarily closed
Vayman & Teitelbaum, PC Family & Divorce
Agilysys
Profisee
Brookside Pkwy
Google Maps
A
B
C
D

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).

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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

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

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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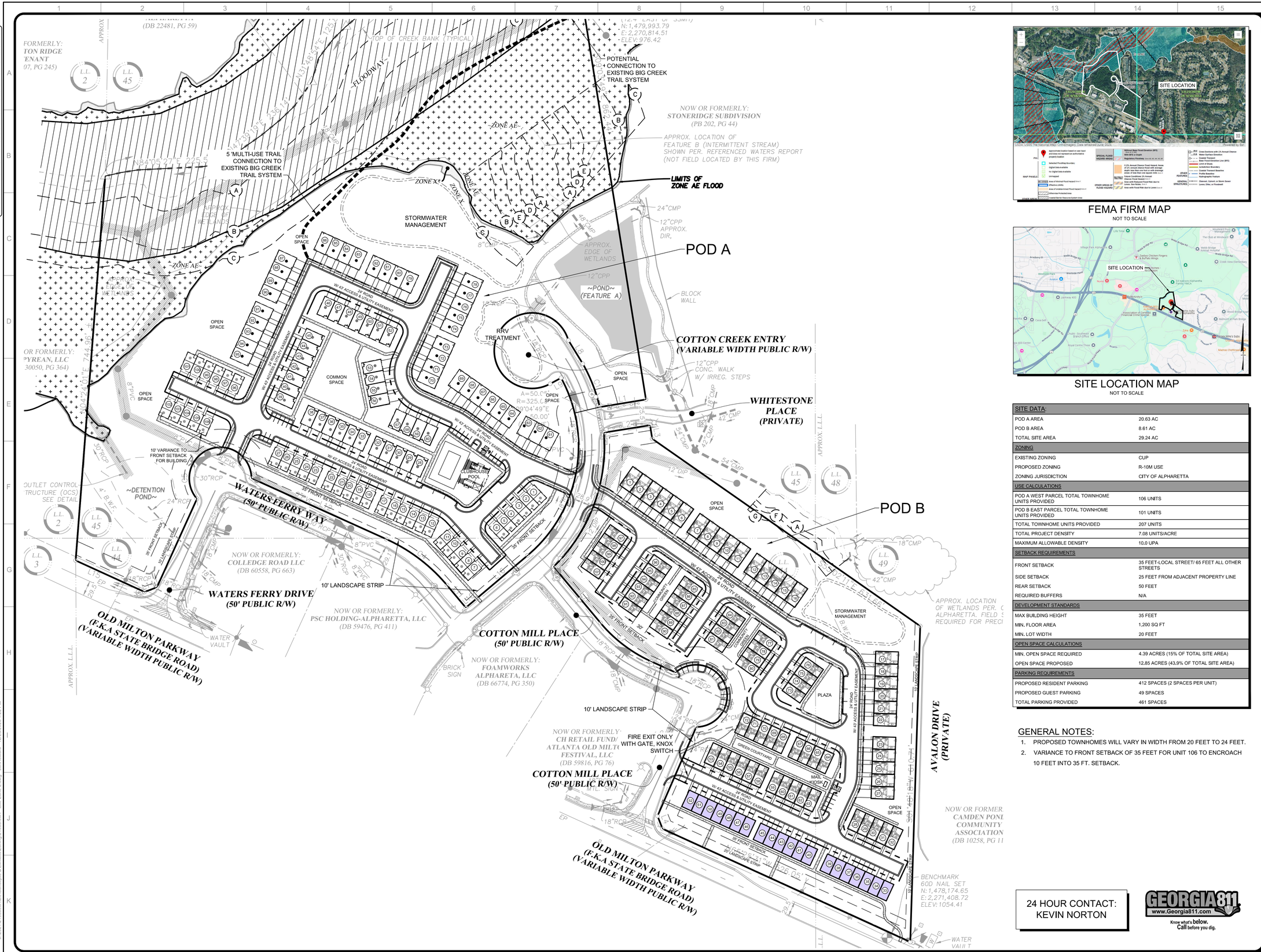

FEMA FIRM MAP
NOT TO SCALE

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.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
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

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

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' (5 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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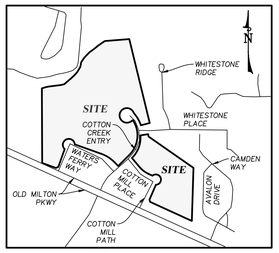
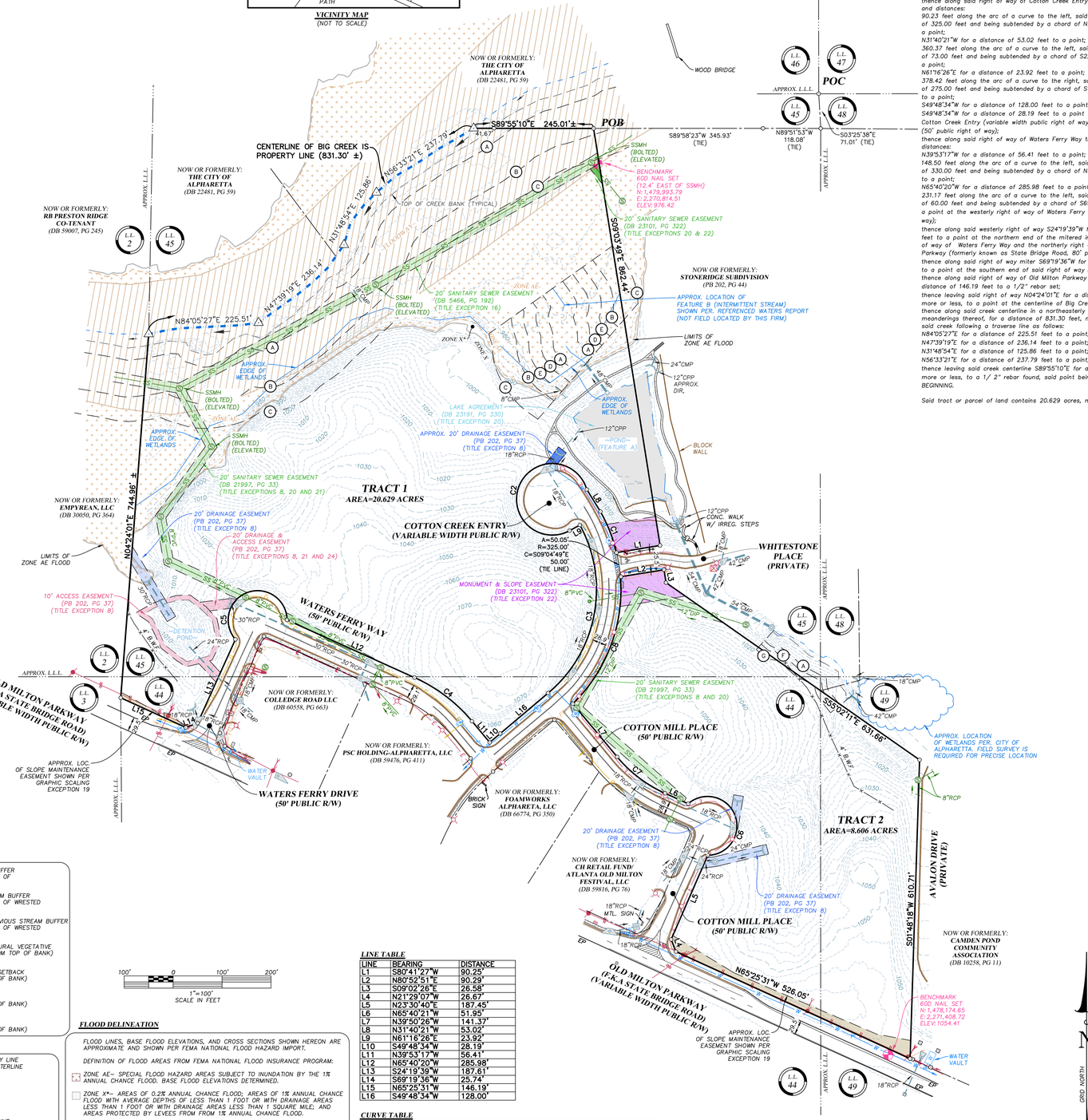
ALTA NOTES

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)



100' 0 100' 200'
1"=100'
SCALE IN FEET

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

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

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
(11) 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
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	N25°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'

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, 966, 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*

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 Rockroad 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

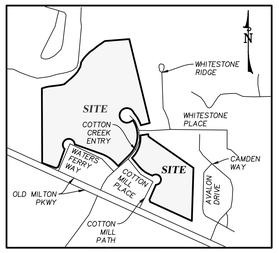
DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. 25034

SHEET	OF
1	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
IRRV	IRRIGATION CONTROL VALVE
	POST INDICATOR VALVE
	WATER MANHOLE
	WATER METER
W	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
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

LINE TYPE LEGEND

	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
CR CR	CREEK CENTERLINE
	LAND LOT LINE
	METAL FENCE
	WIRE FENCE
	WOOD FENCE
	GUARDRAIL
	RAILROAD TRACK
OH	OVERHEAD UTILITY LINE
TV	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

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

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 Service Line# 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

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 4 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 5 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 6 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 7 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 8 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 9 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 10 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 11 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 12 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

His Hands Tree Preservation, LLC. 13 APRIL 11TH 2025

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
678.880.7502
Georgia LSF 001033 · Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. 25034

SHEET 2 OF 9

SPECIMAN TREE REPORT PREPARED BY HIS HANDS TREE PRESERVATION, LLC. DATED APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 14 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 15 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 16 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 17 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 18 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 19 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 20 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 21 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 22 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 23 APRIL 11TH 2025

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
678.880.7502
Georgia LSF 001033 · Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET 3 OF 9

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

HIS HANDS TREE PRESERVATION, LLC. 24 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 25 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 26 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 27 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 28 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 29 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 30 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 31 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 32 APRIL 11TH 2025

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

HIS HANDS TREE PRESERVATION, LLC. 33 APRIL 11TH 2025

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
678.880.7502
Georgia LSF 001033 · Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 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

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 34 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 35 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 36 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 37 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 38 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 39 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 40 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 41 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 42 APRIL 11TH 2025

OLD MILTON 2 — TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 43 APRIL 11TH 2025

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
678.880.7502
Georgia LSF 001033 · Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. 25034

SHEET 5 OF 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

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

HIS HANDS TREE PRESERVATION, LLC. 44 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 45 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 46 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 47 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 48 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 49 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 50 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 51 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 52 APRIL 11TH 2025

OLD MILTON 2 TREE INVENTORY

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

HIS HANDS TREE PRESERVATION, LLC. 53 APRIL 11TH 2025

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
678.880.7502
Georgia LSF 001033 · Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: *PRW*
CHECKED BY: *JRG*

PROJECT NO. ***25034***

SHEET	*OF*
6	***9***

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 PROFESSIONAL LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
7	**9**

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
www.gunninsurvey.com
678.850.7929
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

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

REVISION

DATE

ALTA/NSPS LAND TITLE SURVEY FOR:
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DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **25034**

SHEET	OF
9	**9**

FILENAME: 25034 - OLD MILTON PHASE I PLOT DATE: Oct 24 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

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: August 17, 2026

AGENDA ITEM: E-26-01 HOWARD CAPITAL SIGN EXCEPTION

The applicant, Patti Huxford, is requesting consideration of a sign exception to allow for an additional wall sign on an office building for Howard Capital. Unified Development Code (UDC) Subsection 2.6.12(C) allows one (1) wall sign for office buildings with two (2) stories or more. The subject property is located at 415 South Broad Street at the southeast corner of Highway 9 and South Broad Street.

STAFF RECOMMENDATION:

Approve E-26-01 Howard Capital Sign Exception, subject to the following conditions:

1. Wall sign location, number, sign copy area, and illumination shall be limited to the submitted sign plans prepared by The Huxton Group, dated 6/26/26, as approved by Staff.
2. Maximum wall and blade sign area for the office building, not including ground floor retail storefront, shall be limited to no more than 70.25 square feet.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for an additional wall sign on an office building for Howard Capital. An exception is requested from UDC Subsection 2.6.12(C) to allow an additional wall sign consisting of a 39 square foot Howard Capital logo. The subject property is located at 415 South Broad Street at the southeast corner of Highway 9 and South Broad Street.

The property is zoned MU (Mixed Use) subject to the City Center Master Plan. The subject property is developed with a four (4) story, 38,850 square foot office building with ground floor retail. Surrounding properties are zoned MU, except the property to the south is zoned C-2 (General Commercial). Hen Mother Cookhouse and Citizen Soul are located to the west, Publix is located to the south, City Center parking deck is located to the east, and Chiringa and the City Town Green are located to the north. The comprehensive land use plan designation of the property is 'Central Business District'.

For office buildings, Unified Development Code (UDC) Subsection 2.6.12(C) allows, "Buildings of two (2) stories or greater one (1) wall sign located at the top of the building. The maximum area of the wall sign shall not exceed 20 square feet per floor or story above road grade, not to exceed 240 square feet. Wall signs shall not be internally illuminated. In lieu of a wall sign, up to 50% of the wall sign area allowance may be used for a blade sign." Currently, there is a 31.25 square foot blade sign on the northwest corner of the building. The office building is four (4) stories; therefore, an 80 square foot wall sign or 40 square foot blade sign are permitted on the building. The applicant proposes a 39 square foot wall sign of the Howard Capital logo on the north elevation of the building. The sign is proposed to be halo-lit.

EXCEPTION REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The property does not have exceptional conditions pertaining to its size, shape or topography.

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

Response: Application of the ordinance would create an unnecessary hardship. The combined sign area of the proposed wall sign and existing blade sign, 70.25 square feet, is less than the total sign area permitted on one (1) wall sign, which is 80 square feet. Also, the existing blade sign is visible from the west and east, but not from the north. The

proposed wall sign would facilitate building identification from the Town Green, as well as internal streets within City Center.

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

Response: The property has peculiar conditions pertaining to its location in a 25-acre mixed-use development. The proposed wall sign would facilitate building identification from the Town Green, as well as internal streets within City Center.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: Granting the applicant's request would not cause a substantial detriment to the public good or impair the purpose and intent of the Ordinance. The combined sign area of the proposed wall sign and existing blade sign is less than the sign area permitted on one (1) wall.

CONCURRENCES

Staff has reviewed the applicant's request against the review criteria for a sign exception. The property has peculiar conditions related to its location in a 25-acre mixed-use development, and the application of the ordinance would create an unnecessary hardship. The combined sign area of the proposed wall sign and existing blade sign is less than the total sign area permitted on one (1) wall sign. Also, the existing blade sign is visible from the west and east, but not from the north. The proposed wall sign would facilitate building identification from the Town Green, as well as internal streets within City Center.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on July 8, 2026. There were no public comments.

ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Future Land Use Map

Howard Capital Sign Exception

E-26-01
D/LL: 2/2/1268

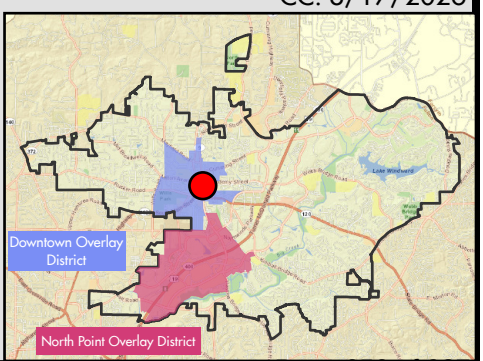
CC: 8/17/2026

Legend

- E-26-01
- Land Lots
- Tax Parcels

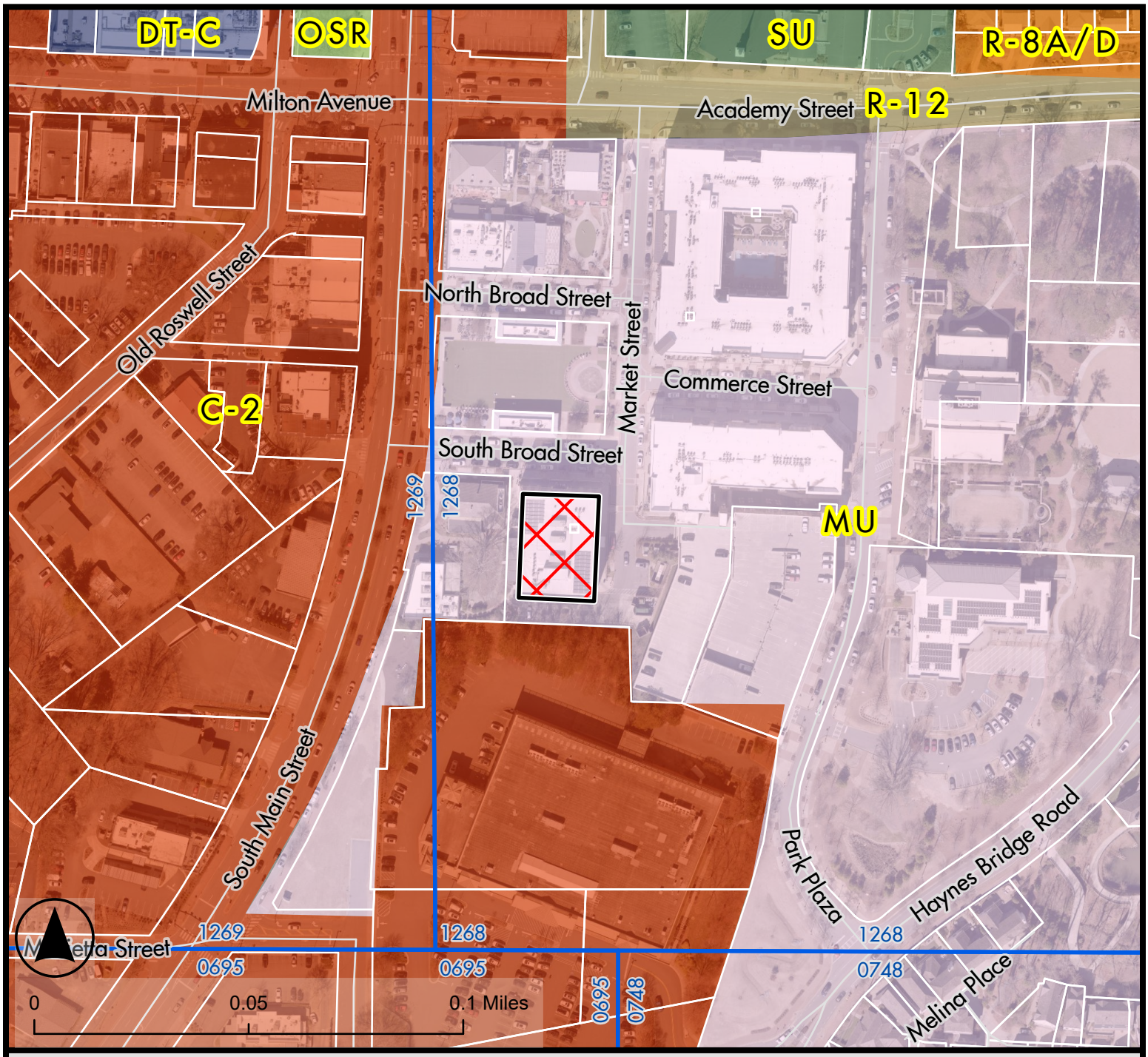
Future Land Use 2040

- Central Business District
- Downtown Residential Density
- Parks, Recreation, Open Space



THE CITY OF ALPHARETTA GEORGIA

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



Legend

- E-26-01
- Land Lots
- Tax Parcels

Zoning District

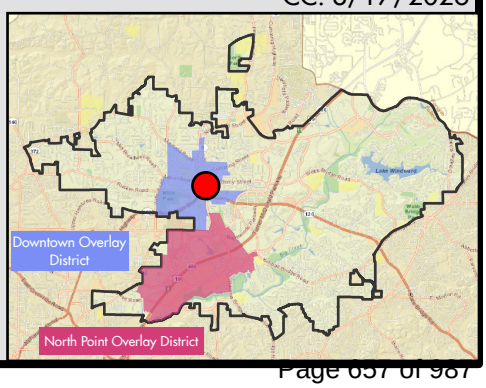
- General Commercial
- DT-C Downtown Core
- MU Mixed Use
- OSR Open Space and Recreational
- R-12 Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- SU Special Use

Zoning Map

Howard Capital Sign Exception

E-26-01
D/LL: 2/2/1268

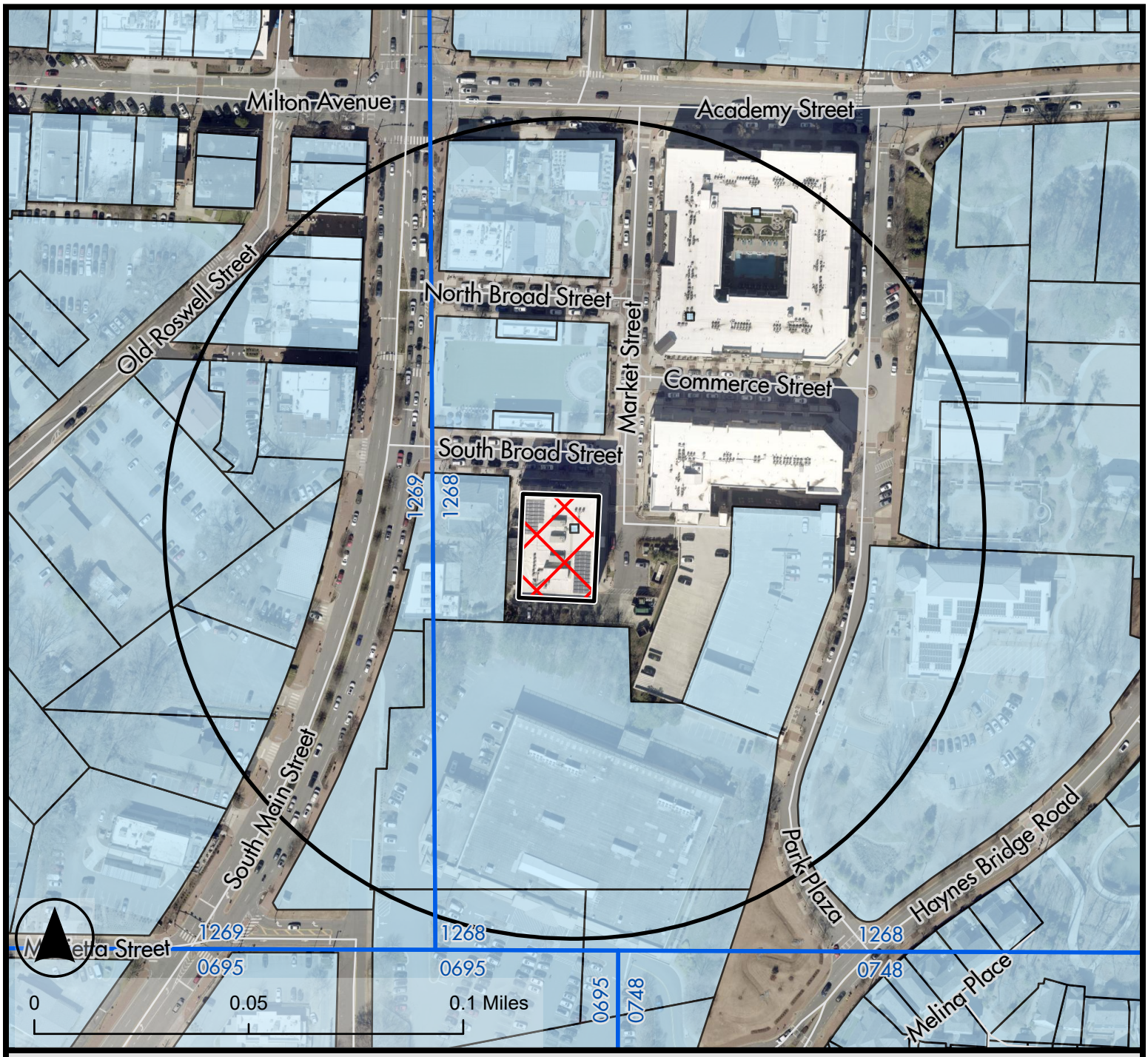
CC: 8/17/2026



THE CITY OF ALPHARETTA GEORGIA

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

E-26-01



Location Map

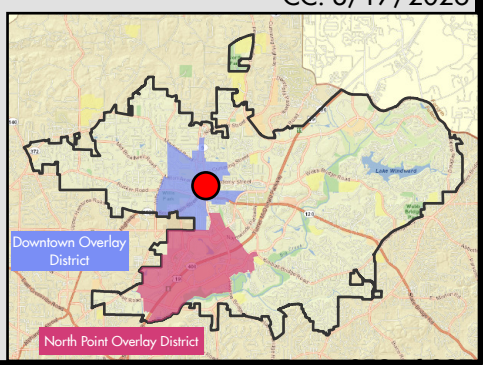
Howard Capital Sign Exception

E-26-01
D/LL: 2/2/1268

CC: 8/17/2026

Legend

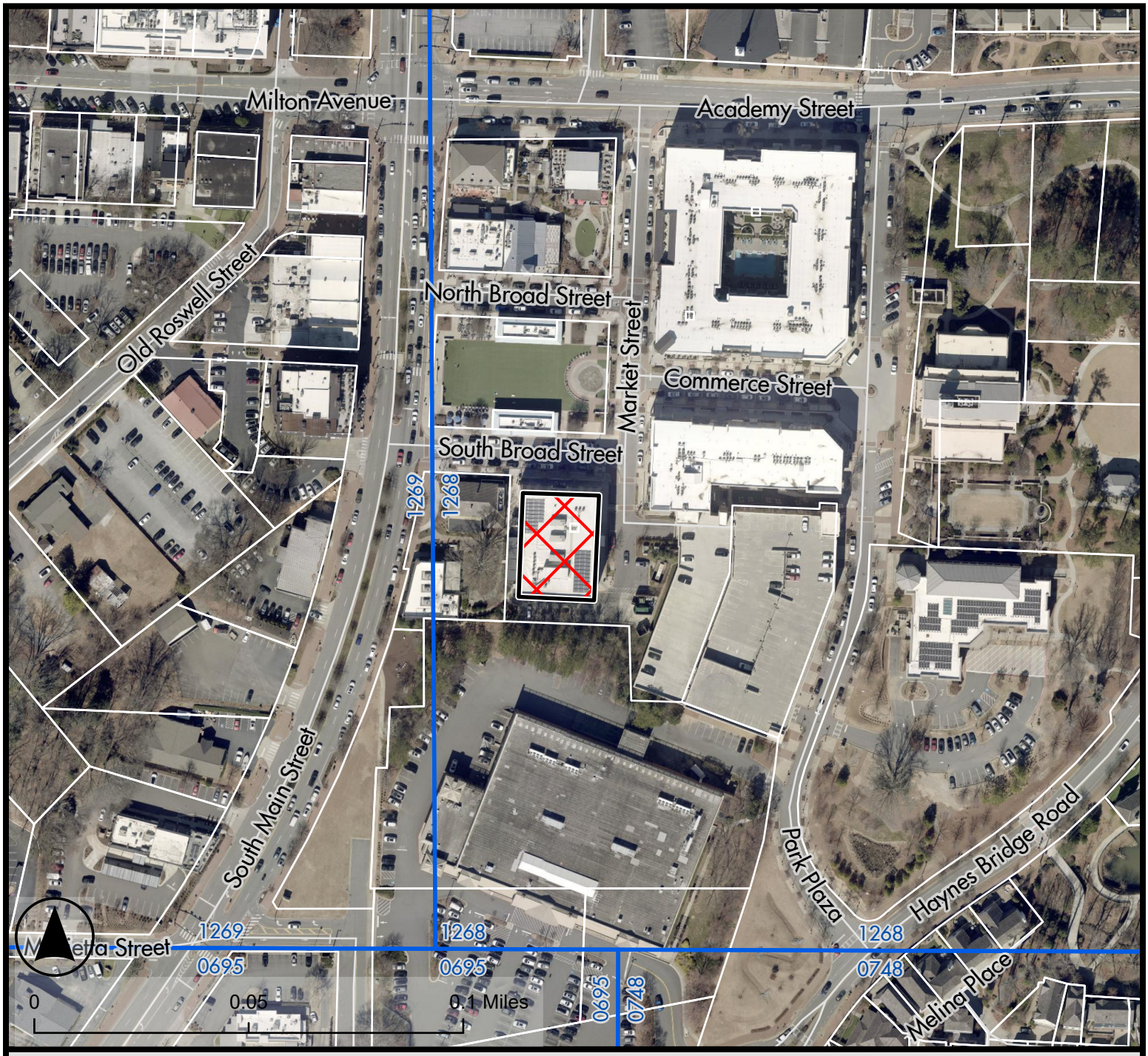
- E-26-01
- Land Lots
- Tax Parcels
- 500 ft Buffer



THE CITY OF ALPHARETTA GEORGIA

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

E-26-01



Legend

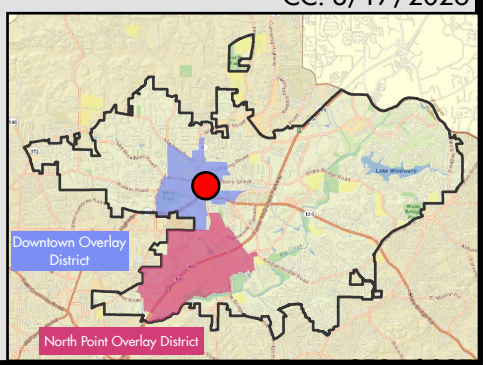
- E-26-01
- Land Lots
- Tax Parcels

Aerial Map

Howard Capital Sign Exception

E-26-01
D/LL: 2/2/1268

CC: 8/17/2026



THE CITY OF ALPHARETTA GEORGIA

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

Community Zoning Information Meeting (CZIM) July 8, 2026

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

E-26-01 / Howard Capital Sign Exception

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City's Community Development Department a minimum of twenty (20) business days prior to the first scheduled Public Hearing.

Public Hearing or Project Name: Howard Capital Sign Exception

Contact Name: Patti Huxford Telephone: 770-598-3031

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.

There were no comments or concerns.

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

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

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

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

Signature of Authorized Agent: P. Huxford Date: 07/14/26

Print Form

6/16/26

The Huxton Group
5715 N Commerce Ct Suite 150
Alpharetta GA 30004

RE **E-26-01 Howard Capital Sign Exception**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a sign exception to allow for an additional wall sign. An exception is requested from Unified Development Code Subsection 2.6.12(C) to allow an additional wall sign. The property is located at 415 South Broad Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on Wednesday, July 8, 2026 at 6:00 pm in the Community Room in Alpharetta City Hall across from Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions and provide feedback.

This item will be considered by the Planning Commission/City Council on August 17, 2026 at 6:30 pm. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please contact me at your convenience. I can be reached at p.huxford@thehuxtongroup.com.

Sincerely,

Patti Huxford (on behalf of Howard Capital)

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

9 S MAIN STREET LLC
5 S MAIN ST
ALPHARETTA GA 30009

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

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

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

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

RAM DEVELOPMENT PARTNERS LLC
26 MILTON AVE
ALPHARETTA GA 30004

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

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: Patti Huxford Telephone: 770-598-3031

Address: 5715 N Commerce Ct Suite: 150

City Alpharetta State: GA Zip: 30004 Fax:

Mobile Tel: 770-598-3031 Email: p.huxford@thehuxtongroup.com

Subject Property Information:

Address: 415 S Broad St Current Zoning: MU

District: 2 Section: 2 Land Lot: 1268 Parcel ID: 22 498412681827

Proposed Zoning: Current Use: office/retail

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?

Office

Applicant's Request (Please itemize the proposal):

Applicant requests additional wall sign on north elevation

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

Applicant intent is to install one (1) flat wall logo sign on the north elevation.
Current sign on north elevation is a blade sign visible from east and west...and not visible when facing the building from the north.
This sign would facilitate identification of the owner/tenant from the City Green space and provide visible identification for people driving southbound on Market Street.
New sign is also designed as a logo only with artistic design intent...especially when lit.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bryan Skalku - Howard Capital Telephone: 678-925-1200

Address: 415 S. Broad St Suite: 300

City Alpharetta State: GA Zip: 30009 -

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/Exception
- ☐ Master Plan
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Patti Huxford Telephone: 770-598-3031

Address: Suite:

City Alpharetta State: GA Zip: 30004 -

So Sworn and Attested:

Owner Signature: Date: 5-26-26

Notary:

Notary Signature: Date: 5-26-26

KIMBERLY DAWN SKALKU NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 21, 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: Bryan Skalku

Subject Public Hearing Case: N/A

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 5-26-26

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

- [x] Yes — Position of building and landscaping make visibility of signage difficult.
- [ ] No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

- [x] Yes — Clear identification of the business is difficult without additional signage
- [ ] No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

- [ ] Yes
- [x] No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

- [ ] Yes
- [x] No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

- [x] Yes
- [ ] No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

- [ ] Yes
- [x] No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

- [ ] Yes
- [x] No

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: Howard Capital logo sign north elevation

Contact Name: Patti Huxford Telephone: 770-598-3031

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.

SEE ATTACHED

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

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

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

Via email p.huxford@thehuxtongroup.com

Howard Capital Exception Request - Notification Mailing List			
22 482312690450	PALMER FAMILY INVESTMENTS LLC	11460 ALPHARETTA HWY	ROSWELL GA 30076-3801
22 482312690468	SOUTH MAIN DEVELOPMENT PARTNERS LLC	1819 PEACHTREE RD SUITE 575	ATLANTA GA 30309
22 482512690144	PARSONS ACE HARDWARE INC	10465 STONEFIELD LNDG	DULUTH GA 30097-5951
22 482512690201	PARSONS ACE HARDWARE INC	10465 STONEFIELD LNDG	DULUTH GA 30097-5951
12 258406950963	PUBLIX SUPER MARKETS INC	P O BOX 32018	LAKELAND FL 33802-2018
22 498412680563	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30004
22 498412680753	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
22 482312690849	PARSONS ACE HARDWARE INC	10465 STONEFIELD LNDG	DULUTH GA 30097-5951
22 482312690559	RAM DEVELOPMENT PARTNERS LLC	26 MILTON AVE	ALPHARETTA GA 30004
22 482512690227	9 S MAIN STREET LLC	5 S MAIN ST	ALPHARETTA GA 30009
22 498412681793	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30004
22 498412681785	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30004
22 498412681801	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412681736	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412681819	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30004
22 498412681827	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412681835	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412681843	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412681850	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 482312690377	KELL BUILDING PARTNERS LLC	131 ROSWELL ST STE B201	ALPHARETTA GA 30009
22 482312690641	CARLOS L BAGWELL REVOCABLE TRUST THE	40 ROSWELL ST	ALPHARETTA GA 30009
22 498412680803	FULTON COUNTY GEORGIA	141 PRYOR ST	ATLANTA GA 30303
22 482312690484	PARSONS JAMES J	10465 STONEFIELD LNDG	DULUTH GA 30097-5951
22 482312690567	33 SOUTH MAIN LLC	1905 EVERGREEN LN	ALPHARETTA GA 30009
22 498412681728	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009
22 498412680761	PUBLIX SUPER MARKETS INC	P.O. BOX 32018	LAKELAND FL 33802
12 258406950955	PUBLIX SUPER MARKETS INC	P O BOX 32018	LAKELAND FL 33802-2018
22 498412681744	DEVELOPMENT AUTHORITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30009

5/26/26

Howard Capital Logo addition

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a sign exception to allow for the addition of a logo sign on the north elevation of the Howard Capital Building at 415 S. Broad St., Alpharetta, GA.30009

The Community Zoning Information Meeting (CZIM) will be held on Wednesday, July 8, 2026 at 6:00 pm in the Community Room in Alpharetta City Hall across from Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions and provide feedback.

This item will be considered by the City Council on August 24, 2026 at 6:30 pm. The meeting will be help in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please contact me at your convenience. I can be reached at p.huxford@thehuxtongroup.com.

Sincerely,

Patti Huxford (on behalf of Howard Capital)

THE HUXTON GROUP

Howard Capital Management

Building Logo ID



HOWARD Capital

#26082

DRAWING: 2

05/26/2026

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SIGN TYPE: BUILDING LOGO SIGN ID

S/S

QTY: 1



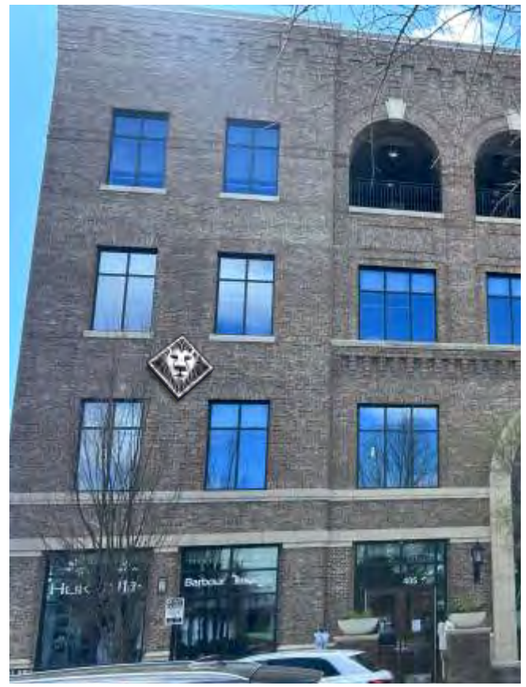
PROPOSED LOGO

EXISTING BLADE SIGN



2 / 2.0 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



SIGN LOCATION

THE HUXTON GROUP

5715 N Commerce ct.
ste.150
alpharetta, ga 30004
678-939-9009

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CLIENT:
HOWARD CAPITAL MANAGEMENT

PROPERTY:
415 S BROAD ST, ALPHARETTA, GA 30009

PROJECT:
BUILDING WALL LOGO

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
PH

DATE:
03/24/26

VERSION:
drwg. 3

HISTORY	DATE	DESIGNER
DRWG 01	03/24/26	THG
DRWG 02	06/26/26	THGP
DRWG 03	07/05/26	THGP

CLIENT APPROVAL

BY:

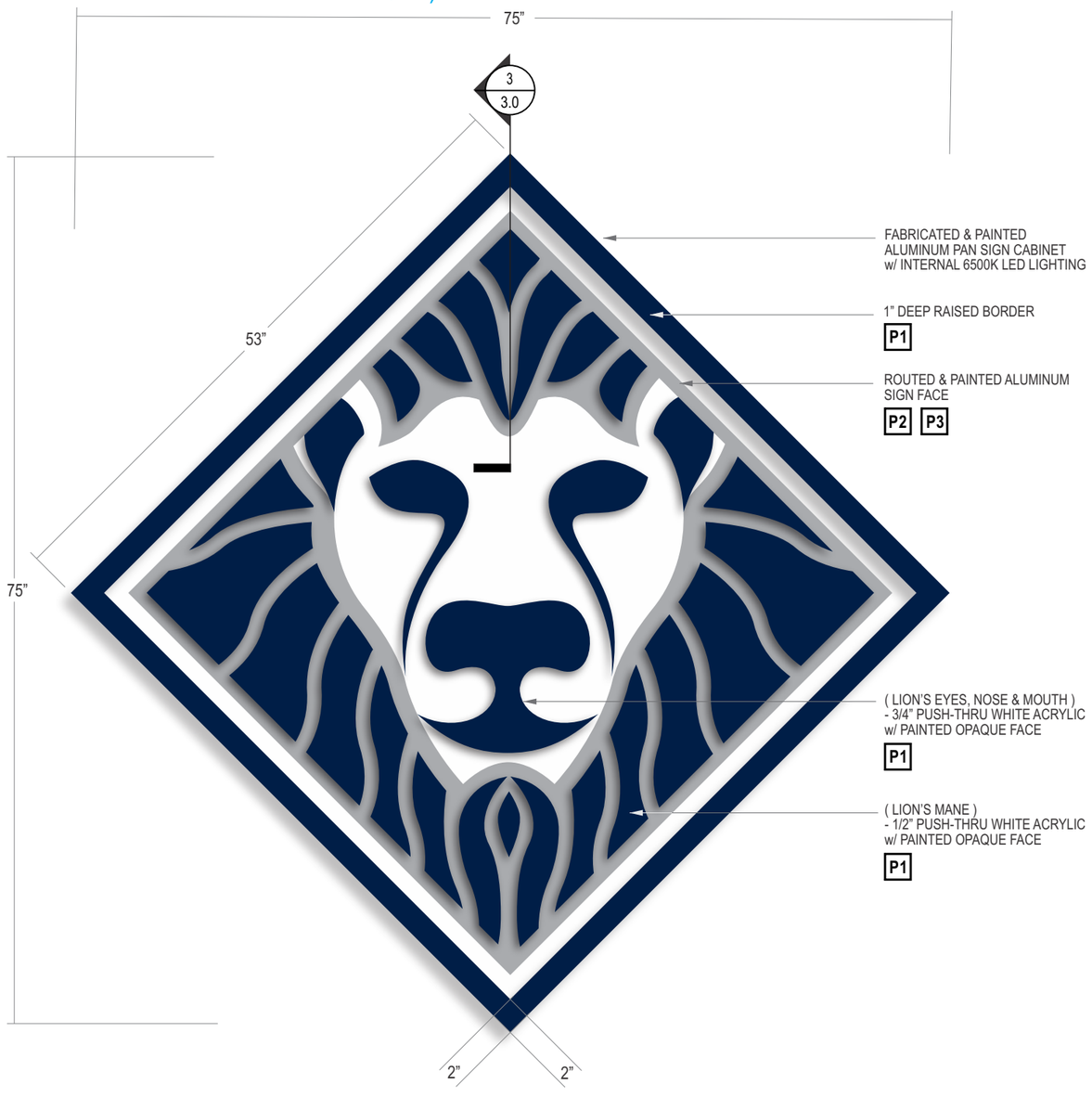
PROJ # 26082

SIGN TYPE: BUILDING LOGO SIGN ID

DETAIL

39 SQ FT (MEASURED POINT TO POINT)

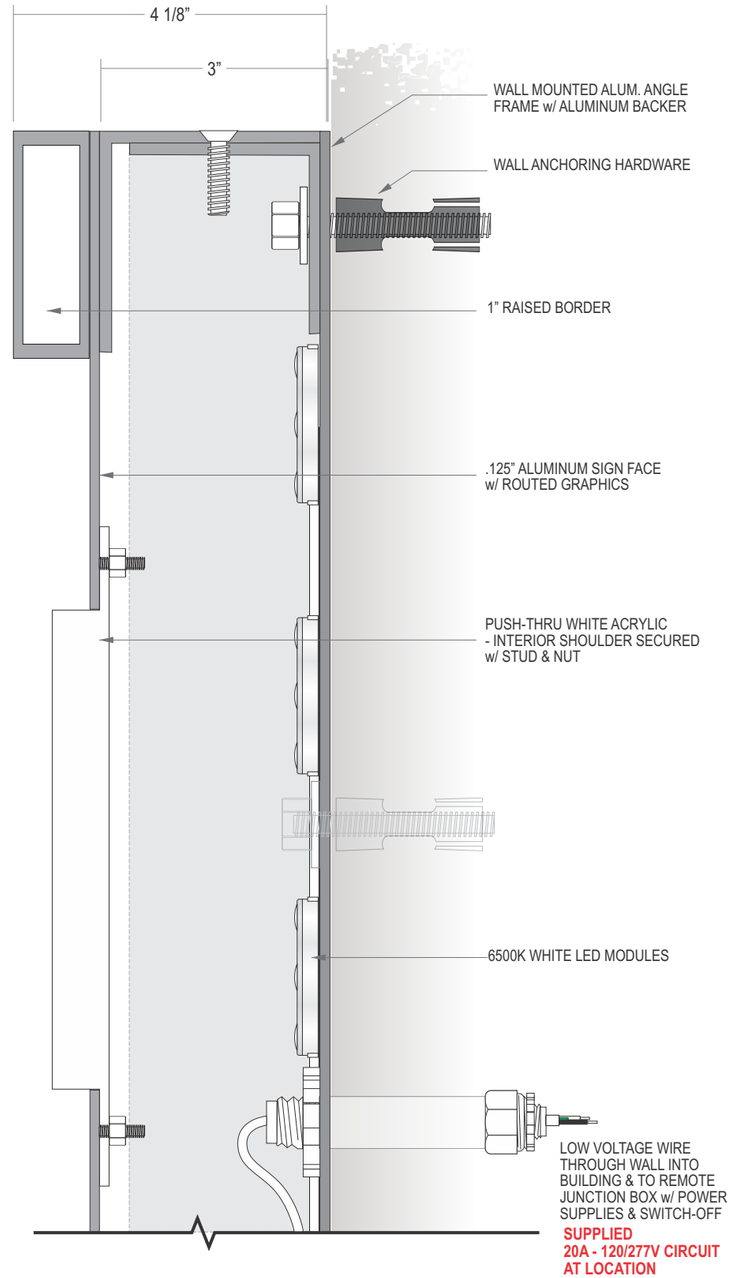
ACTUAL SURFACE AREA = 19.5 SQ FT)



1 / 3.0 **FRONT VIEW**
SCALE: 1" = 1'-0"



2 / 3.0 **SIDE VIEW**
SCALE: 1" = 1'-0"



3 / 3.0 **SECTION VIEW**
SCALE: 1 : 2

P1 MP - MATCH PMS 2768C

P2 MP - MATCH PMS 428C

P3 MP - WHITE

THE HUXTON GROUP

5715 N Commerce ct.
ste.150
alpharetta, ga 30004
678-939-9009

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CLIENT:
HOWARD CAPITAL MANAGEMENT

PROPERTY:
415 S BROAD ST, ALPHARETTA, GA 30009

PROJECT:
BUILDING WALL LOGO

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
PH

DATE:
03/24/26

VERSION:
drwg. 2

HISTORY	DATE	DESIGNER
DRWG 01	03/24/26	THG
DRWG 02	06/26/26	THGP

CLIENT APPROVAL

BY:

PROJ # 26082

SIGN TYPE: BUILDING LOGO SIGN ID
DETAIL



NIGHT VIEW

THE HUXTON GROUP

5715 N Commerce ct.
ste.150
alpharetta, ga 30004
678-939-9009

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DRWG 02	06/26/26	THGP

CLIENT APPROVAL

BY:

PROJ # 26082

Real Estate

View Bill

As of	5/26/2026
Bill Year	2025
Bill	2519739
Owner	DEVELOPMENT AUTHORITY OF ALPHA
Parcel ID	22 -4984-1268-182-7

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$14,342.80	$14,342.80	$0.00	$0.00	$0.00
TOTAL		$14,342.80	$14,342.80	$0.00	$0.00	$0.00

Home
Citizen Self Service
Alcohol and Business License Renewals
General Billing
Personal Property
Real Estate
View Bill
Charges
Property Detail
Owner Information
Assessment
Assessment History
Tax Rates
All Bills
Contact Us
Search Results
New Search
Utility Billing

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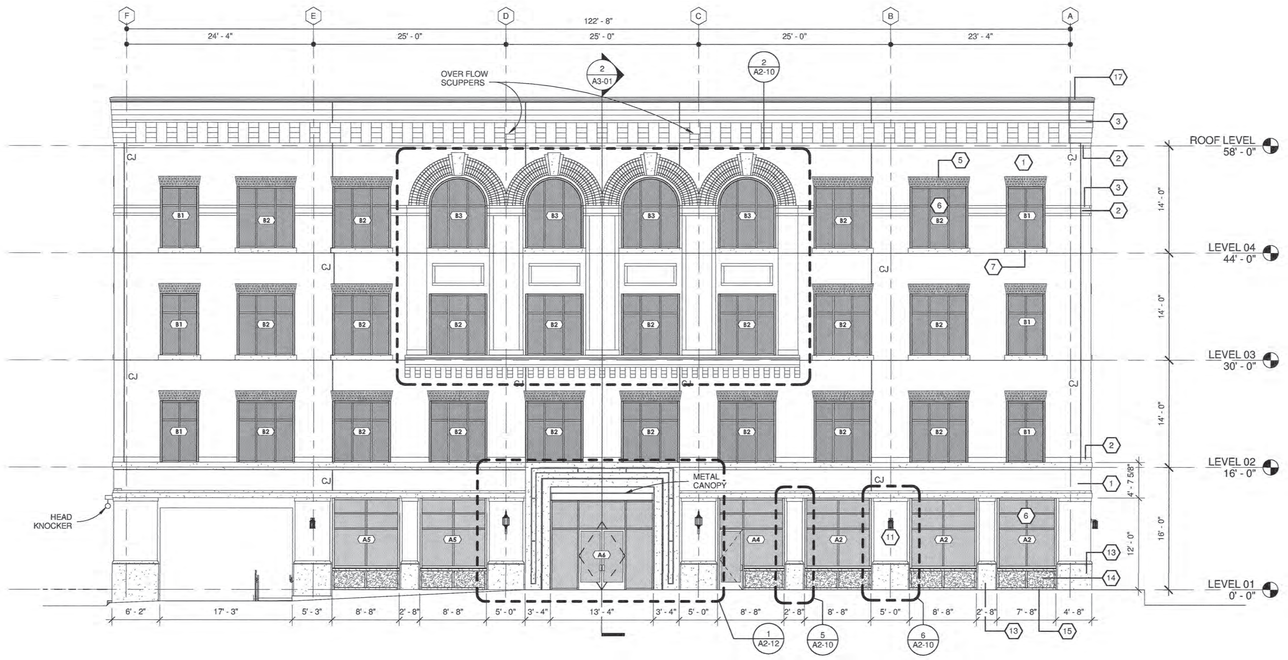
GLAZING TYPE LEGEND

A	VRE1-38
B	VE1-2M

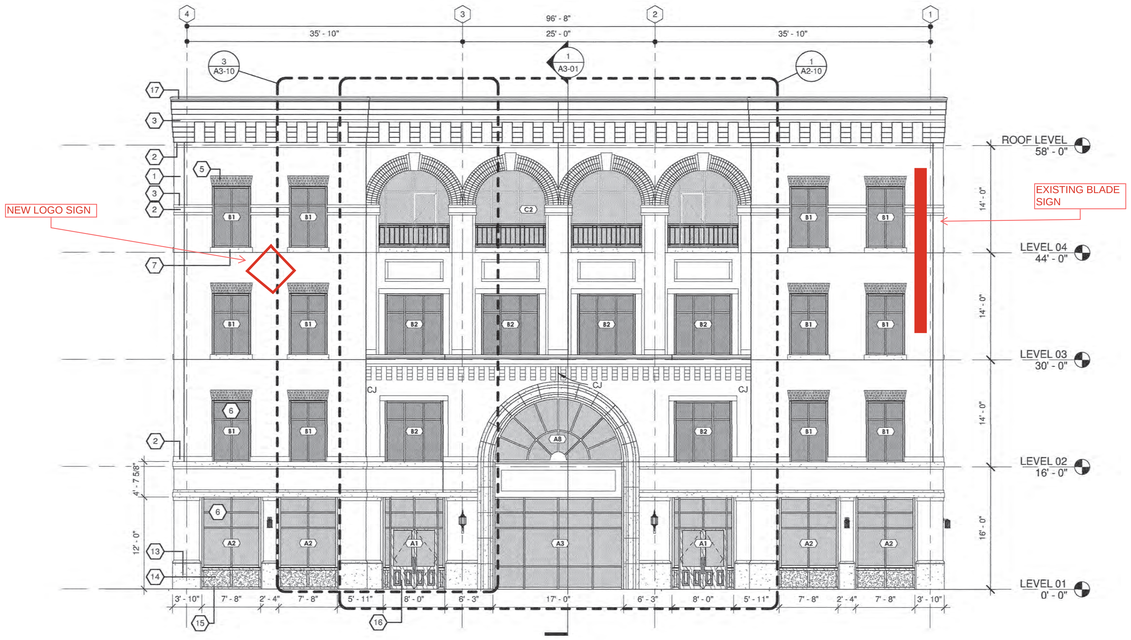
ELEVATION LEGEND

1. RUNNING BOND BRICK VENEER
2. BRICK SOLDIER COURSE
3. BRICK ROW LOCK COURSE
4. BRICK STRETCHER COURSE
5. JACK ARCH
6. PREFINISHED ALUMINUM GLAZING SYSTEM
7. CAST STONE SILL
8. CAST STONE KEYSTONE
9. STOREFRONT SYSTEM
10. ALUMINUM RAILING
11. WALL MOUNTED SCONCE
12. 3-COAT STUCCO SYSTEM
13. CAST STONE
14. MASONRY COMPOSITE
15. IPE WOOD
16. RED OAK STAINED TO MATCH IPE
17. ALUMINUM CORNICE COPING



NO SIGN THIS ELEVATION

2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

NOTE: 0'-0" DATUM = 1135'-0" AMSL

One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
1	02/10/17	PERMIT ISSUE

STATE OF GEORGIA
CHARLES H. HULL
CERTIFICATE NO. 00061
REGISTERED ARCHITECT

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NORTH & EAST ELEVATIONS

Alpharetta City Center Office Building - Parcel 4
415 South Broad Street
Alpharetta, Georgia 30009

DATE

JOB NO. **215085.00**

SHEET NO. **A2-01**

ISSUED FOR CONSTRUCTION

GLAZING TYPE LEGEND

A	VRE1-38
B	VE1-2M

ELEVATION LEGEND

1. RUNNING BOND BRICK VENEER
2. BRICK SOLDIER COURSE
3. BRICK ROW LOCK COURSE
4. BRICK STRETCHER COURSE
5. JACK ARCH
6. PREFINISHED ALUMINUM GLAZING SYSTEM
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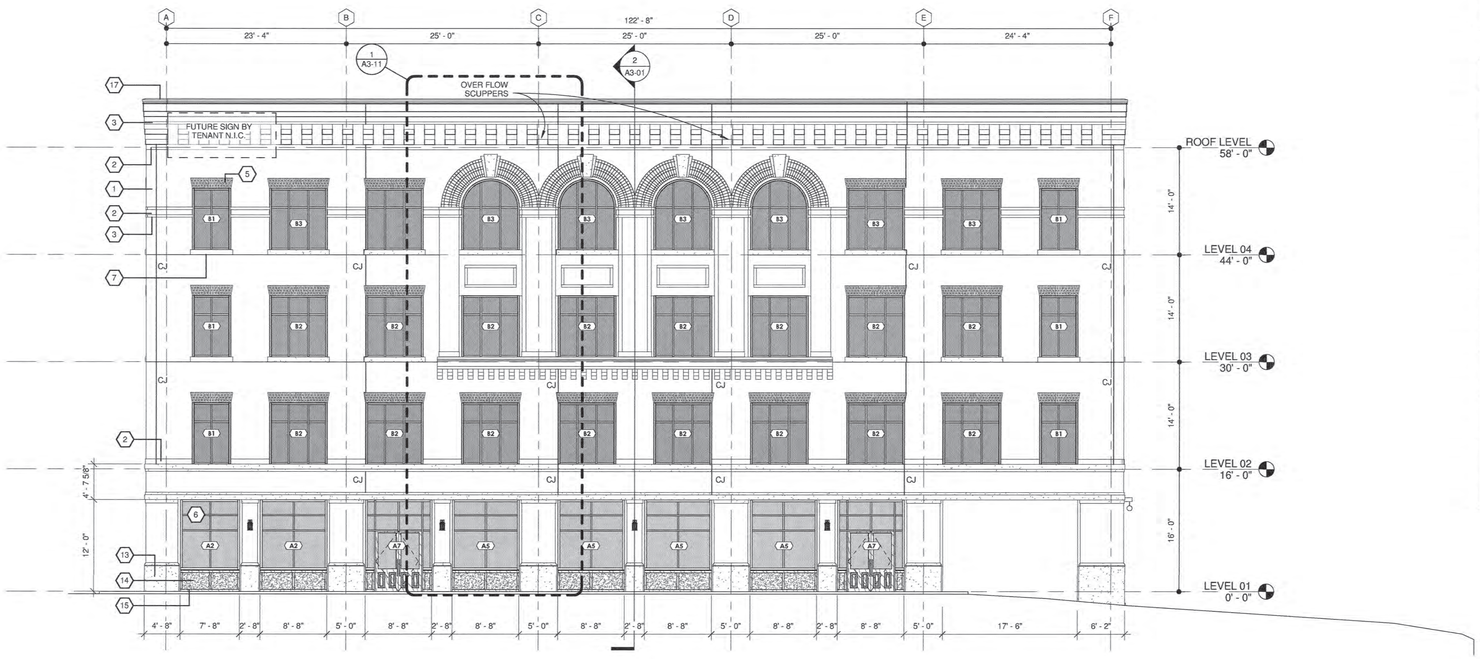
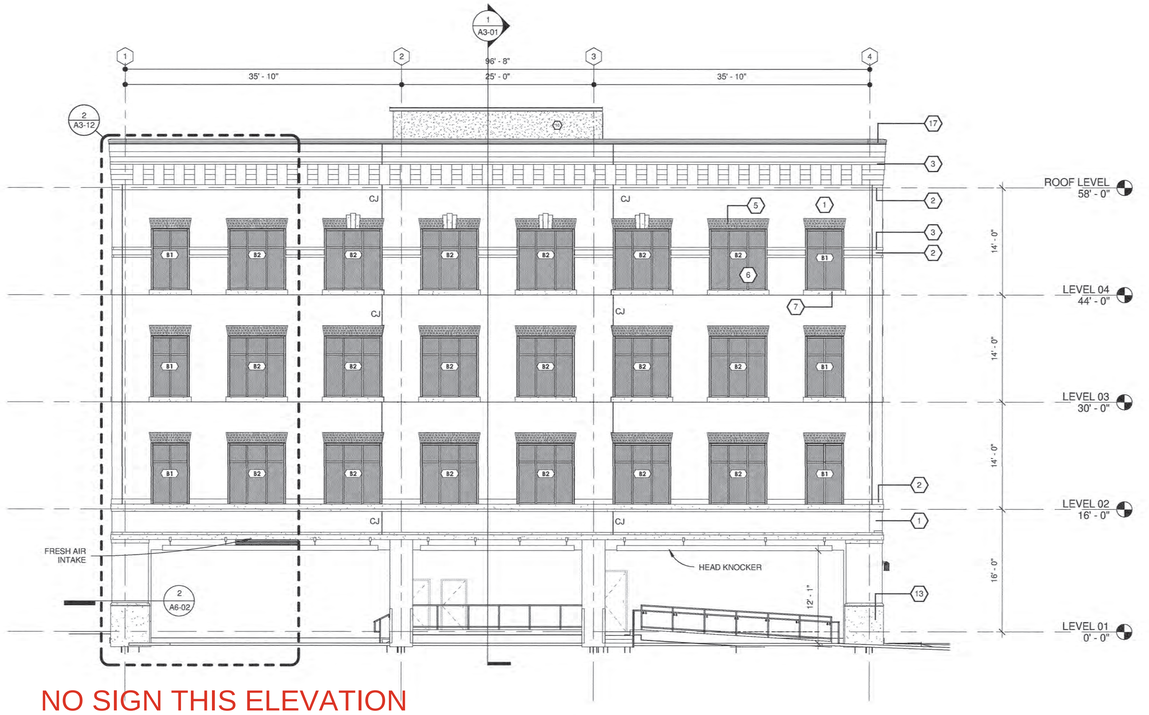
13. CAST STONE
14. MASONRY COMPOSITE
15. IPE WOOD
16. RED OAK STAINED TO MATCH IPE
17. ALUMINUM CORNICE COPING



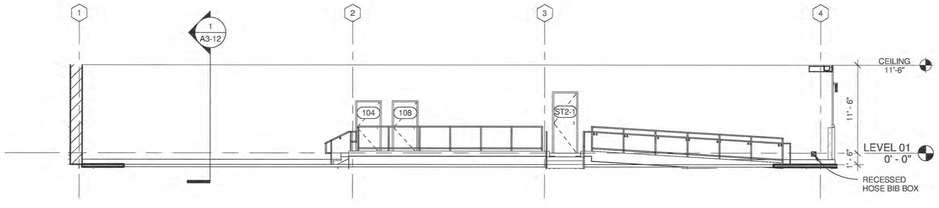
NO SIGN THIS ELEVATION

2 WEST ELEVATION
1/8" = 1'-0"



NO SIGN THIS ELEVATION

1 SOUTH ELEVATION
1/8" = 1'-0"



3 SERVICE ENTRANCE ELEVATION
1/8" = 1'-0"

NOTE: 0'-0" DATUM = 1135'-0" AMSL

One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
1	02/10/17	PERMIT ISSUE

STATE OF GEORGIA
CHARLES HULT
CERTIFICATE NO. 000674
REGISTERED ARCHITECT

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SOUTH & WEST ELEVATIONS

Alpharetta City Center Office Building - Parcel 4
415 South Broad Street
Alpharetta, Georgia 30009

DATE

JOB NO. **215085.00**

SHEET NO. **A2-02**

ISSUED FOR CONSTRUCTION

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: August 17, 2026

AGENDA ITEM: PH-26-14 VERDANT GATED SUBDIVISION

The applicant, DRB Group Georgia, LLC, requests consideration to allow a 41-lot single-family detached subdivision to be gated with private streets. According to the applicant, the gated subdivision is consistent with the design intent by creating a controlled residential environment with reduced through traffic, enhanced safety, and improved neighborhood character. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

STAFF RECOMMENDATION:

Approve PH-26-14 Verdant Gated Subdivision, subject to the following conditions:

1. Gated subdivision shall be developed substantially as depicted on the site plan prepared by Kimley Horn, dated 6/29/26, except for modifications required to comply with the conditions below. Residential lots adjacent to the entrance shall utilize the proposed alternate driveway locations, as depicted on the site plan prepared by Kimley Horn, dated 6/29/26.
2. Developer shall amend the subdivision plat to reflect that all roads and storm easements are private.
3. Development shall be gated with private streets with gates and street improvements maintained by the HOA.
4. Gate details and entrance landscaping shall be substantially similar to the plan prepared by Kimley Horn, dated 6/29/26, with final approval by Staff.
5. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.

ITEM DESCRIPTION:

The applicant proposes private streets serving a 41-lot 'For-Sale' single-family detached subdivision within a gated subdivision on 36.78 acres. A public hearing is requested to allow a gated subdivision with private streets. According to the applicant, the gated subdivision is consistent with the design intent by creating a controlled residential environment with reduced through traffic, enhanced safety, and improved neighborhood character. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

The property was rezoned to R-22 (Dwelling, 'For-Sale', Residential) in 2024 to allow a 41-lot single-family detached subdivision. Surrounding properties are zoned AG (Agriculture) and R-15 (Dwelling, 'For-Sale', Residential) to the north, R-15 to the east, AG, R-12 (Dwelling, 'For-Sale', Residential) and R-15 to the south, and R-22 to the west. Charlotte Estates and two (2) unplatted lots are located to the north, Jennifer Oaks is located to the east, The Oaks on Charlotte Drive and The Preserve on Charlotte Drive are located to the west and unplatted lots and Laurelwood Farm are located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential'.

The submitted site plan depicts a 41-lot single-family detached gated subdivision served by private streets. The subdivision is estimated to generate 34 AM Peak Hour trips and 44 PM Peak Hour trips. The entrance to the Verdant subdivision consists of a one-way ingress and a separate one-way egress. The proposed gated entrance provides 85' of stacking length which is the equivalent of approximately four (4) to five (5) passenger vehicles, as measured from the call box to the property line along Charlotte Drive. The proposed stacking length exceeds the City's minimum requirement of 80'. The configuration of the subdivision entrance allows for a U-turn accommodating the turning radii of a delivery truck between the call box and gates. The applicant submitted

entrance gate details which depict decorative metal gates attached to stone columns. The four (4) rail horse fencing required along Charlotte Drive is depicted abutting the columns with a pedestrian gate on each side of the gated entrance.

The City's Transportation Engineer reviewed the applicant's proposal and believes that the gated subdivision entrance has been designed with appropriate stacking length, turnaround radii, and other considerations. The proposed gated entrance was designed to the specifications recommended by Staff (queueing for one (1) delivery truck and one (1) to two (2) passenger vehicles and U-turn accommodating a delivery truck turning radius).

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can support the applicant's request to allow a gated subdivision with private streets. The proposal provides sufficient vehicle stacking and a turnaround area is provided accommodating delivery truck turning movements. If approved, the gated subdivision entrance should include decorative landscaping.

CITIZEN PARTICIPATION PLAN

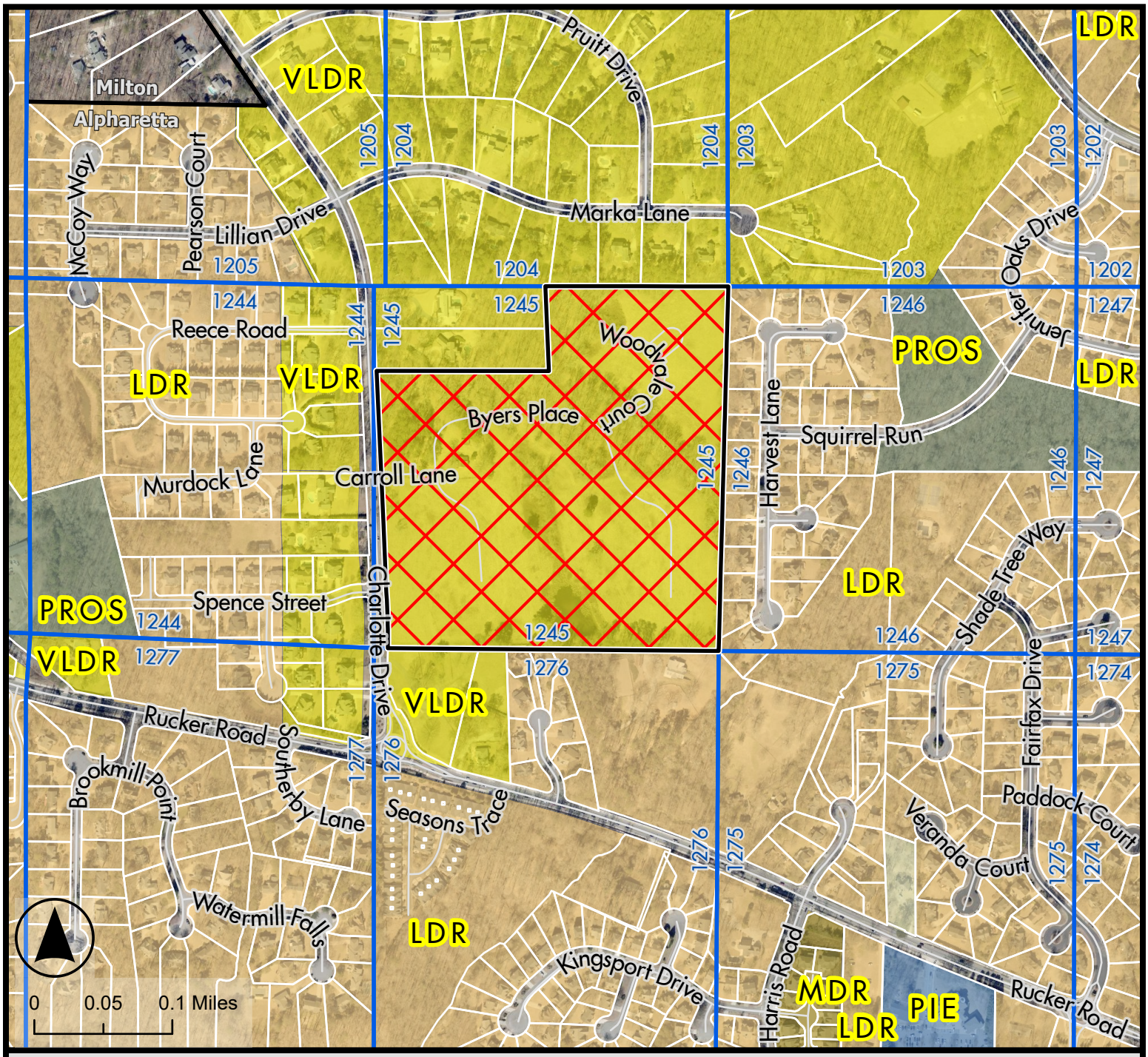
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 8, 2026. There were no public comments.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application

PH-26-14



Legend

- PH-26-14
- Land Lots
- Tax Parcels

Future Land Use 2040

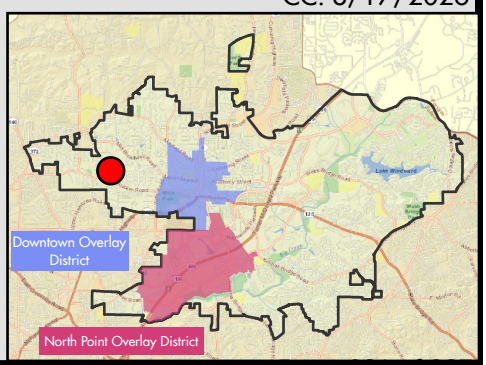
- Low Density Residential
- Medium Density Residential
- Parks, Recreation, Open Space
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use Map

Verdant Gated Subdivision

PH-26-14
D/LL: 2/2/1245

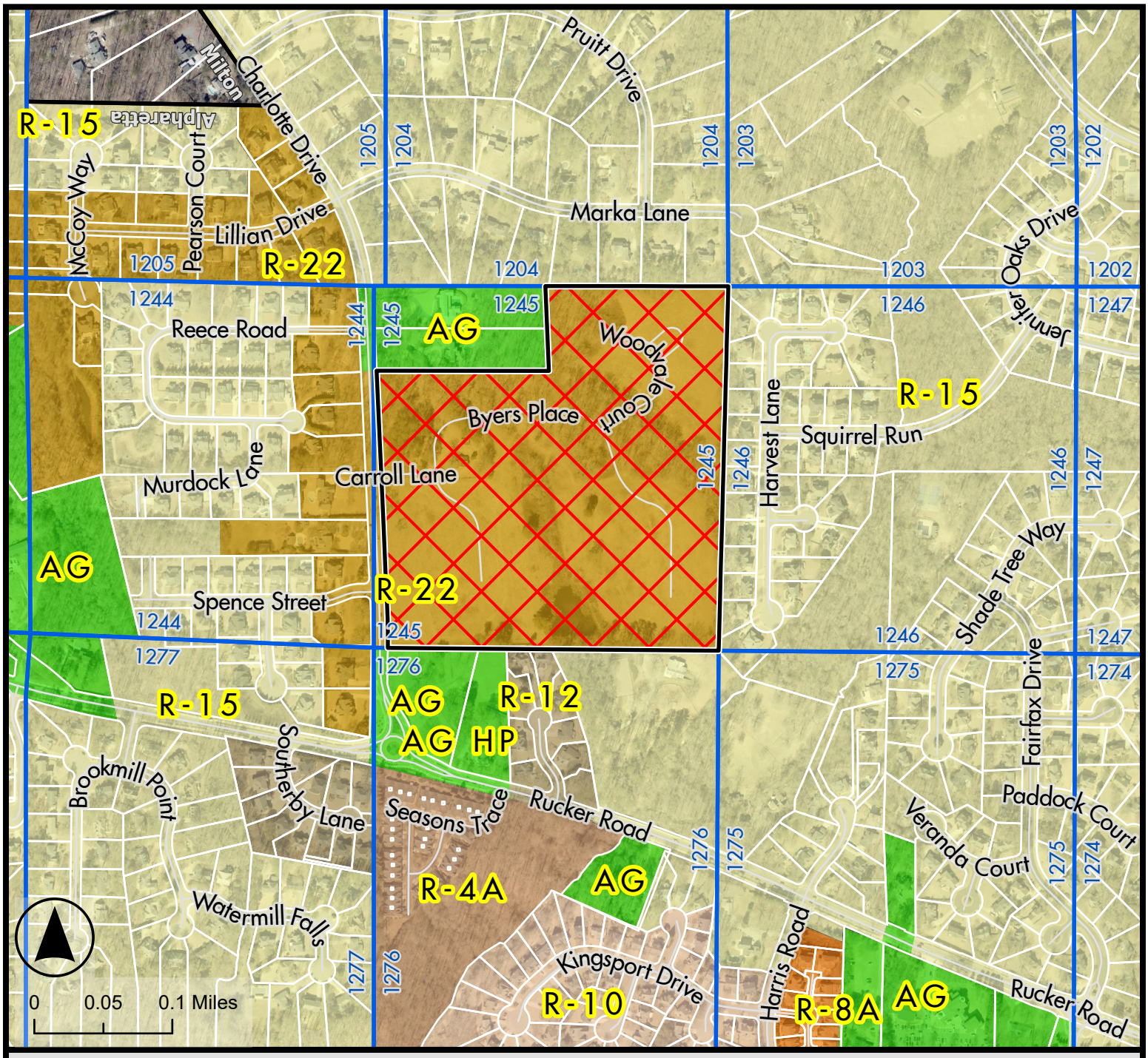
CC: 8/17/2026



THE CITY OF ALPHARETTA GEORGIA

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

PH-26-14



Legend

- PH-26-14
- Land Lots
- Tax Parcels

Zoning District

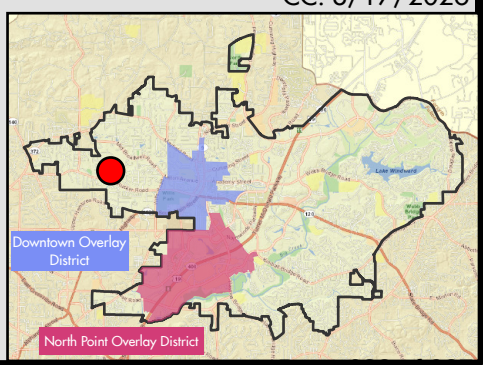
- AG Agriculture
- R-10 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)

Zoning Map

Verdant Gated Subdivision

PH-26-14
D/LL: 2/2/1245

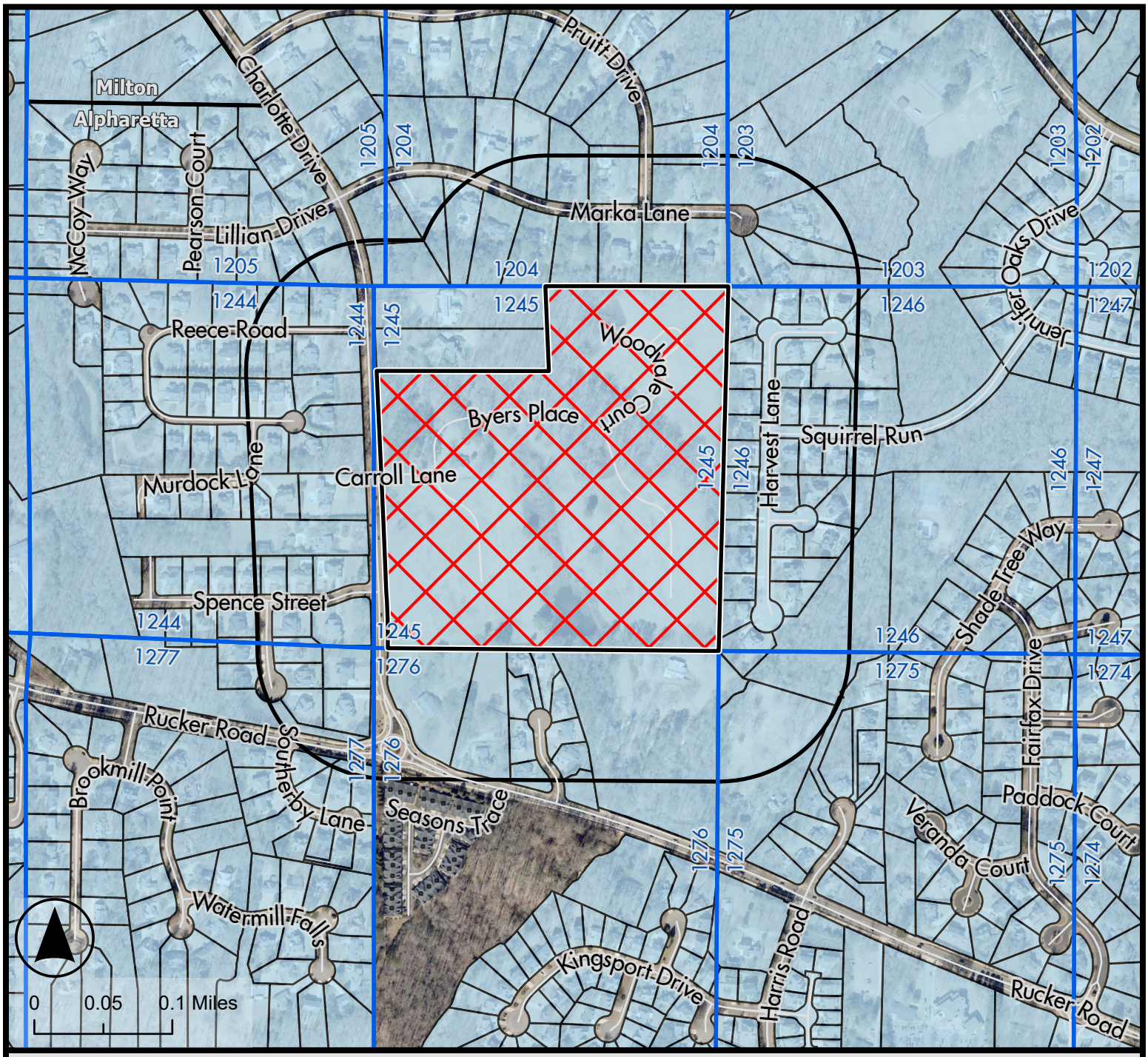
CC: 8/17/2026



THE CITY OF ALPHARETTA GEORGIA

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

PH-26-14



Legend

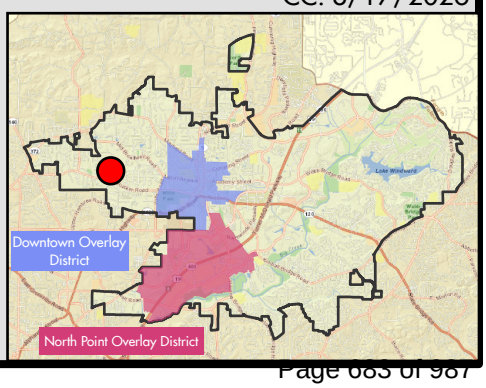
- PH-26-14
- Land Lots
- Tax Parcels
- 500 ft Buffer

Location Map

Verdant Gated Subdivision

PH-26-14
D/LL: 2/2/1245

CC: 8/17/2026



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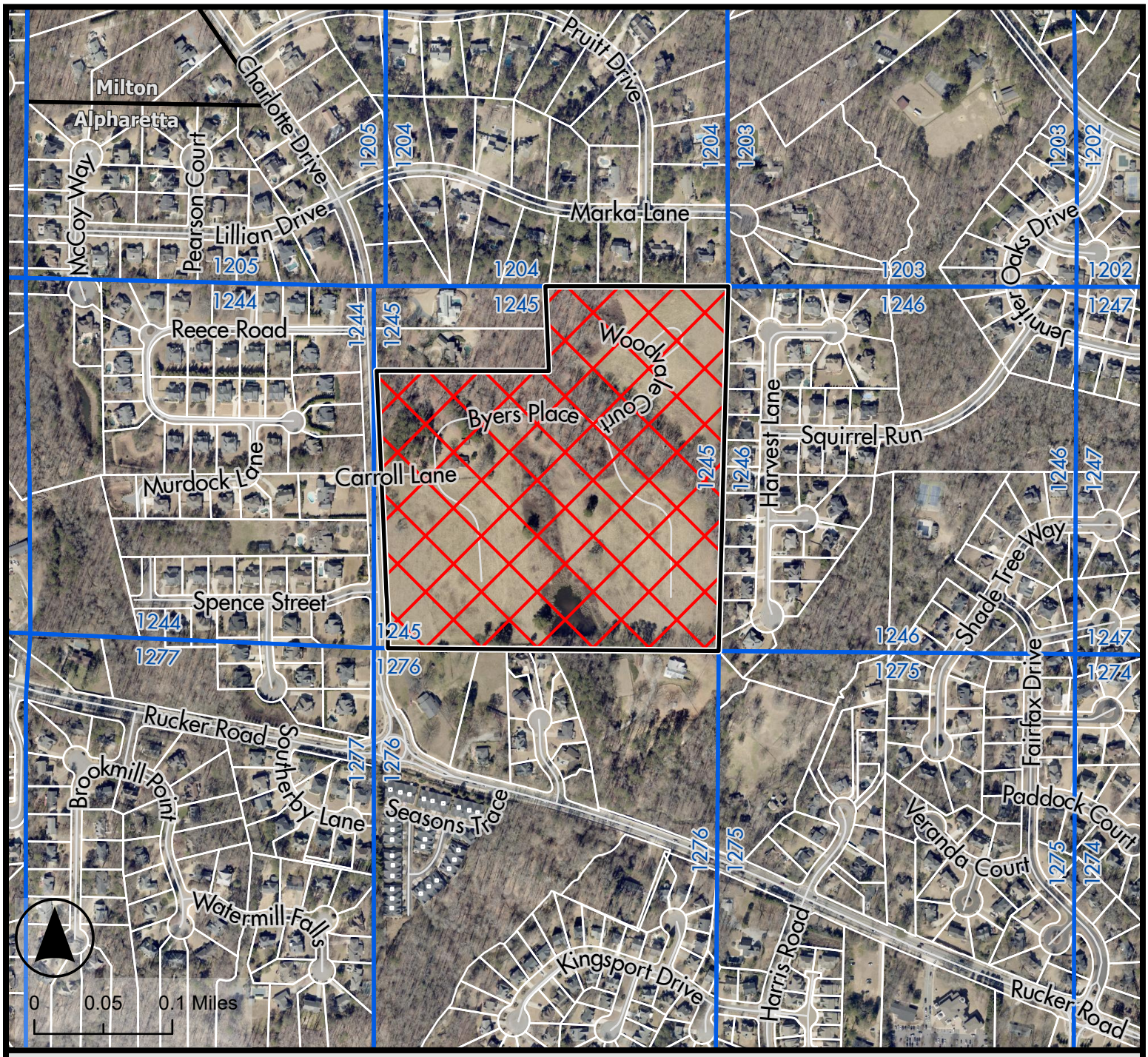
Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

PH-26-14



Legend

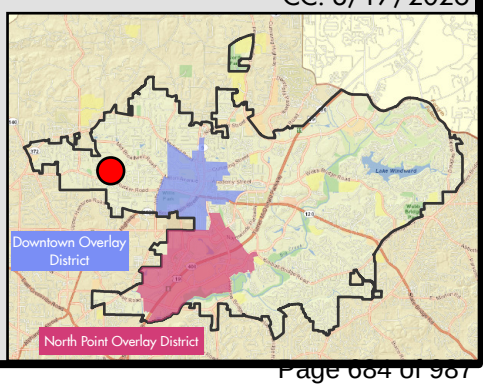
- PH-26-14
- Land Lots
- Tax Parcels

Aerial Map

Verdant Gated Subdivision

PH-26-14
D/LL: 2/2/1245

CC: 8/17/2026



THE CITY OF ALPHARETTA GEORGIA

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

Community Zoning Information Meeting (CZIM) July 8, 2026

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

PH-26-14 / Verdant Gated Subdivision

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: PH-24-14 Verdant Gated Subdivision

Contact Name: Richard Edwards Telephone: 470-860-7994

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.

We did not receive any comments from the 119 property owners and HOAs that were notified within the 500' buffer of the property lines.

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

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

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

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

Signature of Authorized Agent: Richard Edwards Digitally signed by Richard Edwards Date: 2026.07.24 14:33:29 -04'00' Date: 7.24.26

Print Form

June 19, 2026

Richard Edwards
55 Ivan Allen Jr. Blvd, Suite 400
Atlanta, GA 30308

RE **PH-26-13 Verdant Gated Subdivision**

Dear Property Owner:
Please allow this letter to serve as public notice for consideration of a request for public hearing to allow a gated subdivision with private streets for a 41-lot subdivision currently under construction. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, July 8, 2026, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **City Council on Monday, August 17, 2026, at 6:30 PM**.in the Council Chambers, at Alpharetta City Hall, located at 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at redwards@drbgroup.com or 770-471-4751 ext. 26551.

Sincerely,

Richard Edwards, AICP
Director of Entitlements
DRB Homes Atlanta Division

NAME	ADDRESS	CITY STATE ZIP
FOWLER RAYMOND P & TERESA L	12145 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
DASHEVSKY STELLA	12135 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
OLIVER RICHARD A SR & ANDERSON MARJORIE H	12125 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
SHVARTSMAN JOSIF & TABAKHOVA LARISA	12115 LAURELWOOD FARM DR	ALPHARETTA GA 30004
SHVARTSMAN IOSIF & TABAKHOVA LARISA	12115 LAURELWOOD FARM DR	ALPHARETTA GA 30004
RUSSELL & CHRISTINE SMALLWOOD TRUST THE	1065 MARKA LANE	ALPHARETTA GA 30004
THAI KRISTY T	1048 SOUTHERBY LN	ALPHARETTA GA 30004
ALI MOHAMED TAWFIQ & ALI SAMIA TAHER	1028 SOUTHERBY LANE	ALPHARETTA GA 30004
LAWRENCE MICHELLE P & HENRY LOUIS R	1008 SOUTHERBY LANE	ALPHARETTA GA 30004
DAO STEPHEN C & SHEILA X	978 SOUTHERBY LN	ALPHARETTA GA 30004
WILLIAMS HAROLD R & CAROL W	230 PRUITT DR	ALPHARETTA GA 30004-1418
GONZALEZ CAMILLE ISABEL & ASGHARNEYA MOHAMMAD	1125 MARKA LN	ALPHARETTA GA 30004
GOELZ RYAN J & SHAWNA L	12275 CHARLOTTE DR	ALPHARETTA GA 30004
BENIWAL VINEET & BENIWAL CYNTHIA	12285 CHARLOTTE DR	ALPHARETTA GA 30004
RAINONE JOE & ANDREA	1615 HARVEST LN	ALPHARETTA GA 30004
REED ALTON REED LARICIA NICHOLE	1625 HARVEST LN	ALPHARETTA GA 30004
CADE KENDRA	1675 HARVEST LANE	ALPHARETTA GA 30004
LOCKLEAR BRYAN C & BOZOK SVETLANA	1685 HARVEST LANE	ALPHARETTA GA 30004
RICH OLIVER & RICH VALERIE	1650 HARVEST LN	ALPHARETTA GA 30004-6739
JOYNER BARRY N & LAWANNA L	1640 HARVEST LN	ALPHARETTA GA 30004
COLE JOSHUA W & COLE ASHLEY TWIST	1630 HARVEST LANE	ALPHARETTA GA 30004
MERRIMAN EUGENE R	1620 HARVEST LN	ALPHARETTA GA 30004
MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M	1570 HARVEST LANE	ALPHARETTA GA 30004
HACKETT JOHN H & GINGER M	1560 HARVEST LN	ALPHARETTA GA 30004
JOHNSON CHRISTOPHER & ANNE	1550 HARVEST LANE	ALPHARETTA GA 30004
PUTRELLO KIRSTIE E & ERIC J	1540 HARVEST LANE	ALPHARETTA GA 30004
ONOFRE & LOURDES MAYUGA REVOCABLE TRUST THE	1575 HARVEST LANE	ALPHARETTA GA 30004
HILGERT SCOTT A	1715 HARVEST CIR	ALPHARETTA GA 30004
BERTHELOT J ASHLEY & SUSAN K	1710 HARVEST CIR	ALPHARETTA GA 30004
2018 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE AZ 85254
NISAR MUSTAFA	1075 REECE RD	ALPHARETTA GA 30004
THOMPSON MARK & HODGSON JONI	915 REECE RD	ALPHARETTA GA 30004

SUDHAKAR REDDY PAREDDY & KARNATI PRASHANTHI	1065 REECE RD	ALPHARETTA GA 30004
ALLEN RAYMOND M & ALLEN JENNIFER L	925 REECE RD	ALPHARETTA GA 30004
VENKATRAMAN MANIKANDAN & VENKATRAMAN VIJAYA	1055 REECE RD	ALPHARETTA GA 30004
NORRIS JOHN W & MARY J	215 PRUITT DR	ALPHARETTA GA 30004-1417
MERRIAM MATTHEW & MARY E	1185 MARKA LN	ALPHARETTA GA 30004
COUNTER STEVEN G	1100 MARKA LANE	ALPHARETTA GA 30004
COGSWELL ALEXANDRA	1135 MARKA LANE	ALPHARETTA GA 30004
BARGE WILLIAM J JR	1090 MARKA LANE	ALPHARETTA GA 30004
MARTIN JOHN N & SHERILYN J	12305 CHARLOTTE DR	ALPHARETTA GA 30004-1405
BLAIR LINDSEY & BRENT B	12315 CHARLOTTE DR	ALPHARETTA GA 30004
LANDY & ASSOCIATES REALTY SERVICES LLC	1175 MARKA LANE	ALPHARETTA GA 30004
DAVIS KENT C & REBECCA W	1095 MARKA LN	ALPHARETTA GA 30004-1411
BAILEY MARK L & KAREN G	1085 MARKA LN	ALPHARETTA GA 30004
NALLAPATI VENKATESH & SWATHI	1720 HARVEST CIR	ALPHARETTA GA 30004
JENNIFER OAKS HOMEOWNERS ASSOC	P.O. BOX 2458	ALPHARETTA GA 30023-2458
BYERS CARROLL E	241 LAKE FORREST LN NE	ATLANTA GA 30342-3211
LERIT BRUCE M ET AL	930 REECE RD	ALPHARETTA GA 30004-1420
SUDA RADHIKA	920 REECE RD	ALPHARETTA GA 30004
BARRY & DENISE LIVING TRUST THE	12190 CHARLOTTE DR	ALPHARETTA GA 30004
RYAN PATRICK & RYAN MAUREEN FARRELL	12120 SPENCE WAY	ALPHARETTA GA 30004
BOARMAN MATTHEW E & BOARMAN KAREN B	12110 SPENCE WAY	ALPHARETTA GA 30004
PENDYALA KIRANPAL R & PENDYALA GEETHA	1065 SPENCE ST	ALPHARETTA GA 30004
WDWILLIAMS LIVING TRUST THE	12160 CHARLOTTE DR	ALPHARETTA GA 30004
SHARIF RAMLA & SADIK ZUBAIR	12105 SPENCE WAY	ALPHARETTA GA 30004
LEA TRUST THE	12180 CHARLOTTE DR	ALPHARETTA GA 30004
RAMIREZ JULIAN E & BRICENO MARIA P	1060 SPENCE ST	ALPHARETTA GA 30004
ARCHER JAMES K JR & ARCHER JENNIFER L	1050 SPENCE ST	ALPHARETTA GA 30004
YEAGER RUSSELL	1040 SPENCE ST	ALPHARETTA GA 30004
PUCKETT TRACY C & ETIENNE D	12220 CHARLOTTE DR	ALPHARETTA GA 30004
MIQUELARENA TERESA & SALDANA MARIANO	810 MURDOCK LN	ALPHARETTA GA 30004
SAINI SUJALA & MINAMPALLY RANJEET S	800 MURDOCK LANE	ALPHARETTA GA 30004
KENT SELINA S	12145 CHARLOTTE DR	ALPHARETTA GA 30004-1401
CARLYLE LACHLAN & JACQUELINE LINDA	1200 RUCKER RD	ALPHARETTA GA 30004-4053

CARROLL MICHAEL E & MICHELE	540 SPRING GATE LN	ALPHARETTA GA 30004
MORGAN LAURA A & MORGAN BRITTANY N	12100 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6716
NAJARIAN ZAVEN & ANUSH	12110 LAURELWOOD FARM DR	ALPHARETTA GA 30004
MARSHALL KEITH & LISA	12120 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6716
ASFOUR MITHKAL	12130 LAURELWOOD FARM DR	ALPHARETTA GA 30004
FIGUEIREDO HARRING FEITOSA	1165 MARKA LANE	ALPHARETTA GA 30004
DALEY JIM & SARAH	1115 MARKA LN	ALPHARETTA GA 30004-1413
SOLOMICH DALE D & DIANE O	1105 MARKA LN	ALPHARETTA GA 30004-1413
COHEN DAVID E	1075 MARKA LN	ALPHARETTA GA 30004
CUMMINGS MICHAEL F & ROBIN LYNN	1325 SQUIRREL RUN	ALPHARETTA GA 30004
ROLLINS TIMOTHY CURTIS JR & KIRSTEN L	1335 SQUIRREL RUN	ALPHARETTA GA 30004
SINHA ATUL & BINITA	16025 54TH AVE NE	PLYMOUTH MN 55446
ANBILD LISA S & ARTUR H	1605 HARVEST LN	ALPHARETTA GA 30004
TERAWAKI BARRERA KENJI A & BAHARANYL HASANI K	1690 HARVEST LN	ALPHARETTA GA 30004
HENRICH DANIEL & HENRICH MARIA A CAMPANELLA	1680 HARVEST LN	ALPHARETTA GA 30004
KINARD ALEC & KINARD SARAH	1670 HARVEST LN	ALPHARETTA GA 30004
SEBESTYEN ANNE	1660 HARVEST LN	ALPHARETTA GA 30004
VOIN KONSTANTIN & MARYNA	1610 HARVEST LN	ALPHARETTA GA 30004
GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS	1350 SQUIRREL RUN	ALPHARETTA GA 30004
FOLEY JOHN J III & LORI A	1340 SQUIRREL RUN	ALPHARETTA GA 30004
MC SWEEN JOHN C	1330 SQUIRREL RUN	ALPHARETTA GA 30004
ANDERSON ERIC A & JENNIFER LEIGH	1580 HARVEST LN	ALPHARETTA GA 30004
SPRATT BRIAN G & DEBORAH M	1530 HARVEST LN	ALPHARETTA GA 30004
PROCTOR SAMUEL & BETH M	1520 HARVEST LN	ALPHARETTA GA 30004
SMITH AARON D & MEGAN C	1555 HARVEST LN	ALPHARETTA GA 30004
ALIU ADAMS A ALIU RUKIAT M	1565 HARVEST LANE	ALPHARETTA GA 30004
JENNIFER OAKS HOMEOWNERS ASSOC	P.O. BOX 2458	ALPHARETTA GA 30023-2458
VO STEVEN HOANG & KATHRYN E	1070 REECE RD	ALPHARETTA GA 30004
MCCLURE JOHN J & MCCLURE KATHERINE E	1060 REECE RD	ALPHARETTA GA 30004
ZACHARY C & PAULA C SADLER REVOCABLE TRUST THE	935 REECE RD	ALPHARETTA GA 30004
WADHWA SAHIL & CHAWLA ANEESHA	1040 REECE RD	ALPHARETTA GA 30004
ADIDHELA JOSEPH EBENEZER & GUDDU SHARON SAMUEL	1050 REECE RD	ALPHARETTA GA 30004
BLAIR JACK D & BRINKLEY M	1080 MARKA LN	ALPHARETTA GA 30004-1412

BRAMBLETT MICHAEL E & PEGGY B	220 PRUITT DR	ALPHARETTA GA 30004-1418
POTENCIANO JOANNE & CHRISTIAN	12310 CHARLOTTE DR	ALPHARETTA GA 30004
THOMAS & ANNE PEER REVOCABLE LIVING TRUST THE	1155 MARKA LN	ALPHARETTA GA 30004
PERALTA JUAN M GARCIA & REYES GARCIA KARLA L	1065 LILLIAN DR	ALPHARETTA GA 30004
BIJLANI RAVINDRA A	1055 LILLIAN DR	ALPHARETTA GA 30004
ANDERSON ROBERT P & LUCRECIA F	1600 HARVEST LN	ALPHARETTA GA 30004
POSTLES DONALD R JR & ANTOINETTE P	1590 HARVEST LANE	ALPHARETTA GA 30004
BUSCH GARY V & BUSCH JOYCE C	1320 SQUIRREL RUN	ALPHARETTA GA 30004
BRADFORD JAMES & JOLYNN	910 REECE RD	ALPHARETTA GA 30004
MALIK TABREZ & SHAISTA	900 REECE RD	ALPHARETTA GA 30004
GOLLA FAMILY TRUST THE	1045 SPENCE ST	ALPHARETTA GA 30004
PHADKE RAHUL & PHADKE DEEPIKA	12125 SPENCE WAY	ALPHARETTA GA 30004
DELGADO CARLOS & DELGADO LUCILLE JUNE	12140 CHARLOTTE DR	ALPHARETTA GA 30004
KO CAROL H & FRANK J	12150 CHARLOTTE DR	ALPHARETTA GA 30004
AVERY BARBARA DOHMAN & AVERY PAUL CHARLES	12115 SPENCE WAY	ALPHARETTA GA 30004
POULOS MARIA & HOBBS DARRELL	1220 RUCKER RD	ALPHARETTA GA 30004
CINDY RUFF HOGAN LIVING TRUST THE	1080 RUCKER RD	ALPHARETTA GA 30004
PRESERVE ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION INC	1100 NORTHMEADOW PKWY STE 114	ROSWELL GA 30076
CHARLOTTE WALK HOMEOWNERS ASSOCIATION, INC	800 MURDOCK LANE	ALPHARETTA GA 30004
EMERSON HALL HOMEOWNERS ASSN INC	8295 HWY 92	WOODSTOCK GA 30189
OAKS ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION INC	1455 OLD ALABAMA RD, STE 100	ROSWELL GA 30076

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: Richard Edwards, AICP Telephone: 470-860-7994

Address: 55 Ivan Allen Jr. Blvd Suite: 400

City Atlanta State: GA Zip: 30308 Fax:

Mobile Tel: 470-860-7994 Email: redwards@drbgroup.com

Subject Property Information:

Address: 12265 Charlotte Drive Current Zoning: R-22

District: 2nd Section: 1st Land Lot: 1245 Parcel ID: 22 434012450230

Proposed Zoning: N/A Current Use: Single-Family Residential

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

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Comprehensive Plan Amendment
☒ Other *(Specify)* Request to install gated subdivision entrance

10

Applicant Request And Intent

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

The approved use on the property is 41 single-family detached homes.

Applicant's Request (Please itemize the proposal):

DRB Group Georgia, LLC is requesting to install a gated subdivision entrance with private streets throughout the development. This proposal would include gated access at the entrance of the subdivision along Carroll Lane before the intersection with Byers Place. A double gate will be placed near the intersection of Carroll Lane and Byers Place with a call box located along the eastern side of the ingress. The location of the call box still provides for over 50' of lane for the stacking of vehicles.

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

The installation of a gated subdivision entrance supports the overall design intent of the subdivision by creating a more controlled residential environment with reduced through traffic, enhanced safety, and improved neighborhood character. The proposed gated subdivision entrance and private street network will be constructed to applicable engineering and emergency access standards required, ensuring safe and reliable access for residents, guests, service providers, and emergency vehicles. All maintenance responsibilities for the private streets and associated infrastructure will be clearly assigned to the HOA through recorded covenants and legal agreements.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: DRB Group Georgia, LLC Telephone:

Address: 55 Ivan Allen Jr Blvd Suite: 400

City Atlanta State: GA Zip: 30308 -

Authorization:

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

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

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance/Exception
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Special Use
- ☐ Conditional Use
- ☐ Master Plan
- ☒ Other Request to install gated subdivision entrance

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Xiaobo (Robert) Hu Telephone: 770-471-4751

Address: 55 Ivan Allan Jr Blvd Suite: 400

City Atlanta State: GA Zip: 30308 -

So Sworn and Attested:

Owner Signature: Date: 05/29/26

Notary:

Notary Signature: Tonya McEntyre Date: 5/29/26

Tonya McEntyre NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES 09/07/2028

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: DRB Group Georgia, LLC

Subject Public Hearing Case: Verdant Gated Subdivision Entrance

Campaign Contribution Information:

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

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

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

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

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

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

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

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

Campaign Contribution Information:

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

Signature: Date: 05/29/26

13

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: Verdant Subdivision Private Streets

Contact Name: Richard Edwards, AICP Telephone: 470-860-7994

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.

See attached spreadsheet

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

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

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

We will offer surrounding neighbors an opportunity to provide comments via email and telephone.

22 434312760056	FOWLER RAYMOND P & TERESA L	12145 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
22 434312760064	DASHEVSKY STELLA	12135 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
22 434312760072	OLIVER RICHARD A SR & ANDERSON MARJORIE H	12125 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6717
22 434312760080	SHVARTSMAN JOSIF & TABAKHOVA LARISA	12115 LAURELWOOD FARM DR	ALPHARETTA GA 30004
22 434312760098	SHVARTSMAN IOSIF & TABAKHOVA LARISA	12115 LAURELWOOD FARM DR	ALPHARETTA GA 30004
22 417112040092	RUSSELL & CHRISTINE SMALLWOOD TRUST THE	1065 MARKA LANE	ALPHARETTA GA 30004
22 418012770598	THAI KRISTY T	1048 SOUTHERBY LN	ALPHARETTA GA 30004
22 418012770606	ALI MOHAMED TAWFIQ & ALI SAMIA TAHER	1028 SOUTHERBY LANE	ALPHARETTA GA 30004
22 418012770614	LAWRENCE MICHELLE P & HENRY LOUIS R	1008 SOUTHERBY LANE	ALPHARETTA GA 30004
22 418012770622	DAO STEPHEN C & SHEILA X	978 SOUTHERBY LN	ALPHARETTA GA 30004
22 433112040099	WILLIAMS HAROLD R & CAROL W	230 PRUITT DR	ALPHARETTA GA 30004-1418
22 433112040115	GONZALEZ CAMILLE ISABEL & ASGHARNEYA MOHAMMAD	1125 MARKA LN	ALPHARETTA GA 30004
22 434012450214	GOELZ RYAN J & SHAWNA L	12275 CHARLOTTE DR	ALPHARETTA GA 30004
22 434012450222	BENIWAL VINEET & BENIWAL CYNTHIA	12285 CHARLOTTE DR	ALPHARETTA GA 30004
22 434012460619	RAINONE JOE & ANDREA	1615 HARVEST LN	ALPHARETTA GA 30004
22 434012460627	REED ALTON REED LARICIA NICHOLE	1625 HARVEST LN	ALPHARETTA GA 30004
22 434012460635	CADE KENDRA	1675 HARVEST LANE	ALPHARETTA GA 30004
22 434012460643	LOCKLEAR BRYAN C & BOZOK SVETLANA	1685 HARVEST LANE	ALPHARETTA GA 30004
22 434012460692	RICH OLIVER & RICH VALERIE	1650 HARVEST LN	ALPHARETTA GA 30004-6739
22 434012460700	JOYNER BARRY N & LAWANNA L	1640 HARVEST LN	ALPHARETTA GA 30004
22 434012460718	COLE JOSHUA W & COLE ASHLEY TWIST	1630 HARVEST LANE	ALPHARETTA GA 30004
22 434012460726	MERRIMAN EUGENE R	1620 HARVEST LN	ALPHARETTA GA 30004
22 434012460825	MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M	1570 HARVEST LANE	ALPHARETTA GA 30004
22 434012460833	HACKETT JOHN H & GINGER M	1560 HARVEST LN	ALPHARETTA GA 30004
22 434012460841	JOHNSON CHRISTOPHER & ANNE	1550 HARVEST LANE	ALPHARETTA GA 30004
22 434012460858	PUTRELLO KIRSTIE E & ERIC J	1540 HARVEST LANE	ALPHARETTA GA 30004
22 434012460908	ONOFRE & LOURDES MAYUGA REVOCABLE TRUST THE	1575 HARVEST LANE	ALPHARETTA GA 30004
22 434012460916	HILGERT SCOTT A	1715 HARVEST CIR	ALPHARETTA GA 30004
22 434012460932	BERTHELOT J ASHLEY & SUSAN K	1710 HARVEST CIR	ALPHARETTA GA 30004
22 434012460940	2018 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE AZ 85254
22 418012441018	NISAR MUSTAFA	1075 REECE RD	ALPHARETTA GA 30004
22 418012440903	THOMPSON MARK & HODGSON JONI	915 REECE RD	ALPHARETTA GA 30004
22 418012441000	SUDHAKAR REDDY PAREDDY & KARNATI PRASHANTHI	1065 REECE RD	ALPHARETTA GA 30004
22 418012440911	ALLEN RAYMOND M & ALLEN JENNIFER L	925 REECE RD	ALPHARETTA GA 30004

22 418012440994	VENKATRAMAN MANIKANDAN & VENKATRAMAN VIJAYA	1055 REECE RD	ALPHARETTA GA 30004
22 433112040214	NORRIS JOHN W & MARY J	215 PRUITT DR	ALPHARETTA GA 30004-1417
22 433012030422	MERRIAM MATTHEW & MARY E	1185 MARKA LN	ALPHARETTA GA 30004
22 433112040206	COUNTER STEVEN G	1100 MARKA LANE	ALPHARETTA GA 30004
22 433112040107	COGSWELL ALEXANDRA	1135 MARKA LANE	ALPHARETTA GA 30004
22 433112040198	BARGE WILLIAM J JR	1090 MARKA LANE	ALPHARETTA GA 30004
22 417112040084	MARTIN JOHN N & SHERILYN J	12305 CHARLOTTE DR	ALPHARETTA GA 30004-1405
22 417112050075	BLAIR LINDSEY & BRENT B	12315 CHARLOTTE DR	ALPHARETTA GA 30004
22 433012030380	LANDY & ASSOCIATES REALTY SERVICES LLC	1175 MARKA LANE	ALPHARETTA GA 30004
22 433112040149	DAVIS KENT C & REBECCA W	1095 MARKA LN	ALPHARETTA GA 30004-1411
22 433112040156	BAILEY MARK L & KAREN G	1085 MARKA LN	ALPHARETTA GA 30004
22 434012460924	NALLAPATI VENKATESH & SWATHI	1720 HARVEST CIR	ALPHARETTA GA 30004
22 434012460957	JENNIFER OAKS HOMEOWNERS ASSOC	P.O. BOX 2458	ALPHARETTA GA 30023-2458
22 434012450230	BYERS CARROLL E	241 LAKE FORREST LN NE	ATLANTA GA 30342-3211
22 418012440861	LERIT BRUCE M ET AL	930 REECE RD	ALPHARETTA GA 30004-1420
22 418012440879	SUDA RADHIKA	920 REECE RD	ALPHARETTA GA 30004
22 418012440200	BARRY & DENISE LIVING TRUST THE	12190 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012441133	RYAN PATRICK & RYAN MAUREEN FARRELL	12120 SPENCE WAY	ALPHARETTA GA 30004
22 418012771141	BOARMAN MATTHEW E & BOARMAN KAREN B	12110 SPENCE WAY	ALPHARETTA GA 30004
22 418012441182	PENDYALA KIRANPAL R & PENDYALA GEETHA	1065 SPENCE ST	ALPHARETTA GA 30004
22 418012441190	WDWILLIAMS LIVING TRUST THE	12160 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012771158	SHARIF RAMLA & SADIK ZUBAIR	12105 SPENCE WAY	ALPHARETTA GA 30004
22 418012441034	LEA TRUST THE	12180 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012441042	RAMIREZ JULIAN E & BRICENO MARIA P	1060 SPENCE ST	ALPHARETTA GA 30004
22 418012441059	ARCHER JAMES K JR & ARCHER JENNIFER L	1050 SPENCE ST	ALPHARETTA GA 30004
22 418012441067	YEAGER RUSSELL	1040 SPENCE ST	ALPHARETTA GA 30004
22 418012440226	PUCKETT TRACY C & ETIENNE D	12220 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012441265	MIQUELARENA TERESA & SALDANA MARIANO	810 MURDOCK LN	ALPHARETTA GA 30004
22 418012441257	SAINI SUJALA & MINAMPALLY RANJEET S	800 MURDOCK LANE	ALPHARETTA GA 30004
22 434012760323	KENT SELINA S	12145 CHARLOTTE DR	ALPHARETTA GA 30004-1401
22 434012460445	CARLYLE LACHLAN & JACQUELINE LINDA	1200 RUCKER RD	ALPHARETTA GA 30004-4053
22 434212750090	CARROLL MICHAEL E & MICHELE	540 SPRING GATE LN	ALPHARETTA GA 30004
22 434312760015	MORGAN LAURA A & MORGAN BRITTANY N	12100 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6716
22 434312760023	NAJARIAN ZAVEN & ANUSH	12110 LAURELWOOD FARM DR	ALPHARETTA GA 30004

22 434312760031	MARSHALL KEITH & LISA	12120 LAURELWOOD FARM DR	ALPHARETTA GA 30004-6716
22 434312760049	ASFOUR MITHKAL	12130 LAURELWOOD FARM DR	ALPHARETTA GA 30004
22 433012030448	FIGUEIREDO HARRING FEITOSA	1165 MARKA LANE	ALPHARETTA GA 30004
22 433112040123	DALEY JIM & SARAH	1115 MARKA LN	ALPHARETTA GA 30004-1413
22 433112040131	SOLOMICH DALE D & DIANE O	1105 MARKA LN	ALPHARETTA GA 30004-1413
22 433112040164	COHEN DAVID E	1075 MARKA LN	ALPHARETTA GA 30004
22 434012460577	CUMMINGS MICHAEL F & ROBIN LYNN	1325 SQUIRREL RUN	ALPHARETTA GA 30004
22 434012460585	ROLLINS TIMOTHY CURTIS JR & KIRSTEN L	1335 SQUIRREL RUN	ALPHARETTA GA 30004
22 434012460593	SINHA ATUL & BINITA	16025 54TH AVE NE	PLYMOUTH MN 55446
22 434012460601	ANBILD LISA S & ARTUR H	1605 HARVEST LN	ALPHARETTA GA 30004
22 434012460650	TERAWAKI BARRERA KENJI A & BAHARANYL HASANI K	1690 HARVEST LN	ALPHARETTA GA 30004
22 434012460668	HENRICH DANIEL & HENRICH MARIA A CAMPANELLA	1680 HARVEST LN	ALPHARETTA GA 30004
22 434012460676	KINARD ALEC & KINARD SARAH	1670 HARVEST LN	ALPHARETTA GA 30004
22 434012460684	SEBESTYEN ANNE	1660 HARVEST LN	ALPHARETTA GA 30004
22 434012460734	VOIN KONSTANTIN & MARYNA	1610 HARVEST LN	ALPHARETTA GA 30004
22 434012460767	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS	1350 SQUIRREL RUN	ALPHARETTA GA 30004
22 434012460775	FOLEY JOHN J III & LORI A	1340 SQUIRREL RUN	ALPHARETTA GA 30004
22 434012460783	MC SWEEN JOHN C	1330 SQUIRREL RUN	ALPHARETTA GA 30004
22 434012460817	ANDERSON ERIC A & JENNIFER LEIGH	1580 HARVEST LN	ALPHARETTA GA 30004
22 434012460866	SPRATT BRIAN G & DEBORAH M	1530 HARVEST LN	ALPHARETTA GA 30004
22 434012460874	PROCTOR SAMUEL & BETH M	1520 HARVEST LN	ALPHARETTA GA 30004
22 434012460882	SMITH AARON D & MEGAN C	1555 HARVEST LN	ALPHARETTA GA 30004
22 434012460890	ALIU ADAMS A ALIU RUKIAT M	1565 HARVEST LANE	ALPHARETTA GA 30004
22 434012460965	JENNIFER OAKS HOMEOWNERS ASSOC	P.O. BOX 2458	ALPHARETTA GA 30023-2458
22 418012440739	VO STEVEN HOANG & KATHRYN E	1070 REECE RD	ALPHARETTA GA 30004
22 418012440747	MCCLURE JOHN J & MCCLURE KATHERINE E	1060 REECE RD	ALPHARETTA GA 30004
22 418012440929	ZACHARY C & PAULA C SADLER REVOCABLE TRUST THE	935 REECE RD	ALPHARETTA GA 30004
22 418012440762	WADHWA SAHIL & CHAWLA ANEESHA	1040 REECE RD	ALPHARETTA GA 30004
22 418012440754	ADIDHELA JOSEPH EBENEZER & GUDDU SHARON SAMUEL	1050 REECE RD	ALPHARETTA GA 30004
22 433112040180	BLAIR JACK D & BRINKLEY M	1080 MARKA LN	ALPHARETTA GA 30004-1412
22 433112040081	BRAMBLETT MICHAEL E & PEGGY B	220 PRUITT DR	ALPHARETTA GA 30004-1418
22 417012050761	POTENCIANO JOANNE & CHRISTIAN	12310 CHARLOTTE DR	ALPHARETTA GA 30004
22 433012030430	THOMAS & ANNE PEER REVOCABLE LIVING TRUST THE	1155 MARKA LN	ALPHARETTA GA 30004
22 417012051074	PERALTA JUAN M GARCIA & REYES GARCIA KARLA L	1065 LILLIAN DR	ALPHARETTA GA 30004

22 417012051066	BIJLANI RAVINDRA A	1055 LILLIAN DR	ALPHARETTA GA 30004
22 434012460742	ANDERSON ROBERT P & LUCRECIA F	1600 HARVEST LN	ALPHARETTA GA 30004
22 434012460759	POSTLES DONALD R JR & ANTOINETTE P	1590 HARVEST LANE	ALPHARETTA GA 30004
22 434012460791	BUSCH GARY V & BUSCH JOYCE C	1320 SQUIRREL RUN	ALPHARETTA GA 30004
22 418012440887	BRADFORD JAMES & JOLYNN	910 REECE RD	ALPHARETTA GA 30004
22 418012440895	MALIK TABREZ & SHAISTA	900 REECE RD	ALPHARETTA GA 30004
22 418012441125	GOLLA FAMILY TRUST THE	1045 SPENCE ST	ALPHARETTA GA 30004
22 418012441174	PHADKE RAHUL & PHADKE DEEPIKA	12125 SPENCE WAY	ALPHARETTA GA 30004
22 418012771216	DELGADO CARLOS & DELGADO LUCILLE JUNE	12140 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012771208	KO CAROL H & FRANK J	12150 CHARLOTTE DR	ALPHARETTA GA 30004
22 418012771166	AVERY BARBARA DOHMAN & AVERY PAUL CHARLES	12115 SPENCE WAY	ALPHARETTA GA 30004
22 434012460536	POULOS MARIA & HOBBS DARRELL	1220 RUCKER RD	ALPHARETTA GA 30004
22 434012760315	CINDY RUFF HOGAN LIVING TRUST THE	1080 RUCKER RD	ALPHARETTA GA 30004
22 418012771224	PRESERVE ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION INC	1100 NORTHMEADOW PKWY STE 114	ROSWELL GA 30076
22 470012441240	CHARLOTTE WALK HOMEOWNERS ASSOCIATION, INC	800 MURDOCK LANE	ALPHARETTA GA 30004
22 417012051009	EMERSON HALL HOMEOWNERS ASSN INC	8295 HWY 92	WOODSTOCK GA 30189
22 418012441026	OAKS ON CHARLOTTE DRIVE HOMEOWNERS ASSOCATION INC	1455 OLD ALABAMA RD, STE 100	ROSWELL GA 30076

DRB GROUP

May 29, 2026

RE: Letter of Intent
Gated Subdivision Entrance Request at 12265 Charlotte Drive (Parcel 22-4340-1245-023-0)

Dear City of Alpharetta,

DRB Group Georgia, LLC is requesting to install a gated subdivision entrance at the Verdant Subdivision located at 12265 Charlotte Drive (Parcel 22-4340-1245-023-0). The installation of a gated subdivision entrance supports the overall design intent of the subdivision by creating a more controlled residential environment with reduced through traffic, enhanced safety, and improved neighborhood character.

This proposal would include gated access at the entrance of the subdivision along Carroll Lane before the intersection with Byers Place. A double gate will be placed near the intersection of Carroll Lane and Byers Place with a call box located along the eastern side of the ingress. The location of the call box still provides for over 50' of lane for the stacking of vehicles.

The proposed gated subdivision entrance and private street network will be constructed to applicable engineering and emergency access standards required, ensuring safe and reliable access for residents, guests, service providers, and emergency vehicles. All maintenance responsibilities for the private streets and associated infrastructure will be clearly assigned to the HOA through recorded covenants and legal agreements.

Sincerely,

Richard Edwards, AICP
DRB Group Georgia, LLC

EXHIBIT "A"

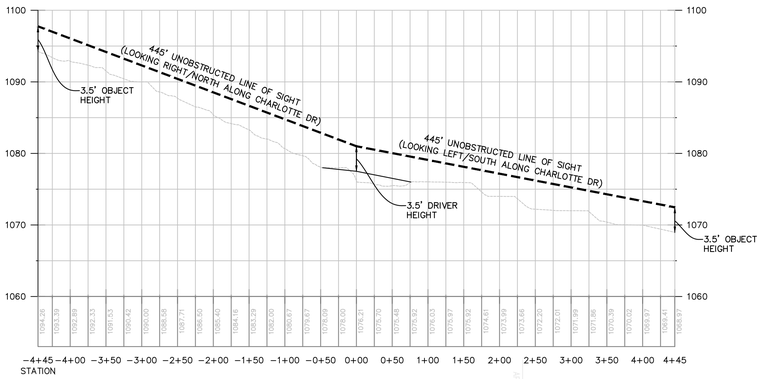
The Property

All that tract or parcel of land lying and being in the Second District, Second Section of Fulton County, Georgia, being all of Land Lot 1245 as conveyed by Warranty Deed dated January 28, 1950, from Troy Rucker to Charles Stewart, recorded Deed Book 2479, Page 542, Fulton County Records; less and except the two and one-half (2 1/2) acres conveyed to J. D. Summerour by Charles D. Stewart by Deed dated October 26, 1962, recorded Deed Book 3963, Page 56, Fulton County Records and more fully shown on plat by C. E. Abercrombie, R.L.S., dated September 8, 1962, recorded Plat Book 76, Page 43, incorporated herein by reference; and less and except the two and one-half (2 1/2) acres conveyed to Kenneth H. Blackwell by Charles D. Stewart, Jr. by Deed dated October 26, 1962, recorded Deed Book 3963, Page 389, Fulton County Records and more fully shown on Plat by C.E. Abercrombie, R.L.S., dated September 8, 1962, and recorded Plat Book 76, Page 43, incorporated herein by reference thereto. Said portion conveyed of Land Lot 1245 containing 35 acres more or less and being more particularly described as follows:

Beginning at a point on the Eastern side of Charlotte Drive (having a 60 foot right-of-way), said point being located 325.6 feet South of the intersection of the Eastern side of Charlotte Drive with the North line of Land Lot 1245, as measured along the Eastern side of Charlotte Drive, said point also being the Southwest corner of the property now or formerly owned by J. D. Summerour; running thence Easterly along the South line of said Summerour property a distance of 660 feet to the Southeast corner of said Summerour property; running thence Northerly along the East line of said Summerour property a distance of 162.5 feet to the Southeast corner of the property now or formerly owned by Kenneth H. Blackwell; running thence Northerly along the Easterly line of said Blackwell property a distance of 162.5 feet to a point located on the North line of Land Lot 1245; running thence Easterly along the North line of Land Lot 1245 to the Northeast corner of Land Lot 1245; running thence Southerly along the East line of Land Lot 1245 to the Southeast corner of Land Lot 1245; running thence Westerly along the South line of Land Lot 1245 to a point located at the intersection of the South land Lot line of Land Lot 1245 with the East side of Charlotte Drive; running thence Northerly along the East side of Charlotte Drive to the Southwest corner of the said Summerour property and the Point of Beginning.

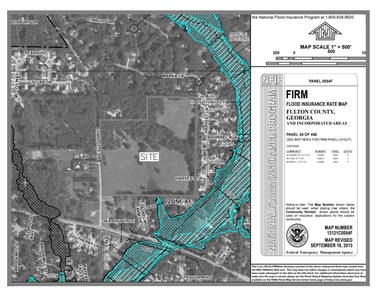
LESS AND EXCEPT the land taken by Condemnation Action entitled Fulton County v. 0.014 acres of land and certain easements; Carroll E.Byers; and William Lee Roberts, filed June 19, 1986, recordded in Deed Book 10163, Page 160, Records of Fulton County, Georgia.

Said parcel contains 36.782 acres, more or less, and is more particularly shown on that certain ALTA/NSPS Land Title and Topographic Survey of Land Lot 1245, 2nd District, 2nd Section, Fulton County, Georgia, Project No. 200256-01-00, prepared by Bowman Consulting Group, Ltd, bearing the seal of J. Chris Whitley, G.R.L.S. No. 2672, dated March 22, 2022, as revised.

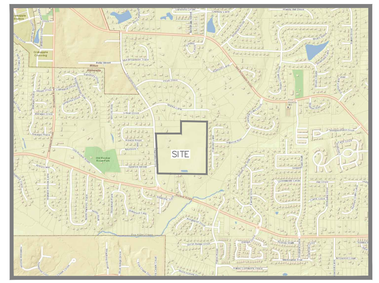


LINE OF SIGHT PROFILE
PROPOSED ENTRANCE

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'



FEMA MAP
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 2000'

PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY BY BOWMAN CONSULTING GROUP FOR DRB GROUP GEORGIA, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 23, 2024. TEMPORARY BENCHMARK PROVIDED BY AS SHOWN ON PLANS AT ½" REBAR AT SE PROPERTY CORNER – VERTICAL DATUM NAVD 88/HORIZONTAL DATUM IS NAD 83/GA WEST ZONE).
2. PROPERTY IS LOCATED ON CHARLOTTE DRIVE IN LAND LOTS 1245, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
3. TOTAL SITE AREA = 36.782 ACRES±
4. APPLICANT/DEVELOPER: DRB GROUP, LLC
   55 IVAN ALLEN JR. BLVD, SUITE 400
   ATLANTA, GA 30313
   CONTACT: MS. CARI SMITH 404.886.1466
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202–612
   ALPHARETTA, GA 30004
   CONTACT: SOTIR J. CHRISTOPHER, P.E.
   770.331.7303
6. EXISTING ZONING: AG
   PROPOSED ZONING: R–22
7. PROPOSED ROADWAYS TO BE PUBLIC WITH 24' BOC & 50' R/W PER ALPHARETTA STANDARD DETAIL 101 (TWO LANE STREET NO ON STREET PARKING). ALL STREET TO BE DESIGNED AND CONSTRUCTED TO CITY OF ALPHARETTA COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED INTERNAL ROADWAYS (6' PLANTER + 5' SIDEWALK) PER DETAIL 101. SIDEWALK TO BE PROVIDED ALONG CHARLOTTE DRIVE FRONTAGE (6' PLANTER + 5' SIDEWALK). STREET TREES TO BE PROVIDED ALONG INTERNAL STREETS (TO BE COORDINATED WITH CITY ARBORIST & UTILITY PROVIDERS DURING LDP DESIGN/PERMITTING).
9. JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON OR WITHIN 200 FEET OF THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON THE PLAN.
10. WATER & GRAVITY SEWER TO BE PROVIDED BY FULTON COUNTY. PROPOSED DEVELOPMENT TO TIE TO EXISTING WATER MAIN ALONG CHARLOTTE DRIVE AND TIE TO EXISTING SEWER MAINS AT EASTERN AND SOUTHERN PROPERTY LINE.
11. A PORTION OF THIS SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0054F LAST REVISED 9/18/2013 (SOUTHERN PROPERTY LINE AS SHOWN ON THE PLAN).
12. PROPOSED ENTRANCE MEETS MINIMUM INTERSECTION SIGHT DISTANCE OF 390 FEET (35 MPH) IN BOTH DIRECTIONS. SIGHT DISTANCE PROFILE SHOWN FOR THE ACTUAL SPEED OF 40 MPH (445 FEET). ACTUAL SPEED PROVIDED BY A&R ENGINEERING (AVERAGE SPEED OF 35 MPH & 85TH PERCENTILE OF 40 MPH).

SITE ANALYSIS

SITE AREA		36.782 ACRES±
LOTS PROPOSED		41 LOTS
DENSITY PROPOSED		1.12 UNITS/AC
R–22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA		
MINIMUM LOT AREA		22,000 S.F.
MINIMUM LOT WIDTH		100 FEET
MINIMUM LOT FRONTAGE		35 FEET
BUILDING SETBACKS	FRONT (CHARLOTTE DRIVE)	65 FEET
	FRONT (LOCAL STREET)	35 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING		25%
MAXIMUM BUILDING HEIGHT		35 FEET
MINIMUM HEATED S.F.		1,500 S.F.
PROPOSED LANDSCAPE STRIPS	CHARLOTTE DRIVE FRONTAGE	10 FEET
	INTERNAL ROAD FRONTAGE	10 FEET
	OVERALL PERIMETER	5 FEET
	ADJACENT TO STORMWATER PONDS	5 FEET



SCALE: 1"= 100'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 029699 PROFESSIONAL ENGINEER SOTIR J. CHRISTOPHER
9/13/2024

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD
SUITE 202–612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

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ZONING SITE PLAN

FOR:

CHARLOTTE DRIVE TRACT

LAND LOT 1245
2ND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:

DRB GROUP
55 IVAN ALLEN JR. BLVD
SUITE 400
ATLANTA, GA 30313

REVISIONS

1	05.21.2024	CITY/CLIENT COMMENTS
2	07.08.2024	CITY COMMENTS
3	08.26.2024	CITY COMMENTS
4	09.13.2024	CITY/CLIENT COMMENTS

DATE: APRIL 30, 2024
CP&E DRAWING NO: 2024110z1.dwg

ZONING SITE PLAN

SHEET NO. Z.1

PROPOSED ALTERNATE DRIVEWAY

PROPOSED ALTERNATE DRIVEWAY

SHIFT LIGHT POLE

PROPOSED VEHICULAR ACCESS GATES

PROPOSED LDP TREES PER POLLOCK & ASSOCIATES, INC.

PROPOSED ACCESS GATE

GATE ARM

GATE MECHANIC BOX

PROPOSED 7' HT. COLUMN

PROPOSED FOUR BOARD FENCE TO MATCH PROPOSED BY POLLOCK & ASSOCIATES, INC.

PROPOSED LDP TREES PER POLLOCK & ASSOCIATES, INC.

GATE ARM

2.5'
29.0'
R14.7'
2.5'
24.0'
6.0'
14.5'
14.5'
24.0'
0.5'
0.5'
3.0'
6.0'
3.0'
21.3'
21.3'
20' D.E.
34.8'
8.1'
45.5'
26.6'
13.5'

(1074)

1 L2-00

ELEVATION: ENTRANCE GATES

SIDEWALK

SIDEWALK

TIE FENCE IN TO PROPOSED 6' HT. COLUMN BY POLLOCK & ASSOCIATES, INC.

TIE FENCE IN TO PROPOSED 6' HT. COLUMN BY POLLOCK & ASSOCIATES, INC.

(1074)

3

(1078)

(1076)

(1076)

2.8'
2.8'
2 L2-00
CALL BOX

ENTRY WALLS AND COLUMNS BY POLLOCK & ASSOCIATES, INC.

B.S.L.

B.S.L.

(1080)

(1074)

85.0'

(1074)

(1076)

PROPOSED BOULDERS PER POLLOCK & ASSOCIATES, INC.

EXISTING TREE TO REMAIN PER POLLOCK & ASSOCIATES, INC.

MONUMENT SIGN BY POLLOCK & ASSOCIATES, INC.

10' LANDSCAPE STRIP

10' LANDSCAPE STRIP

ENTRY WALLS AND COLUMNS BY POLLOCK & ASSOCIATES, INC.

(1080)

(1078)

(1076)

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 740-7800
WWW.KIMLEY-HORN.COM

PREPARED FOR
DR3
DRB GROUP

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
VERDANT
CHARLOTTE DRIVE

GSWCC NO. (LEVEL II)	
DRAWN BY	CLH
DESIGNED BY	TML
REVIEWED BY	TML
DATE	00/00/0000
PROJECT NO.	------

TITLE
HARDSCAPE PLAN

SHEET NUMBER
L1-00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\DRB Charlotte Drive\CAD\Plansheets\L1-00 HARDSCAPE PLAN.dwg L1-00 HARDSCAPE PLAN Jun 24, 2026 10:04am by: Catherine Henderson

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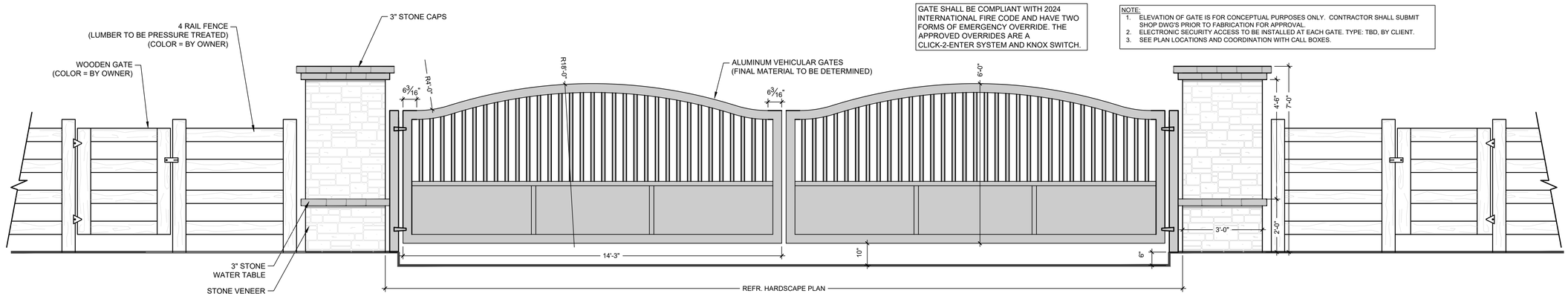


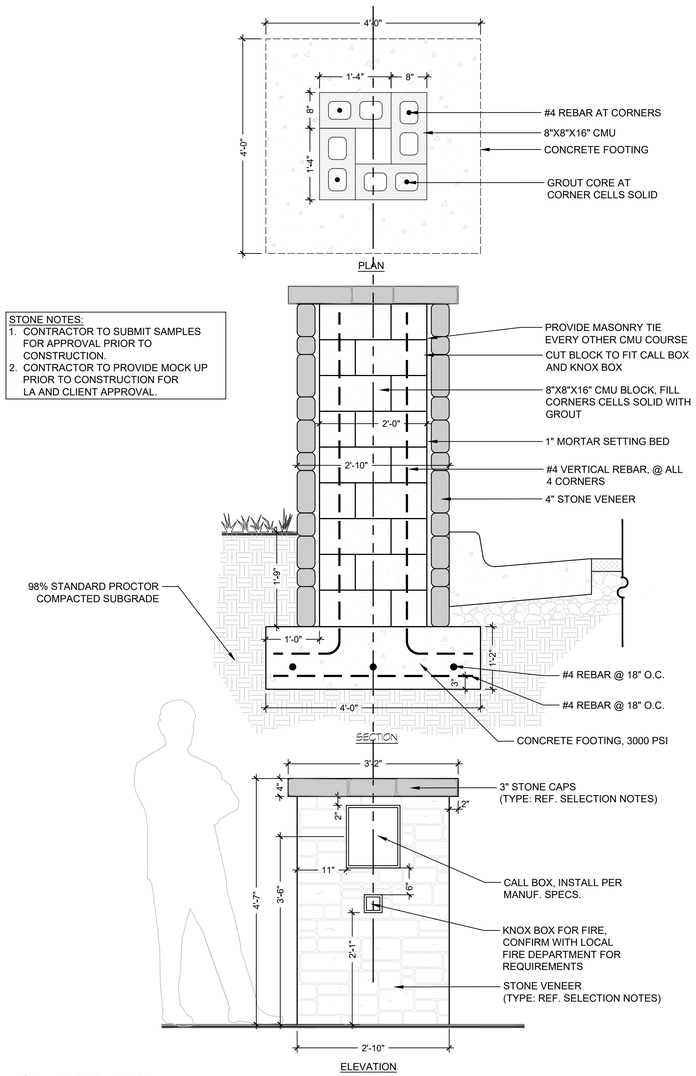
GATE SHALL BE COMPLIANT WITH 2024 INTERNATIONAL FIRE CODE AND HAVE TWO FORMS OF EMERGENCY OVERRIDE. THE APPROVED OVERRIDES ARE A CLICK-2-ENTER SYSTEM AND KNOX SWITCH.

NOTE:
1. ELEVATION OF GATE IS FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DWG'S PRIOR TO FABRICATION FOR APPROVAL.
2. ELECTRONIC SECURITY ACCESS TO BE INSTALLED AT EACH GATE. TYPE: TBD, BY CLIENT.
3. SEE PLAN LOCATIONS AND COORDINATION WITH CALL BOXES.

1 ELEVATION: ENTRANCE GATES

1/2" = 1'-0"

014 (A)-857-011-GATE-04



STONE NOTES:
1. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE MOCK UP PRIOR TO CONSTRUCTION FOR LA AND CLIENT APPROVAL.

2 CALL BOX

3/4" = 1'-0"

Drawing name: K:\ATL_Civil\000_DRB\DRB Charlotte Drive\CAD\Planesheets\L1-00 HARDSCAPE PLAN.dwg L2-00 HARDSCAPE DETAILS Jun 24, 2026 10:04am by: Catherine.Henderson

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PHONE: (770) 740-4200
WWW.KIMLEY-HORN.COM

PREPARED FOR
DRB GROUP

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
VERDANT
CHARLOTTE DRIVE

GSWCC NO. (LEVEL II)	
DRAWN BY	CLH
DESIGNED BY	TML
REVIEWED BY	TML
DATE	00/00/0000
PROJECT NO.	------

TITLE
DETAILS

SHEET NUMBER
L2-00

PRELIMINARY: NOT FOR CONSTRUCTION



1 ELEVATION: GATE RENDERING
NTS

PREPARED FOR
DRB GROUP

PREPARED BY
Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 484-4200
WWW.KIMLEY-HORN.COM

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
VERDANT
CHARLOTTE DRIVE

GSWCC NO. (LEVEL II)	
DRAWN BY	CLH
DESIGNED BY	TML
REVIEWED BY	TML
DATE	00/00/0000
PROJECT NO.	------

TITLE
GATE RENDERING

SHEET NUMBER
L3-00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\DRB Charlotte Drive\CAD\Plansheets\L1-00 HARDSCAPE PLAN.dwg L3-00 GATE RENDERING Jun 24, 2026 10:04am by Catherine.Henderson

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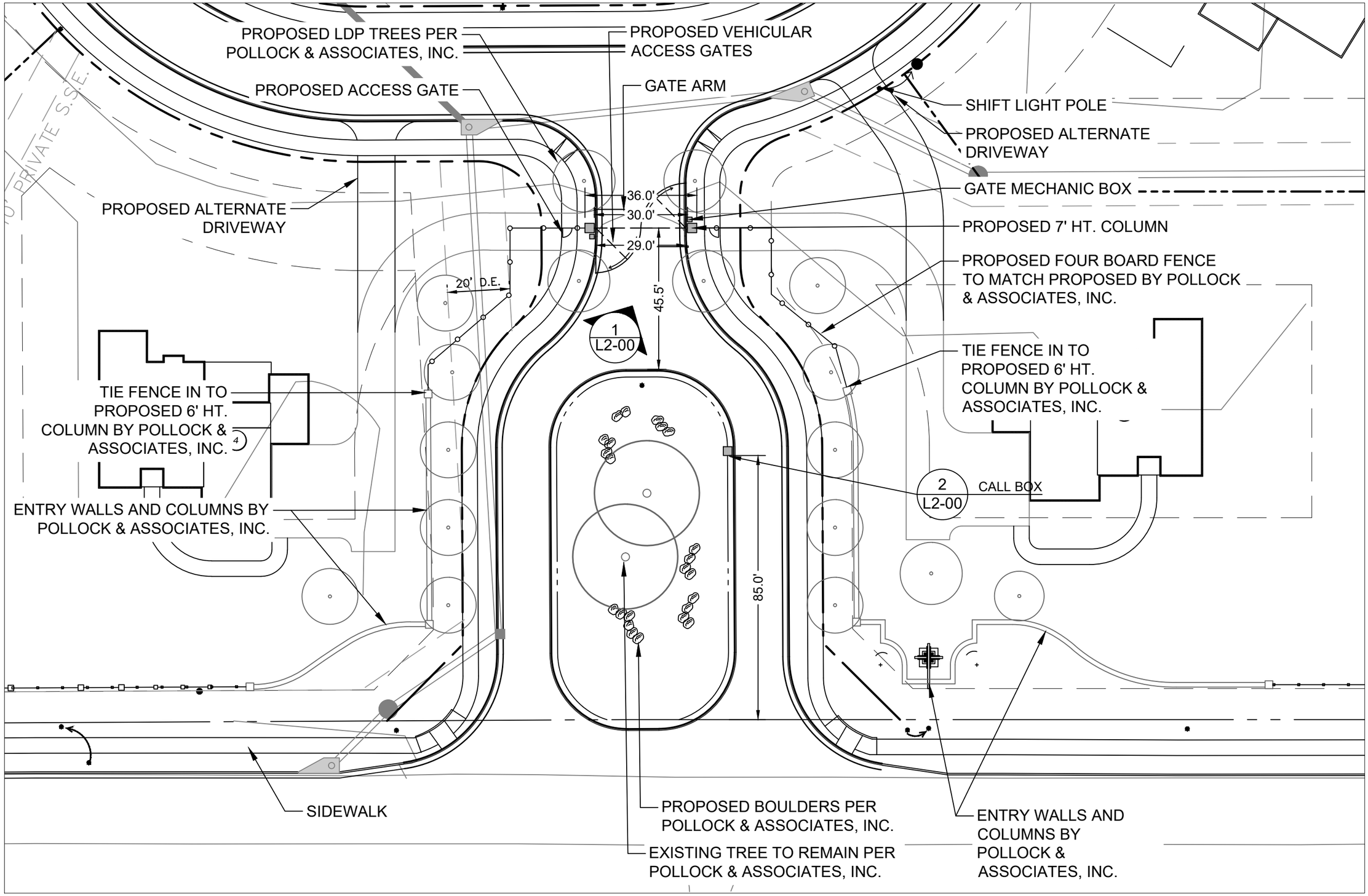


Kimley»Horn

DRB VERDANT - HARDSCAPE ENTRANCE GATE PLAN

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	Parcel Identification	Description	User ID
BYERS CARROLL E	22 434012450230	Real Estate	IWR

Tax District 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
12265 CHARLOTTE DRIVE	2453842	3,324,600	1,329,840

City Exemption

County Exemption

City Sales Tax Credit $0.00

County Sales Tax Credit $309.85

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2025	County	34,734.09	0.00	0.00	34,734.09	0.00	11/15/2025
2024	County	34,828.41	1,042.77	5.50	35,876.68	0.00	11/15/2024
2023	County	34,921.75	0.00	0.00	34,921.75	0.00	11/15/2023
2022	County	35,081.76	0.00	0.00	35,081.76	0.00	11/15/2022
2021	County	770.22	0.00	0.00	770.22	0.00	11/15/2021
2020	County	1,063.88	0.00	0.00	1,063.88	0.00	11/15/2020
2019	County	795.58	0.00	0.00	795.58	0.00	10/15/2019

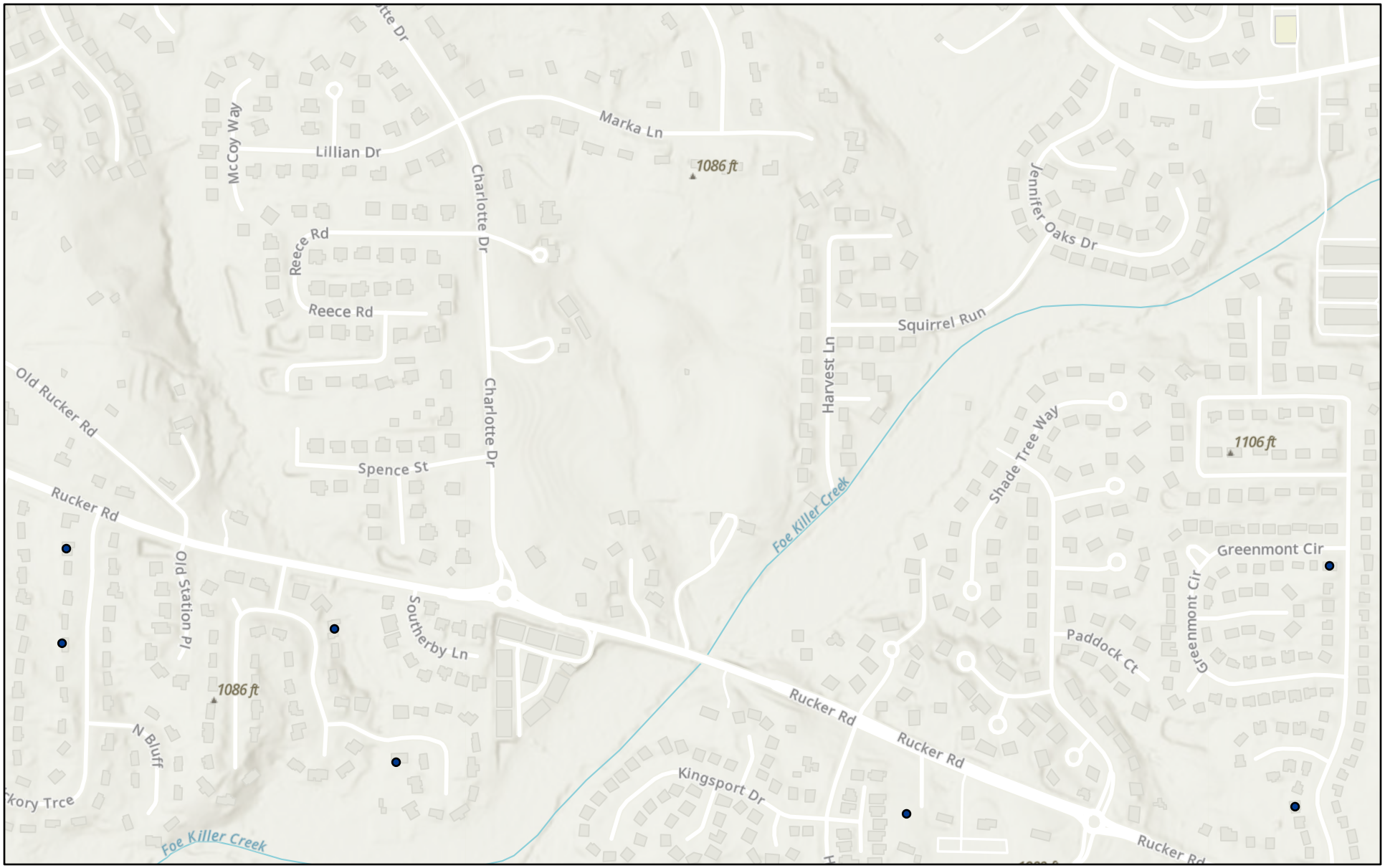
Grand Total Due $0.00

Mailing Address

DRB GROUP GEORGIA LLC
55 IVAN ALLEN BLVD STE 400
ATLANTA GA 30308

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

12265 Charlotte Drive - Verdant Subdivision



5/29/2026

1:8,921

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

- Code Enforcement

World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

STAFF REPORT

Department: Public Works
Submitted By: Arash Moradkhani
Meeting Date: August 17, 2026

AGENDA ITEM:

Request For Proposal 26-107: Alpha Loop/Link Design-Build from Encore Pkwy to Lakeview Lake and Intergovernmental Agreement with True North 400

Consideration of approval of the award of RFP 26-107 for Alpha Loop Trail Design-Build from Encore Pkwy to Morrison Lake to Reeves Young with a contract term of 18.5-month, in an amount not to exceed $15,991,962.00, and approve the Agreement with True North 400, and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award RFP 26-107 for Alpha Loop/Link Trail Design-Build from Encore Pkwy to Lakeview Lake to Reeves Young with a contract term of 18.5-month, and an amount not to exceed $15,991,962.00, and approve the Agreement with True North 400, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $15,991,962.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Capital Project Fund (True North 400 Contribution; 30141100-541420-C2242)	$977,411
TSPLSOT II Fund (33641100-541420-C2242)	$10,000,000
2022 Parks Bond Fund (31841100-541420-C2242; reallocation from general Alpha Loop account 31841100-541420-C1712)	$4,040,000 $974,551
Impact Fee Fund (Parks; 27041100-541420-C2242; reallocation from park impact fee reserve account 27074110-579002)	

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Capital Project Fund (True North 400 Contribution; 30141100-336000-C2242)	$977,411
	$0
	$0
	$0

ITEM DESCRIPTION:

This agenda item is for consideration to award RFP #26-107, Alpha Loop Trail Design-Build from Encore Pkwy to Morrison Lake. The procurement method selected is a Request for Proposals (RFP). The recommended vendor is Reeves Young.

BACKGROUND

The original Request for Proposals (RFP) required design-build teams to submit proposals for the complete design and construction of a 12-foot-wide shared-use path extending from Encore Parkway to Haynes Bridge Road.

Because a pedestrian connection exists and is already available from Lakeview Lake to Haynes Bridge Road via Lakeview Development, multiple alignment alternatives were evaluated as part of this project. These include connections from Encore Parkway to Lakeview Lake and from Lakeview Lake to Haynes Bridge Road. Evaluating these segments independently will allow the City to identify the most cost-effective solution and maximize the project's value within the available budget.

PROCUREMENT METHOD

Request for Proposals (RFP): This method allows the City to seek a solution or service that is complex and/or requires customization. Unlike an Invitation to Bid (ITB), an RFP goes beyond just the cost factor and instead focuses on evaluating various other aspects (qualifications, experience, project approach, innovation, value-added services, etc.) in addition to cost when making the contract award decision. By issuing an RFP, the City outlines our needs, expectations, and desired outcomes, allowing suppliers to submit detailed proposals that comprehensively address these requirements.

The focus of an RFP is multi-layered, but ultimately aims to select the best firm to fulfill a specific need within the required time frame, considering both qualifications and cost. As opposed to an ITB (Invitation to Bid), the RFP process allows for negotiations with firms after proposals have been evaluated. This flexibility allows the City to refine requirements, discuss terms, and potentially negotiate aspects of the contract (e.g. cost) before finalizing the award.

PROCUREMENT PROCESS

The Department of Public Works, with guidance from the Finance Department, prepared RFP 26-107 which was issued on September 25, 2025. RFP 26-107 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 3104 vendor invites and 124 document takers. RFP 26-107 responses were received on December 18, 2025 and included proposals from 3 firms, listed below, for the complete design and construction of a 12-foot-wide shared-use path extending from Encore Parkway to Haynes Bridge Road:

1. Archer Western $24,433,000.00
2. Reeves Young $25,065,952.00
3. F.H. Pachon $36,567,085.77

PROCUREMENT EVALUATION

An Evaluation Committee from members of the Public Works Department evaluated the proposals based on the following criteria:

1. Team Qualifications: 20 points
2. Project Approach: 15 points
3. Proposed Schedule: 15 points
4. Cost Proposal: 50 points

Evaluation Committee members independently evaluated and scored each proposal for all criteria above, excluding cost. Upon completion of the independent evaluations, cost was added to the overall scoring. The Evaluation Committee invited the top two firms to advance to Phase 2 (shortlist). Archer Western and Reeves Young were the highest scoring firms. Phase 2 included committee interviews/ presentations. The Evaluation Committee met with Reeves Young and Archer Western on Tuesday February 24, 2026 and Thursday February 26, 2026, respectively.

An existing pedestrian walkway currently connects Lakeview Lake to Haynes Bridge Road via the Lakeview Development. Due to budget constraints, the City requested the two highest-ranked design-build teams to provide revised proposals for only the Alpha Loop/Link segment extending from Encore Parkway to the Lakeview Lake. The revised design-build cost proposals for this reduced project scope were subsequently submitted to the City's Finance Department as follows:

1. Reeves Young $14,732,978.00

2. Archer Western $16,413,000.00

The evaluation committee met with Reeves Young on March 19, 2026, to further discuss the project scope, schedule, and the City's expectations. During this meeting, the City requested that the project scope be expanded slightly to include construction of a trailhead plaza at the Encore Parkway entrance and relocation of the curb line along the east side of Fanfare Way, from Encore Parkway to Tempo Lane, to accommodate on-street parking. The property on which the plaza would be constructed was recently acquired through the Georgia Department of Transportation. Traversing the trail through this parcel, the cost of the trail decreased by $700k. The cost to design and construct the plaza is $1,954,822. The plaza combines standards from the Alpha Loop, True North 400, and the Eco District. The Encore area has been a staple for True North 400 Projects, Encore Parkway Bridge and the Encore Greenway and Gateway projects. True North 400 and the City discussed partnering on the Encore Plaza and at the August 4, 2026, True North 400 Board Meeting, the board approved funding of $977,411.00. An Intergovernmental Agreement (IGA) has been prepared, signed by True North 400, and is included in the attachments for Council's consideration.

Reeves Young submitted a revised proposal incorporating the additional scope in the amount of **$15,991,962.00**. This amount represents the final design-build cost for the Alpha Loop segment from Encore Parkway to the Lakeview Lake, including the trailhead plaza at Encore Parkway and the on-street parking improvements along Fanfare Way.

PROCUREMENT AWARD RECOMMENDATION

The Evaluation Committee recommends award of RFP 26-107 to Reeves Young as the high-scoring proposal. Reeves Young has successfully completed multiple projects similar in scope to this project.

ALTERNATIVES:

Do not award the project for design-build, and it could be postponed to a future date for re-advertisement and consideration.

ATTACHMENTS:

1. Encore Plaza Concept Renderings Final
2. Alpha Loop - Encore to Lake at Lakeview
3. Encore Plaza True North 400 Agreement
4. Reeves Young - Alpha Loop Trail Contract 8-12-26v2



Plan View

Encore Plaza Concept - Alpha-Loop

July, 2026



Birds-Eye View

Encore Plaza Concept - Alpha-Loop

July, 2026



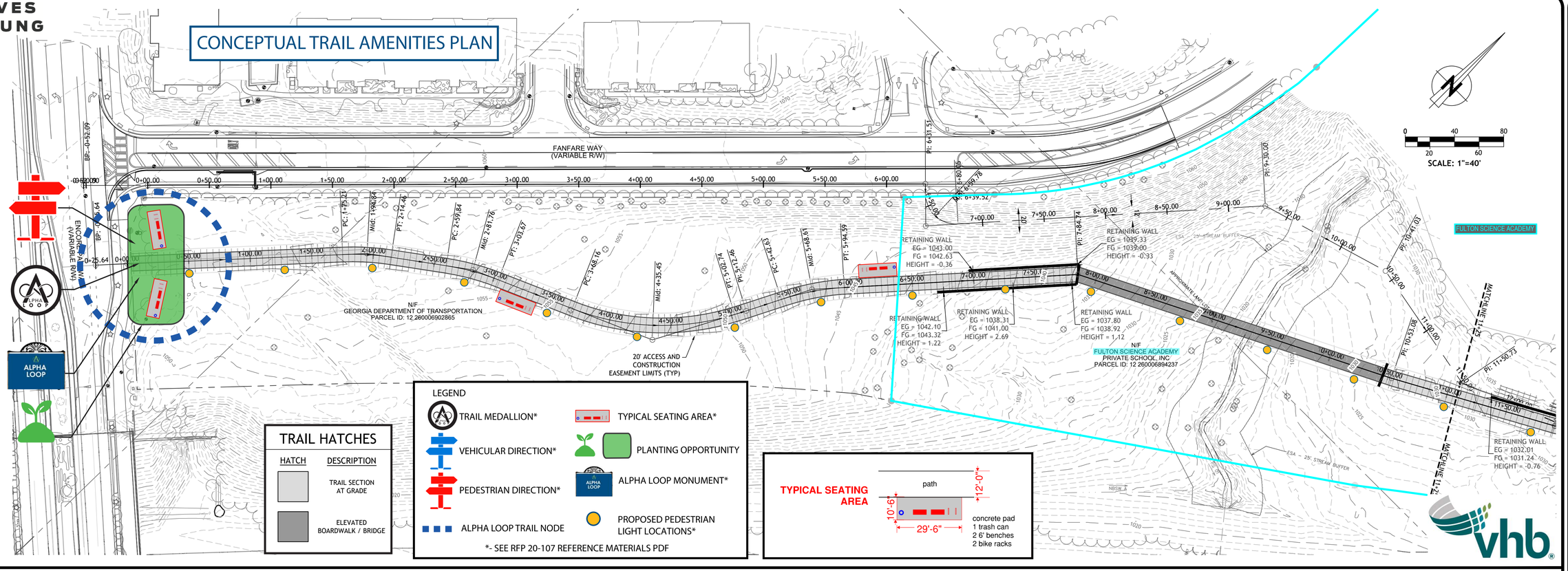
Ground Level View

Encore Plaza Concept - Alpha-Loop

July, 2026

REEVES YOUNG

CONCEPTUAL TRAIL AMENITIES PLAN



TRAIL HATCHES

HATCH	DESCRIPTION
	TRAIL SECTION AT GRADE
	ELEVATED BOARDWALK / BRIDGE

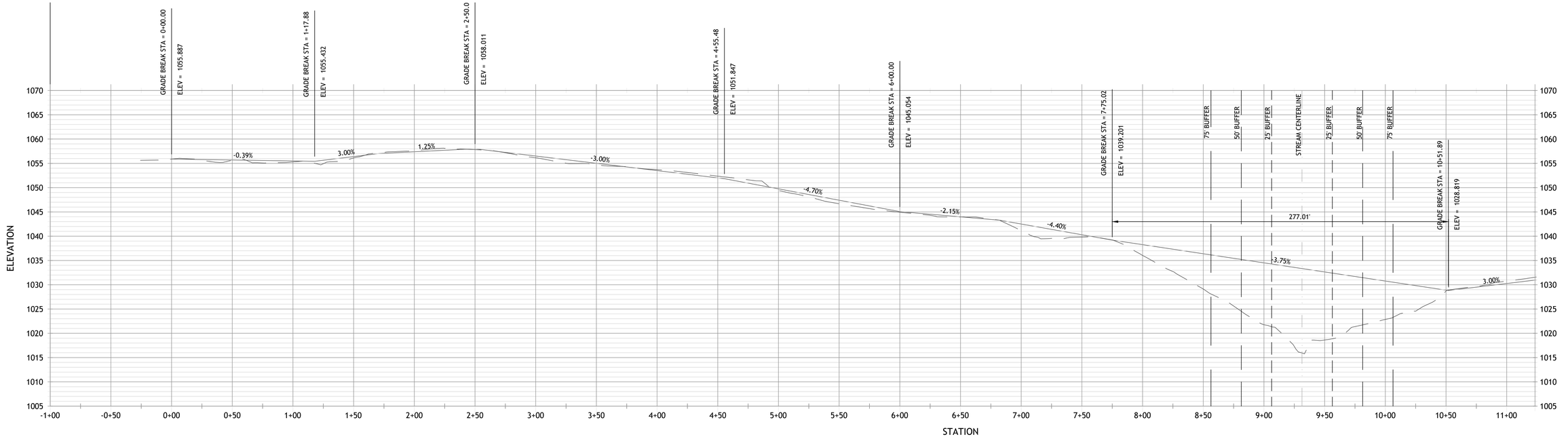
LEGEND

- TRAIL MEDALLION*
- VEHICULAR DIRECTION*
- PEDESTRIAN DIRECTION*
- ALPHA LOOP TRAIL NODE
- TYPICAL SEATING AREA*
- PLANTING OPPORTUNITY
- ALPHA LOOP MONUMENT*
- PROPOSED PEDESTRIAN LIGHT LOCATIONS*

*- SEE RFP 20-107 REFERENCE MATERIALS PDF

TYPICAL SEATING AREA

concrete pad
1 trash can
2 6' benches
2 bike racks



VE 1
SCALE: 1" = 40'H, 1" = 10'V

REVISIONS | DATE | BY

ATLAS
2550 Heritage Court SE Suite 250
Atlanta, GA 30339
Tel.: (770) 951-2495
onealtas.com

vhb

PRELIMINARY

ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA

PRELIMINARY SITE PLAN

SHEET:
CS101

DATE: 12/18/2025
DRAWN BY: MR
CHECKED BY: AP
JOB NO.: 0000-0000

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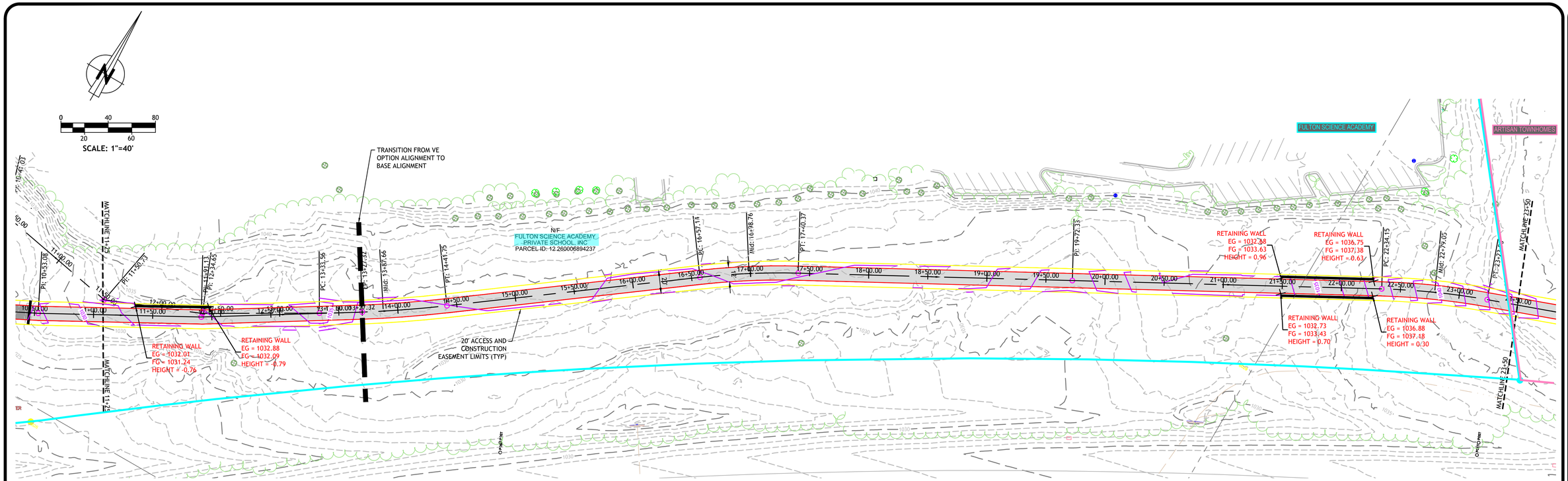

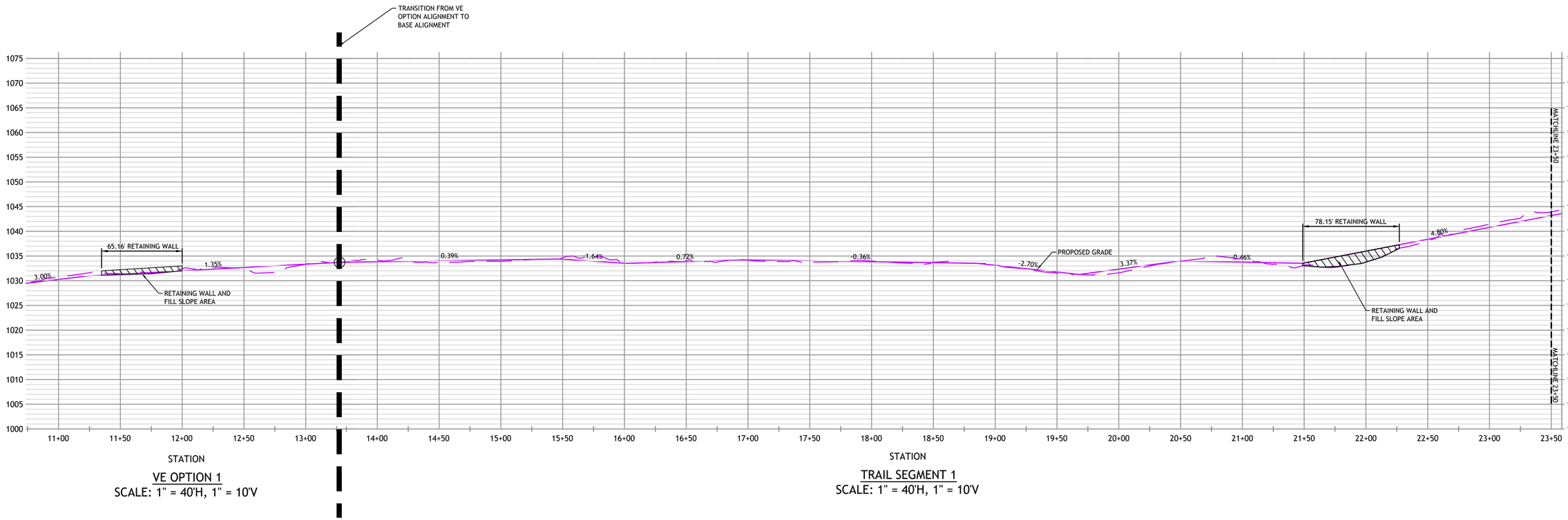

VE OPTION 1
SCALE: 1" = 40'H, 1" = 10'V

TRAIL SEGMENT 1
SCALE: 1" = 40'H, 1" = 10'V

REVISIONS | DATE | BY

ATLAS
2500 Heritage Court SE Suite 250
Atlanta , GA 30339
Tel.: (770) 951-2495
onatlas.com

PRELIMINARY

ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA

PRELIMINARY SITE PLAN - VE OPTION

SHEET: CS102 VE

DATE: 12/18/2025
DRAWN BY: MR
CHECKED BY: AP
JOB NO.: 0000-0000

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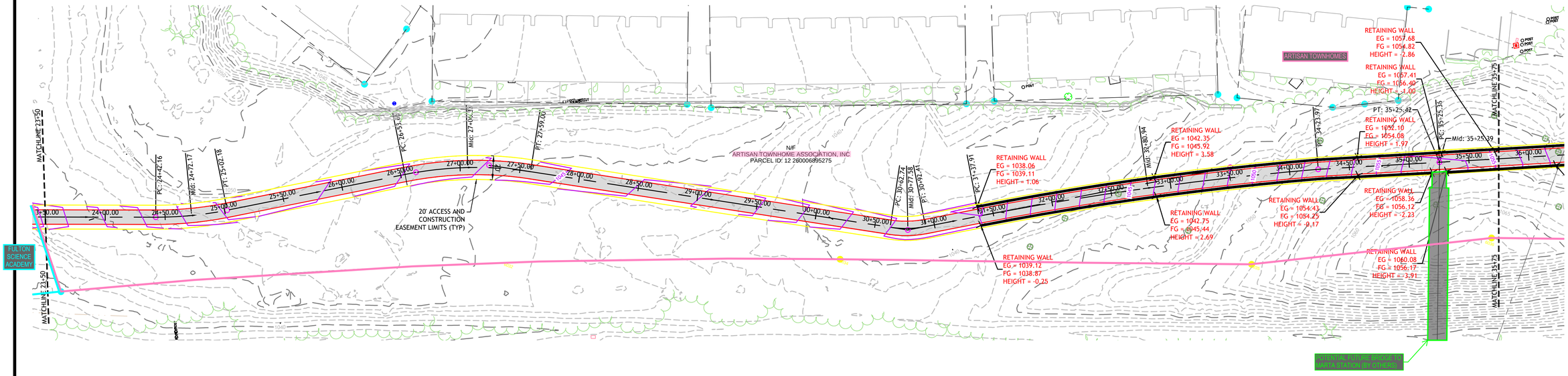

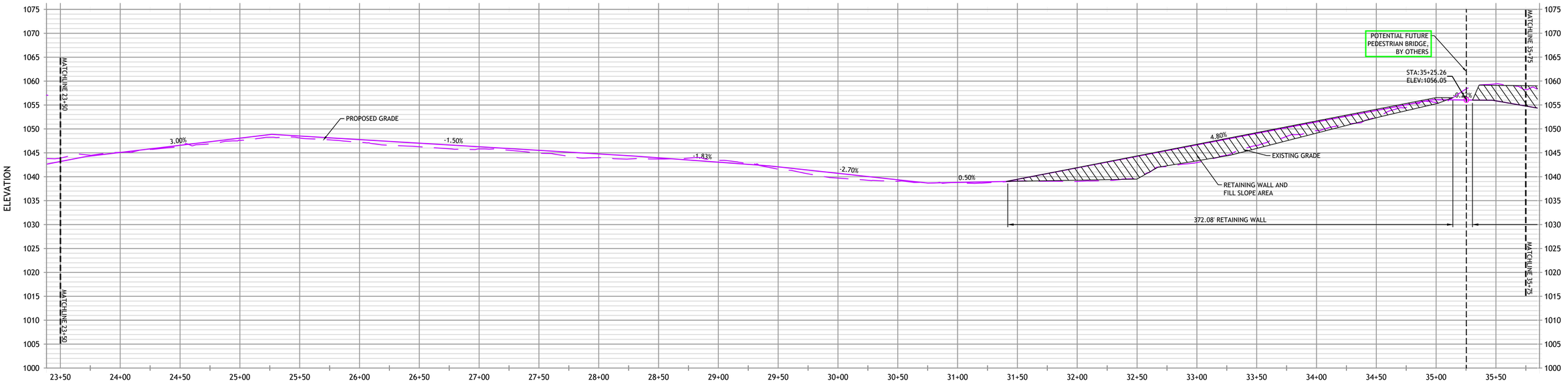

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2550 Heritage Court SE Suite 250
Atlanta , GA 30339
Tel.: (770) 951-2495
onatlas.com

REVISIONS | DATE | BY

PRELIMINARY

ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA

PRELIMINARY SITE PLAN

SHEET:
CS103

DATE:	12/18/2025
DRAWN BY:	MR
CHECKED BY:	AP
JOB NO.:	0000-0000

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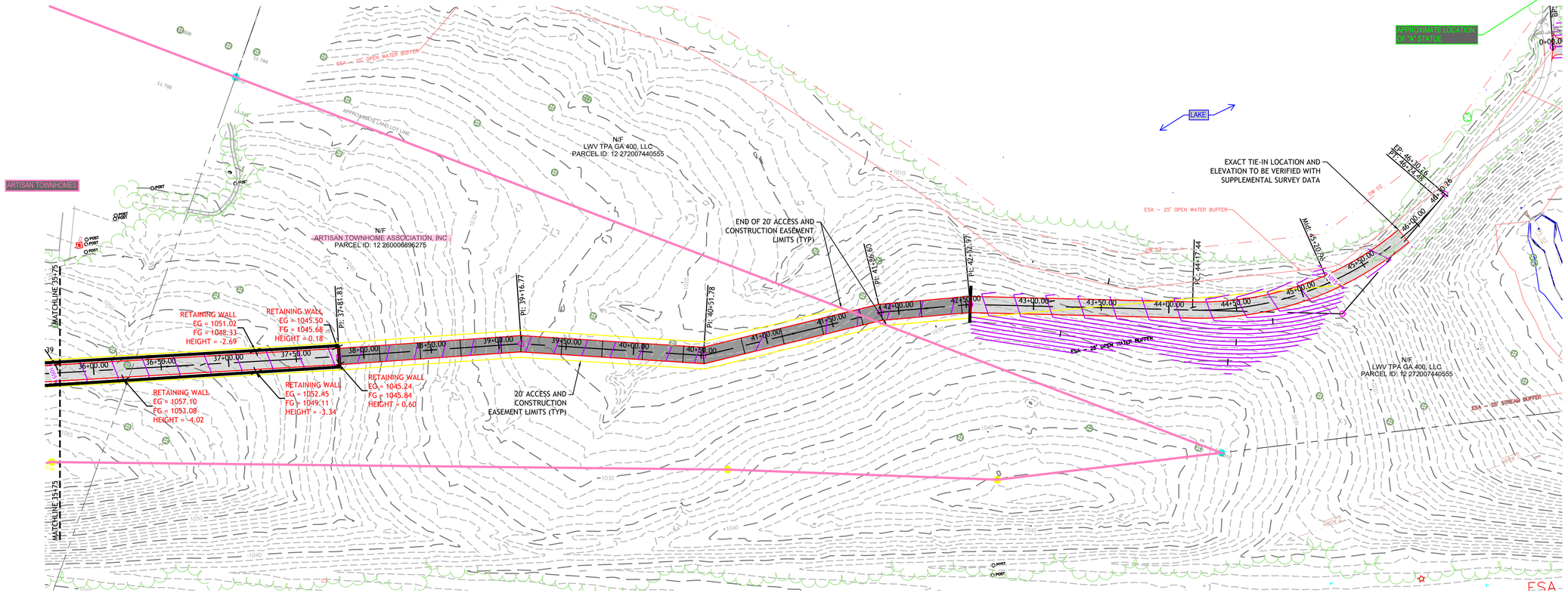

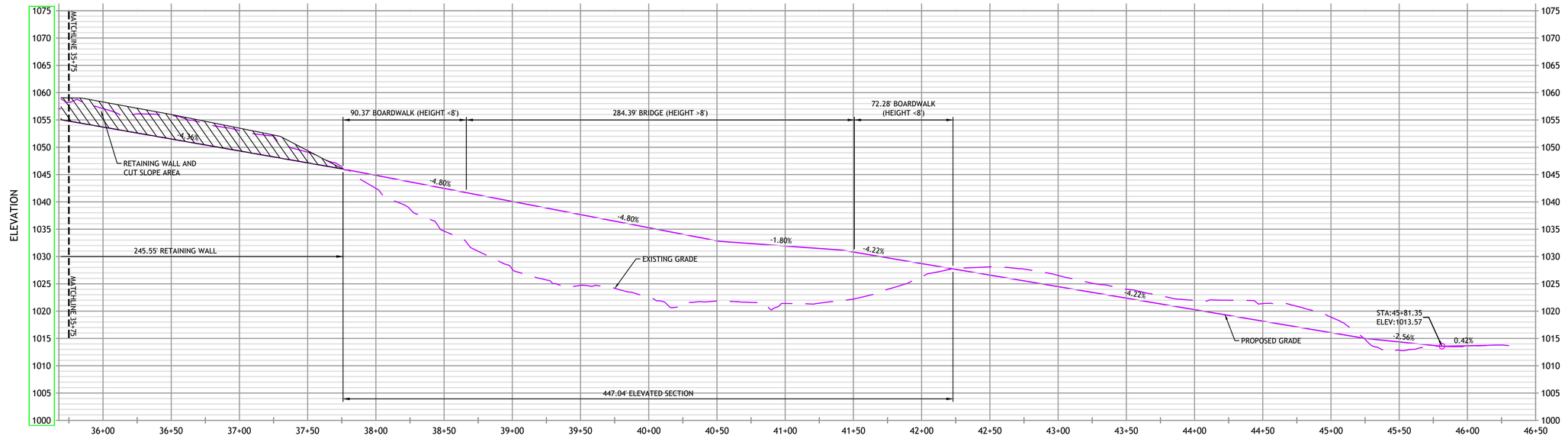

REVISIONS | DATE | BY

ATLAS
2550 Heritage Court SE Suite 250
Atlanta , GA 30339
Tel.: (770) 951-2495
oneatlas.com

PRELIMINARY

ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA

PRELIMINARY SITE PLAN

SHEET:
CS104

DATE: 12/18/2025
DRAWN BY: MR
CHECKED BY: AP
JOB NO.: 0000-0000

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AGREEMENT
BETWEEN

CITY OF ALPHARETTA

AND

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT
d/b/a TRUE NORTH 400

FOR

DESIGN AND CONSTRUCTION
OF THE ENCORE ALPHALINK PLAZA

This Framework Agreement (the "Agreement") is made and entered into effective the date last set forth below (the "Effective Date"), by and between the CITY OF ALPHARETTA, GEORGIA, a Georgia municipal corporation, acting by and through its Mayor (the "CITY"), and NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT d/b/a TRUE NORTH 400, an entity created by Fulton County, City of Alpharetta, City of Roswell, and City of Milton (the "CID").

WHEREAS, CITY desires to design and construct a plaza/gateway to the AlphaLink to be located at Encore Parkway and Fanfare Way in Alpharetta (the "Project");

WHEREAS, CITY has requested CID to assist with the cost of the design and construction of the Project;

WHEREAS, CID is willing to assist with the cost of the design and construction of the Project in an amount not to exceed NINE HUNDRED SEVENTY-SEVEN THOUSAND, FOUR HUNDRED ELEVEN AND 00/100 DOLLARS ($977,411.00) if CITY will contract for design and construction of the Project and be solely responsible for the other aspects and costs for completion of the Project as set forth herein;

WHEREAS, CITY will contract for the Project to be designed and constructed, and will pay all costs of the Project other than what CID is agreeing to pay pursuant to this Agreement;

WHEREAS, CITY and CID wish to contract with one another "for joint services, for

the provision of services, or for the joint or separate use of facilities or equipment..." Ga. Constitution Article IX, § III, ¶ I (a); and

WHEREAS, CID is authorized to provide for governmental sidewalks, parks and recreation areas and facilities. Ga. Constitution Article IX, § VII, ¶ II.

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, CITY and CID hereby agree each with the other as follows:

1. CITY shall contract with a design engineer and construction contractor to complete the Project, as well as provide construction management.

2. It is anticipated by CITY that the total cost to design and construct the Project will be ONE MILLION, NINE HUNDRED FIFTY-FOUR THOUSAND, EIGHT HUNDRED TWENTY-TWO AND NO/100 DOLLARS ($1,954,822.00) (the "Total Cost").

3. CITY and CID agree to evenly divide the cost of design and construction of the Project, with CID providing funds in an amount not to exceed NINE HUNDRED SEVENTY-SEVEN THOUSAND, FOUR HUNDRED ELEVEN AND 00/100 DOLLARS ($977,411.00) (the "CID Contribution") on a reimbursement basis for ½ of the amount of each invoice received by CITY, and with CITY providing the remainder of the funds.

4. Pete Sewczwicz shall be authorized to act on behalf of the City, and Kristin Winzeler is authorized to act on behalf of CID, with respect to the Project.

5. Should the final cost of the design and construction of the Project exceed the Total Cost, CITY will be solely responsible for any excess costs remaining after application of the CID Contribution. CITY agrees to be solely responsible for all other obligations, including financial, to complete the Project. Should the final cost of the design and construction of the Project be less than the Total Cost, CITY and CID will share equally in the cost savings.

6. CID is not a design expert and has no responsibility for the design of the Project. CITY shall require the design engineer to indemnify and insure CITY and CID for any claims, damages, actions, judgments, costs, penalties, liabilities, demands, request for payments, loss

and/or expenses caused by the design contractor's negligent acts or omissions, or willful misconduct in the design services related to the Project.

7. CID is not a construction expert and has no responsibility for the construction of the Project. CITY shall require its construction contractor to indemnify and insure the CITY and CID for any claims, damages, actions, judgments, costs, penalties, liabilities, demands, request for payments, loss and/or expenses caused by the construction contractor's negligent acts or omissions, or willful misconduct related to construction of the Project.

8. The foregoing constitute all obligations undertaken by the CID concerning the Project.

9. The term of this Agreement shall commence on the Effective Date and continue until the Project is completed.

10. This Agreement may be amended only by a written instrument executed by both CID and CITY.

11. This Agreement is made and entered into in FULTON COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties.

(Signatures on following page)

IN WITNESS WHEREOF, CITY and CID have caused this Agreement to be executed under seal by their duly authorized representatives.

CITY OF ALPHARETTA

BY: _____
Mayor

Date: _____

ATTEST:

_____
City Clerk

RECOMMENDED:

_____
Director of Public Works

REVIEWED AS TO LEGAL FORM:

_____
City Attorney

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT d/b/a TRUE NORTH 400

BY: _____
Chairman

Date: 8/4/26

CONTRACT AGREEMENT
ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY

THIS AGREEMENT, made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **REEVES YOUNG, LLC**, a Georgia limited liability company, with its principal office located at 45 Peachtree Industrial Blvd., Suite 200, Sugar Hill, GA 30518 (hereinafter, "CONTRACTOR").

1. Contract Documents. The Contract Documents consist of this Contract for Services for the City of Alpharetta (the "Contract"), the City's Request for Proposal No. 26-107, dated September 25, 2025 (the "RFP"), including any addenda thereto, the Contractor's Proposal, dated December 18, 2025, and the Contractor's Revised Cost Proposal Submission dated June 26, 2026, in Exhibit "A", all of which are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern; provided, however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal shall control. Subject to the foregoing, in the event of a conflict between the language in the RFP and the Proposal, the language in the former shall govern. In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern.

2. Scope of Services. The Contractor's duties and scope of services (the "Work"), in general, include the following: **ALPHA LOOP TRAIL DESIGN-BUILD FROM HAYNES BRIDGE RD TO ENCORE PKWY** to design and construct a 12-foot wide lighted shared-use path connecting Haynes Bridge Road to Encore Parkway, approximately 1.2 miles based on Concept Plan in Exhibit "B", within the City of Alpharetta, GA, (hereafter called the **PROJECT)**.

3. Contract Price. In accordance with the costs established in Contractor's Cost Proposal and as finally awarded by the City, the City shall pay Contractor a fixed fee in the amount of **FIFTEEN MILLION, NINE HUNDRED NINETY-ONE THOUSAND, NINE HUNDRED SIXTY-TWO DOLLARS AND 00/100 ($15,991,962.00)** for Contractor's performance of Work based on the Project Cost in Exhibit "A". This price includes the full development and provision of all deliverables as specified in the Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

   Payments may be made in the manner and on the periodic basis agreed to by the City prior to the Commencement of Work (defined in Section 4). Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor shall submit an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the

performance of the subject portion of the Work, the City will render payment subject to retainage. Pursuant to O.C.G.A. §13-10-80, the City shall withhold retainage of 5% of the gross value from each invoice. City will not hold retainage for design services and Contractor must send separate invoices for design services. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will render final payment including the amount retained. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments shall be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City shall have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete and/or for any liquidated damages due to the City. Provided, however, that any amount withheld under this Section shall be limited to the amount reasonably necessary to address the specific, documented deficiency, non-conformance, or claim giving rise to the withholding; the City shall provide Contractor with prior written notice specifying the amount and basis for withholding with reasonable particularity; and the City shall timely pay all amounts not reasonably in dispute. Acceptance of final payment shall constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

4. Commencement of Services and Final Completion.

(a) Commencement of Services. The City shall not become obligated to pay for the Work prior to execution of this Contract, and the Contractor shall not proceed to perform the Work until a written authorization to proceed ("Notice to Proceed") has been sent to the Contractor from the City. The Contractor shall commence performance of the Work ("Commencement of Work") as set forth in the Notice to Proceed.

(b) Final Completion. When all the Work is finally complete, and the Contractor is ready for a final inspection, the Contractor shall notify the City thereof in writing. Thereupon, the City will make final inspection of the Work and, if the Work is complete in full accordance with this Contract and this Contract has been fully performed ("Final Completion"), subject to other terms and provisions hereof, the Contractor shall be entitled to payment of the Contract Price following submittal of the invoice as set forth in Section 3. Warranty of the materials/product and labor required by this Contract shall commence upon the date of Final Completion.

(c) Term. Upon the Notice to Proceed the time for the completion of the design-build process is five hundred fifty-five (555) calendar days. The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

(d) Delay Caused by City. If the completion of the Work is delayed by actions of the City, then and in such event, the required time for completion of the Work shall be extended for such additional time within which to complete performance as is required by such delay.

(e) Time is of the Essence. All limitations of time set forth in this Contract are of the essence.

(f) Differing Site Conditions. If Contractor encounters concealed or latent physical conditions at the Project site that differ materially from the conditions indicated or represented in the Contract Documents, Contractor shall provide the City with written notice of the condition within seven (7) days after the condition is first discovered or should reasonably have been discovered, and before the condition is disturbed. Failure to provide notice within seven (7) days shall not constitute a waiver of Contractor's claim so long as the City's ability to investigate the condition is not materially prejudiced by the delay in notice. If such conditions are found to exist, Contractor shall be entitled to an equitable adjustment in the Contract Price and Contract Time to the extent Contractor's cost of, or time required for, performance is affected by such differing site conditions.

5. Substitutions and Change Orders.

(a) Changes or additions to the Work shall be made only by written Change Order with the Contract Price and Time being equitably adjusted accordingly. No substitutions of material or Change Orders are allowed after Contract award without written approval by the City Department of Budget and Procurement. For purchase orders $50,000.01 or greater, cumulative Change Orders more than 10% of the original contract will require the approval of the City Council.

(b) The amounts of the Performance Bond and Payment Bond shall be adjusted to reflect any increase or decrease in the Contract Price resulting from approved Change Orders. The Contractor shall promptly furnish any required bond rider or other documentation necessary to maintain bond amounts equal to the revised Contract Price.

(c) Where specific employees are proposed by the Contractor for the work, those employees must perform the work as long as those employees work for the Contractor, either as employees or subcontractors, unless the City agrees to a replacement or requests same based on an objective standard of review of past performance. City will review requests for any substitution and may be approved by the City at its sole discretion. City will not recognize any verbal agreements to the contrary. In the event a substitution of a Contractor employee is required due to termination of employment by Contractor, Contractor must provide the City with prompt written notice of the need for such substitution and must cooperate with the City in providing a replacement.

6. Duration of Contract.

(a) Contract Extension. If the completion of this Contract is delayed by actions of the City, then and in such event, the term of this Contract shall be extended for such additional time within which to complete the performance of the Contract as is required by such delay. This Contract may be extended by mutual consent of both the City and the Contractor for reasons of additional time, additional services

and/or additional areas of work.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party shall give notice to the defaulting party of the failure or default. Such party shall have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 19 (*Notices*). The Contract may also be terminated prior to expiration of the term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Contractor. In the event of such termination for convenience, the Contractor shall be compensated for (a) all Work properly performed prior to the effective date of termination, and (b) costs reasonably and necessarily incurred by Contractor as a result of the termination, including subcontractor and supplier termination or cancellation costs and demobilization costs. Such amount shall be paid by the City upon the Contractor's delivering or otherwise making available to the City all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date shall survive termination of this Contract.

8. Liquidated Damages. Liquidated damages will apply. Liquidated damages per GDOT Standard Specifications for Construction of Transportation Systems, 2021, Section 108.08. Any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as Liquidated Damages representing a reasonable pre-estimate of delay damages likely to be sustained by the City for any such breach, as it is mutually agreed that any such actual and consequential damages incurred by the City for such breach would otherwise be difficult to ascertain. Liquidated Damages assessed under this Section shall be the City's sole and exclusive remedy for delay in Final Completion, and in no event shall the City be entitled to recover actual, consequential, or other delay-related damages in addition to Liquidated Damages.

9. Waiver of Consequential Damages. Notwithstanding anything to the contrary in this Contract, neither the City nor Contractor shall be liable to the other for any consequential damages arising out of or relating to this Contract or the Project, including but not limited to loss of use, loss of profits, loss of revenue, loss of financing, home office overhead not otherwise recoverable under Section 4(d), and the cost of capital, whether arising in contract, tort (including negligence), strict liability, or otherwise. This mutual waiver shall not apply to Liquidated Damages properly assessed under Section 8 above.

10. Representations and Warranties. Contractor represents and warrants that Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services shall be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature.

11. Covenants. Contractor covenants that Contractor shall:

    a. Comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in

performing its obligations hereunder, and the products and services shall comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City;

b. Perform its obligations hereunder in a good, professional and workman-like manner and in accordance with City's specifications and the terms of this Contract;

c. Perform all services under this Contract in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and

d. Owe its primary duty of loyalty to the City in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision.

12. Licenses, Registrations, Certifications and Permits. The Contractor shall be responsible for obtaining and maintaining in a valid status all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor shall provide copies of any such licenses, certifications or permits to the City upon request.

13. Insurance.

(a) Insurance Generally. Contractor shall obtain and shall continuously maintain during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker's Compensation and Employers Liability Insurance with limits as required by the State of Georgia and Employers' Liability limits of

$1,000,000 (one million dollars) per occurrence or disease or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor shall additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy shall be applicable to all premises and all operations of the Contractor. The policy shall include coverage for bodily injury, broad form property damage (including completed operations coverage for a minimum term of two (2) years following final completion), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Further, the policy shall be endorsed to provide "all risks" coverage. The policy shall contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name the City and its elected officials, officers, employees and agents as additional insured parties.

iii. Comprehensive Automobile Liability insurance (owned or hired) with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate, and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all of Contractor's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage shall include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance shall be endorsed to name the City and its elected officials, officers, employees and agents as additional insured parties.

iv. Contractors Pollution Liability Insurance with liability limits of at least $1,000,000 (one million dollars) per claim or occurrence to cover bodily injury, property damage, cleanup costs, removal, storage, disposal, and/or use of the pollutant, and defense costs and expenses incurred.

v. Umbrella/Excess Liability insurance with minimum combined single limits of Two Million Dollars ($2,000,000) per occurrence and in the aggregate. Such policy shall provide the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance shall be endorsed to name the City and its elected officials, officers, employees and agents as additional insured parties.

vi. Professional Liability (Errors & Omissions) insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence, covering professional services rendered by the Contractor to the City, including, but not limited to, design, engineering, consulting, and construction management services. Such coverage shall be kept and remain in force for the term of this Contract and for a period of two (2) years following completion of the Work. The policy shall have a retroactive date that precedes the effective date of this Contract or the Commencement of Work under this Contract, whichever is earlier, and such retroactive date shall not be advanced when the policy renews. If the policy is cancelled or non-renewed for any reason and not replaced with a policy supplying coverage for prior acts, which include Contractor's performance of the professional services under this Contract, Contractor shall purchase extended reporting period or tail coverage to cover claims reported for no less than two (2) years after completion of the Work. The policy shall include such other coverage as reasonably required by the City.

(b) Requirements of Insurance.

i. Insurance shall be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance shall contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance shall provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance shall be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder shall provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor shall provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to Commencement of Work, Contractor shall submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections shall be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor shall maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

14. Indemnification.

(a) Construction and Non-Professional Services. Except as provided in subsection (b), Contractor shall, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents (collectively, the "City Indemnitees"), from and against all third-party claims, demands, losses, liabilities, suits, actions, damages, costs, and expenses, including reasonable attorneys' fees ("Claims"), arising out of or resulting from the performance or non-performance of the Work, provided that the Claim is caused in whole or in part by the negligence, recklessness, or intentionally wrongful conduct of Contractor, its officers, agents, employees, subcontractors, suppliers, consultants, or anyone directly or indirectly employed or utilized by them, or anyone for whose acts they may be liable. For Claims governed by this subsection, Contractor's obligation shall apply notwithstanding the concurrent negligence of a City Indemnitee, but shall not apply to a Claim caused solely by the negligence of a City Indemnitee or to the extent caused by a City Indemnitee's recklessness or intentionally wrongful conduct.

(b) Professional Services. Notwithstanding subsection (a), with respect to Claims arising out of engineering, architectural, or land-surveying services, Contractor shall indemnify and hold harmless the City Indemnitees from damages, losses, and expenses, including reasonable attorneys' fees, only to the extent caused by or resulting from the negligence, recklessness,

or intentionally wrongful conduct of Contractor or other persons employed or utilized by Contractor in the performance of such services. To the extent a Claim arises from the concurrent negligence of the City and Contractor, Contractor's indemnification obligation shall be limited to the percentage of fault attributable to Contractor and its officers, agents, employees, or subcontractors, consistent with Georgia's comparative fault principles and O.C.G.A. § 13-8-2.

(c) Mixed Claims. If a Claim arises from both the professional services described in subsection (b) and other Work, subsection (b) shall govern the portion attributable to such professional services, and subsection (a) shall govern the remainder.

(d) Nothing in this Section or this Contract shall be deemed to expand any waiver of the City's sovereign or governmental immunity beyond that provided by applicable law, create rights in any third party, or create any third-party beneficiaries.

15. Performance and Payment Bonds. Prior to or at the time of execution of this Contract, the Contractor, as principal, and a surety company listed in the Federal Register and licensed to write surety insurance in the State of Georgia, as surety, shall give a Contract Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, for the use of the City (performance bond) or all persons doing work or furnishing skills, tools, machinery, or materials under or for the purpose of this Contract (payment bond), in accordance with the provisions of the law of the State of Georgia, including, but not limited to O.C.G.A. § 36-91-21, et seq., as applicable. The

life of these bonds shall extend through the life of this Contract, including a sixty (60) day maintenance period (if applicable) and a twelve-month warranty/guarantee period after Final Completion. If the City, in its sole discretion, determines either (a) the surety has become insolvent, (b) the surety is no longer certified or approved to write surety insurance or do business in the State of Georgia, or (c) there are no longer sufficient sureties on any or all of the bonds, Contractor shall be required to furnish new or additional bonds within ten (10) days of City providing written notice of such determination to Contractor. Further, City shall have the right to order Contractor to cease performance of the Work until such new or additional bonds are furnished. Contractor shall be liable for any delay in the completion of the work arising out of the failure to maintain sufficient sureties, as any such delay shall be deemed to be caused by Contractor.

16. Subcontractors and Essential Staff. N Essential staff members assigned to the performance of the Work shall not be reassigned without the consent of the City, which consent shall not be unreasonably withheld. Administration of any approved subcontractor shall be the Contractor's responsibility, and all subcontracts shall require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities that the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions shall be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

17. Independent Contractor. The Contractor shall at all times be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor shall have no authority to contract for or bind City in any manner. Contractor shall have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the

performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding the provisions of Section 15 (*No Subcontractors*) hereof or any other provision(s) of this Contract to the contrary, no employee, contractor or subcontractor of Contractor shall be considered an "employee" of the City during the performance of this Contract (the term "employee" shall have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

18. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift, whether in the form of service, loan, thing, or promise, to any person (including any member of such person's immediate family) having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision shall not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's RFP.

19. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents for the Project (the "Work Product"), the City, conditioned upon payment of the Contract Sum, shall be granted an irrevocable, non-exclusive, and perpetual license to all such Work Product.

20. Notices. All contractual notices and communications under this Contract shall be deemed sufficient if given by certified mail or statutory overnight mail with return receipt requested or hand delivered:

(a) If to the Contractor, at the following address:

Reeves Young LLC
45 Peachtree Industrial Blvd.
Suite 200
Sugar Hill, GA 30518
Attn: Matt Olson
molson@reevesyoung.com

(b) If to the City, at the following address:

City of Alpharetta
Public Works Department
1790 Hembree Road
Alpharetta, GA 30009
Attn: Pete Sewczwicz
678-297-6200
psewczwicz@alpharetta.ga.us

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis LLP
222 Webb Street
Cumming, GA 30040

For the purposes of this Contract, the effective date of notice shall be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand

delivery.

21. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.*, the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Contract by the City. Further, Contractor agrees to retain all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein shall limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

22. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City shall not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; Subcontractors shall not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors shall not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" https://www.e-verify.gov/ operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, shall comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts

with a subcontractor in connection with the covered contract, the Contractor shall secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix A of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit shall become a part of the Contractor/subcontractor agreement. Further, it shall be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix A of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit shall become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor shall forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it shall be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor shall also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party shall instead provide a copy of his or her state issued driver's license or state-issued identification card.

(c) The Contractor shall comply with any and all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

23. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, shall, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor shall not discriminate against any

person on the basis of race, color, religion, sex, national origin or ancestry, age or disability and shall further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and shall be performed in the State of Georgia, and this Contract shall be construed and enforced in accordance with the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract shall lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Counterparts. This Contract may be executed in three (3) or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one

(1) and the same instrument.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision shall be severed from this Contract and shall not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract shall be binding upon and shall inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof shall not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof shall not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Prior to initiating litigation or arbitration, the parties shall first attempt in good faith to resolve any dispute arising out of this Contract through non-binding mediation with a mutually agreeable mediator. If the dispute is not resolved through mediation within sixty (60) days after a party's written request for mediation, either party may submit the dispute to binding arbitration conducted in Atlanta, Georgia, in accordance with the Construction Industry Rules of the American Arbitration

Association, or, at either party's election, to the court of competent jurisdiction identified in Subsection (b) above.

(k) Annual Appropriation. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and shall be conclusive.

(l) Additional Terms of Contractor. The City shall not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third Party Beneficiaries. Nothing contained in this Contract is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant, or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract shall be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor shall not use any trademarks, service marks, or logos of the City without the City's express prior written consent. In particular, Contractor shall not identify or make reference to the City in any advertising or other promotional modality, regardless of its form, without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, shall survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent or official as of the date set forth below.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
Rachel Talasaz, City Attorney

REEVES YOUNG, LLC

By: _____

Matt Olson, Project Executive, Business Unit Leader - Heavy Civil

EXHIBIT "A"

REEVES YOUNG

Alpha Loop DB - Totals
6/26/2026

BID ITEM	ACTIVITY DESCRIPTION	PRICE
1	BASE BID - ENCORE TRAIL HEAD PARK TO LAKE	$ 15,991,962.00

45 Peachtree Industrial Boulevard, NW, Suite 200
Sugar Hill, GA 30518
770.271.1159
reevesyoung.com

REEVES YOUNG

Alpha Loop DB - Encore Trail
6/26/2026

BID ITEM	ACTIVITY DESCRIPTION	PRICE
	BASE BID TRAIL	
10	GENERAL CONDITIONS	$ 1,230,858.00
20	DESIGN AND PERMITTING	$ 864,211.00
21	DESIGN AND PERMITTING - ENFORE & FANFARE	$ 222,280.00
30	BOND, MOBILIZATION, INSURANCE	$ 265,154.00
40	TRAFFIC CONTROL	$ 34,166.00
41	DEMOLITION - ENCORE	$ 14,598.00
42	DEMOLITION - FANFARE WAY	$ 11,968.00
46	ENCORE TRIAL HEAD PARK	$ 1,535,219.00
47	FANFARE	$ 170,757.00
48	AT-GRADE TRAIL - FANFARE WAY (0+00 TO 7+75)	$ 248,210.00
49	AT-GRADE TRAIL - PARCEL 2 (6+50 TO 23+50)	$ 374,804.00
52	AT-GRADE TRAIL - PARCEL 3 (23+50 TO 42+52)	$ 428,634.00
53	AT-GRADE TRAIL - PARCEL 4 (42+52 TO GAP TO 5+80)	$ 197,937.00
60	BOARDWALK TRAIL - PARCEL 2 (6+50 TO 23+50)	$ 712,247.00
61	BOARDWALK TRAIL - PARCEL 3 (23+50 TO 42+52)	$ 1,001,614.00
70	BRIDGE TRAIL - PARCEL 2 (6+50 TO 23+50)	$ 1,175,493.00
71	BRIDGE TRAIL - PARCEL 3 (23+50 TO 42+52)	$ 2,579,612.00
80	RETAINING WALL CONSTRUCTION	$ 1,667,346.00
90	EROSION CONTROL	$ 320,396.00
100	LIGHTING AND ELECTRICAL	$ 1,014,115.00
110	CONDUIT & FIBER	$ 232,031.00
120	CCTV CAMERA SYSTEM	$ 368,775.00
130	TRAIL AMENITIES AND FURNISHINGS	$ 317,656.00
140	LANDSCAPE	$ 569,934.00
150	ALLOWANCES AND CONTINGENCY	$ 433,947.00
	TOTAL BASE BID	**$ 15,991,962.00**

45 Peachtree Industrial Boulevard, NW, Suite 200
Sugar Hill, GA 30518
770.271.1159
reevesyoung.com

REEVES YOUNG

Alpha Loop DB - Encore Detail
6/26/2026

BID ITEM	ACTIVITY DESCRIPTION	QUANTITY	UNIT
10	**GENERAL CONDITIONS**		
312701	MATERIAL TESTING	1.000	LSUM
022100	CONSTRUCTION LAYOUT	1.000	LSUM
022113	AS-BUILTS	1.000	LSUM
010102	SUPERINTENDENT	12.000	MON
010203	PROJECT MANAGER	12.000	MON
010203	ASSISTANT PROJECT MANAGER	6.000	MON
010203	SAFETY MANAGER	12.000	MON
011500	ICE, WATER, CUPS	1.000	LSUM
012420	PERSONAL PROTECTIVE EQUIPMENT	1.000	LSUM
014400	SMALL TOOLS & MISCELLANEOUS	1.000	LSUM
013100	LOCATE EXISTING UTILITIES	1.000	LSUM
010209	DRUG TEST / FIRST AID / SAFETY	12.000	MON
312700	NPDES MONITORING	10.000	MON
021000	LAYDOWN YARDS AND SITE SECURITY	1.000	LSUM
	GENERAL CONDITIONS TOTAL	**$ 1,230,858.00**	
20	**DESIGN AND PERMITTING**		
022200	DESIGN & PERMITTING	1.000	LSUM
	DESIGN AND PERMITTING TOTAL	**$ 864,211.00**	
21	**DESIGN AND PERMITTING - ENCORE & FANFARE**		
022200	DESIGN & PERMITTING	1.000	LSUM
	DESIGN AND PERMITTING - E&F TOTAL	**$ 222,280.00**	
30	**BOND, MOBILIZATION, INSURANCE**		
992300	GENERAL LIABILITY INSURANCE	1.000	LSUM
992700	BONDS	1.000	LSUM
011000	MOBILIZATION	1.000	LSUM
	BONDS, MOB, INSURANCE TOTAL	**$ 265,154.00**	
40	**TRAFFIC CONTROL**		
015528	TRAFFIC CONTROL - WARNING SIGNS	10.000	EACH
015530	TRAFFIC CONTROL - BARRELS & BARRICADES	20.000	EACH
015532	TRAFFIC CONTROL - FLAGGERS	6.000	WEEK
	TRAFFIC CONTROL TOTAL	**$ 34,166.00**	
41	**DEMOLITION - ENCORE**		
024112	DEMO - CONCRETE SIDEWALK - 4"	2,832.000	SQFT
024116	DEMO - CURB	487.000	LNFT
024151	DEMO - ASPHALT PAVING - 04"	2,964.000	SQFT

45 Peachtree Industrial Boulevard, NW, Suite 200
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REEVES YOUNG

Alpha Loop DB - Encore Detail
6/26/2026

024121	DEMO - SAWCUTTING - ASPHALT	514.000	LNFT
024121	DEMO - SAWCUTTING - CONCRETE	8.000	LNFT
024121	DEMO - SAWCUTTING - CURB CUTS	1.000	EACH
	DEMOLITION - ENCORE TOTAL	**$ 34,166.00**	

42 DEMOLITION - FANFARE

024112	DEMO - CONCRETE SIDEWALK - 4"	2,361.000	SQFT
024116	DEMO - CURB	497.000	LNFT
024151	DEMO - ASPHALT PAVING - 04"	1,610.000	SQFT
024121	DEMO - SAWCUTTING - ASPHALT	495.000	LNFT
024121	DEMO - SAWCUTTING - CONCRETE	6.000	LNFT
024121	DEMO - SAWCUTTING - CURB CUTS	1.000	EACH
	DEMOLITION - FANFARE TOTAL	**$ 11,968.00**	

46 ENCORE TRIAL HEAD PARK

031104	PERVIOUS CONCRETE PAVERS	8,054.000	SQFT
031105	CURB AND GUTTER	560.000	LNFT
031106	STONE SEAT WALL W/ PRECAST CAPS	273.000	LNFT
031107	BRICK PAVERS	1,214.000	SQFT
031108	CONCRETE ART PEDESTAL BASE	92.000	SQFT
323002	ENTRY MONUMENTS	1.000	EACH
323003	TRAIL MEDALLIONS	2.000	EACH
323010	SEATING/BENCHES	8.000	EACH
329001	LANDSCAPE PLANTING AREAS	5,893.000	SQFT
329002	LANDSCAPE BIOSWALE	981.000	SQFT
329003	STEEL PERGOLA AND COLUMNS	116.000	LNFT
334100	STORM - UTILITY DRAINAGE PIPING	1.000	LSUM
260000	LIGHTING	17.000	EACH
311110	CLEARING AND GRUBBING - MASS	0.250	ACRE
311412	EARTHWORK - SOIL STRIPPING	350.000	CUYD
311412	EARTHWORK - TOPSOIL HAUL-OFF	350.000	CUYD
312200	EARTHWORK - CUT TO FILL	785.000	CUYD
312216	EARTHWORK - FINE - HARDSCAPES	13,315.000	SQFT
312216	EARTHWORK - FINE - ROUGH GRADE	6,874.000	SQFT
312325	EARTHWORK - BACKFILL CURB	560.000	LNFT
031103	CONCRETE - SIDEWALK	2,290.000	SQFT
	ENCORE TRIAL HEAD PARK TOTAL	**$ 1,535,219.00**	

47 FANFARE PARKING

031105	CURB AND GUTTER	539.000	LNFT
334100	STORM - UTILITY DRAINAGE PIPING	1.000	LSUM
312216	EARTHWORK - FINE - HARDSCAPES	4,139.000	SQFT
312325	EARTHWORK - BACKFILL CURB	539.000	LNFT
031103	CONCRETE - SIDEWALK	3,061.000	SQFT

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6/26/2026

321249	ASPHALT MILL AND OVERLAY	3,120.000	SQYD
321721	PAVEMENT MARKINGS	1.000	LSUM
	FANFARE PARKING TOTAL	**$**	**170,757.00**
48	**AT-GRADE TRAIL - ENCORE PARK (0+00 TO 6+50)**		
311110	CLEARING AND GRUBBING - LINEAR	650.000	LNFT
311412	EARTHWORK - SOIL STRIPPING	288.000	CUYD
311412	EARTHWORK - TOPSOIL HAUL-OFF	288.000	CUYD
312200	EARTHWORK - CUT TO FILL	575.000	CUYD
312216	EARTHWORK - FINE - HARDSCAPES	10,200.000	SQFT
312216	EARTHWORK - FINE - ROUGH GRADE	5,300.000	SQFT
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	19,047.000	SQFT
031103	CONCRETE - STANDARD CONCRETE TRAIL TYPE A	10,200.000	SQFT
321123	COURSES - AGGREGATE SHOULD - #57 - 18" THICK	200.000	SQYD
	AT-GRADE TRAIL - ENCORE PARK TOTAL	**$**	**248,210.00**
49	**AT-GRADE TRAIL - PARCEL 2 (6+50 TO 23+50)**		
311110	CLEARING AND GRUBBING - LINEAR	1,401.000	LNFT
311412	EARTHWORK - SOIL STRIPPING	377.000	CUYD
311412	EARTHWORK - TOPSOIL HAUL-OFF	377.000	CUYD
312200	EARTHWORK - CUT TO FILL	126.000	CUYD
312200	EARTHWORK - EXCAVATE & LOAD	111.000	CUYD
312200	EARTHWORK - HAULING - EXPORT	111.000	CUYD
312216	EARTHWORK - FINE - HARDSCAPES	16,810.000	SQFT
312216	EARTHWORK - FINE - ROUGH GRADE	7,707.000	SQFT
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	16,810.000	SQFT
031103	CONCRETE - STANDARD CONCRETE TRAIL TYPE A	16,810.000	SQFT
321123	COURSES - AGGREGATE SHOULD - #57 - 18" THICK	622.000	SQYD
	AT-GRADE TRAIL - PARCEL 2 TOTAL	**$**	**374,804.00**
52	**AT-GRADE TRAIL - PARCEL 3 (23+50 TO 42+52)**		
311110	CLEARING AND GRUBBING - LINEAR	1,440.000	LNFT
311412	EARTHWORK - SOIL STRIPPING	556.000	CUYD
311412	EARTHWORK - TOPSOIL HAUL-OFF	556.000	CUYD
312200	EARTHWORK - CUT TO FILL	552.000	CUYD
312200	EARTHWORK - EXCAVATE & LOAD	177.000	CUYD
312200	EARTHWORK - HAULING - EXPORT	177.000	CUYD
312216	EARTHWORK - FINE - HARDSCAPES	17,284.000	SQFT
312216	EARTHWORK - FINE - ROUGH GRADE	12,710.000	SQFT
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	17,284.000	SQFT
031103	CONCRETE - STANDARD CONCRETE TRAIL TYPE A	17,284.000	SQFT

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6/26/2026

321123	COURSES - AGGREGATE SHOULD - #57 - 18" THICK	640.000	SQYD	
	AT-GRADE TRAIL - PARCEL 3 TOTAL	**$**	**428,634.00**	
53	**AT-GRADE TRAIL - PARCEL 4 (42+52 TO LAKE)**			
311110	CLEARING AND GRUBBING - LINEAR	335.000	LNFT	
311412	EARTHWORK - SOIL STRIPPING	282.000	CUYD	
311412	EARTHWORK - TOPSOIL HAUL-OFF	282.000	CUYD	
312200	EARTHWORK - CUT TO FILL	15.000	CUYD	
312200	EARTHWORK - EXCAVATE & LOAD	944.000	CUYD	
312200	EARTHWORK - HAULING - EXPORT	944.000	CUYD	
312216	EARTHWORK - FINE - HARDSCAPES	3,995.000	SQFT	
312216	EARTHWORK - FINE - ROUGH GRADE	11,199.000	SQFT	
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	3,995.000	SQFT	
031103	CONCRETE - STANDARD CONCRETE TRAIL TYPE A	3,995.000	SQFT	
321123	COURSES - AGGREGATE SHOULD - #57 - 18" THICK	120.000	SQYD	
	AT-GRADE TRAIL - PARCEL 4 TOTAL	**$**	**197,937.00**	
60	**BOARDWALK TRAIL - PARCEL 2 (6-50 TO 23+50)**			
323000	ELEVATED BOARDWALK HANDRAIL	268.000	LNFT	
311110	CLEARING AND GRUBBING - LINEAR	134.000	LNFT	
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	2,680.000	SQFT	
323000	ELEVATED BOARDWALK	190.000	LNFT	
	BOARDWALK TRAIL - PARCEL 3 TOTAL	**$**	**712,247.00**	
61	**BOARDWALK TRAIL - PARCEL 3 (23+50 TO 42+52)**			
323000	ELEVATED BOARDWALK HANDRAIL	380.000	LNFT	
311110	CLEARING AND GRUBBING - LINEAR	190.000	LNFT	
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	2,248.000	SQFT	
323000	ELEVATED BOARDWALK	190.000	LNFT	
	BOARDWALK TRAIL - PARCEL 3 TOTAL	**$**	**1,001,614.00**	
70	**BRIDGE TRAIL - PARCEL 2 (6+50 TO 23+50)**			
323000.	BRIDGE HANDRAIL	270.000	LNFT	
311110	CLEARING AND GRUBBING - LINEAR	128.000	LNFT	
312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	2,560.000	SQFT	
323000	BRIDGE CONSTRUCTION	128.000	LNFT	
	BRIDGE TRAIL - PARCEL 2 TOTAL	**$**	**1,175,493.00**	

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71	**BRIDGE TRAIL - PARCEL 3 (23+50 TO 42+52)**			
	323000	BRIDGE HANDRAIL	285.000	LNFT
	311110	CLEARING AND GRUBBING - LINEAR	3,409.000	LNFT
	312325	EARTHWORK - SUB AND HARDSCAPE ACCESS / ASSIST	285.000	SQFT
	323000	BRIDGE CONSTRUCTION	570.000	LNFT
		BRIDGE TRAIL - PARCEL 3 TOTAL	**$ 2,579,612.00**	
80	**RETAINING WALLS**			
	323000	RETAINING WALL - PEDESTRIAN GUARD FENCE	1,815.000	LNFT
	312327	EARTHWORK - CUTBACK RETAINING WALL	1,585.000	CUYD
	312327	EARTHWORK - BACKFILL RETAINING WALL	1,585.000	CUYD
	323223	RETAINING WALLS - REDIROCK	8,506.000	SQFT
	312553	EARTHWORK - RETAINING WALL SWALE	1,820.000	LNFT
		RETAINING WALLS TOTAL	**$ 1,667,346.00**	
90	**EROSION CONTROL**			
	312535	EROSION CONTROL - TEMPORARY GRASSING	2.000	ACRE
	312550	EROSION CONTROL - SILT FENCE - TYPE C	14,908.000	LNFT
	312551	EROSION CONTROL - MULCH FILTER BERM	7,454.000	LNFT
	312555	EROSION CONTROL - TREE PROTECTION FENCE	8,730.000	LNFT
	312640	EROSION CONTROL - TEMP SEDIMENT BASIN	1.000	EACH
	312645	EROSION CONTROL - STORM OUTLET PROTECT	5.000	EACH
	334187	TEMPORARY CREEK CROSSINGS - BRIDGE	1.000	EACH
	312565	EROSION CONTROL - CONSTRUCTION EXIT	2.000	EACH
	312580	EROSION CONTROL - CHECKDAM - STONE	15.000	EACH
		EROSION TOTAL	**$ 320,396.00**	
100	**LIGHTING AND ELECTRICAL**			
	260000	TRAIL LIGHTING	1.000	LSUM
		LIGHTING AND ELECTRICAL TOTAL	**$ 1,014,115.00**	
110	**CONDUIT & FIBER**			
	260000	CONDUIT & FIBER	1.000	LSUM
		CONDUIT & FIBER TOTAL	**$ 232,031.00**	
120	**CCTV CAMERA SYSTEM**			
	260000	CCTV CAMERA SYSTEM	1.000	LSUM
		CCTV CAMERA SYSTEM TOTAL	**$ 368,775.00**	

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130	**TRAIL AMENITIES AND FURNISHINGS**			
	323001	BIKE RACKS	13.000	EACH
	323002	ENTRY MONUMENTS	1.000	EACH
	323003	TRAIL MEDALLIONS	8.000	EACH
	323004	WAYFINDING - KIOSK	2.000	EACH
	323005	WAYFINDING - VEHICULAR DIRECTION	2.000	EACH
	323006	WAYFINDING - PEDESTRIAN DIRECTION	3.000	EACH
	323007	WAYFINDING - VEHICULAR MONUMENT	2.000	EACH
	323008	WAYFINDING - REGULATORY SIGNAGE	8.000	EACH
	323009	WAYFINDING - MILE MARKER	5.000	EACH
	323010	SEATING/BENCHES	13.000	EACH
	323011	TRASH RECEPTACLES	7.000	EACH
	323012	SIGN INSTALLATION	1.000	LSUM
	323000	BIKE FIX-IT STATIONS	1.000	EACH
	031103	CONCRETE - STANDARD CONCRETE TRAIL TYPE A	1,460.000	SQFT
		TRAIL AMENITIES AND FURNISHINGS TOTAL	**$**	**317,656.00**
140	**LANDSCAPE**			
	329001	LANDSCAPE PLANTING OPPORTUNITY AREAS	7,665.000	SQFT
	329002	TRAIL SHOULDER HYDROSEED W/ REFORESTATION	33,653.000	SQFT
	329000	TRAIL SHOULDER HYDROSEED W/ NATIVE GRASS MIX	28,470.000	SQFT
		LANDSCAPE TOTAL	**$**	**569,934.00**
150	**ALLOWANCES AND CONTINGENCY**			
	1500	ROCK ALLOWANCE	200.000	CUYD
	1501	SOFT SUBGRADE TRAIL ALLOWANCE	8,452.000	SQFT
	1502	DESIGN CONTINGENCY	1.000	LSUM
	1503	CONSTRUCTION CONTINGENCY	1.000	LSUM
		ALLOWANCES AND CONTINGENCY TOTAL	**$**	**433,947.00**
		TOTAL BASE BID	**$**	**15,991,962.00**

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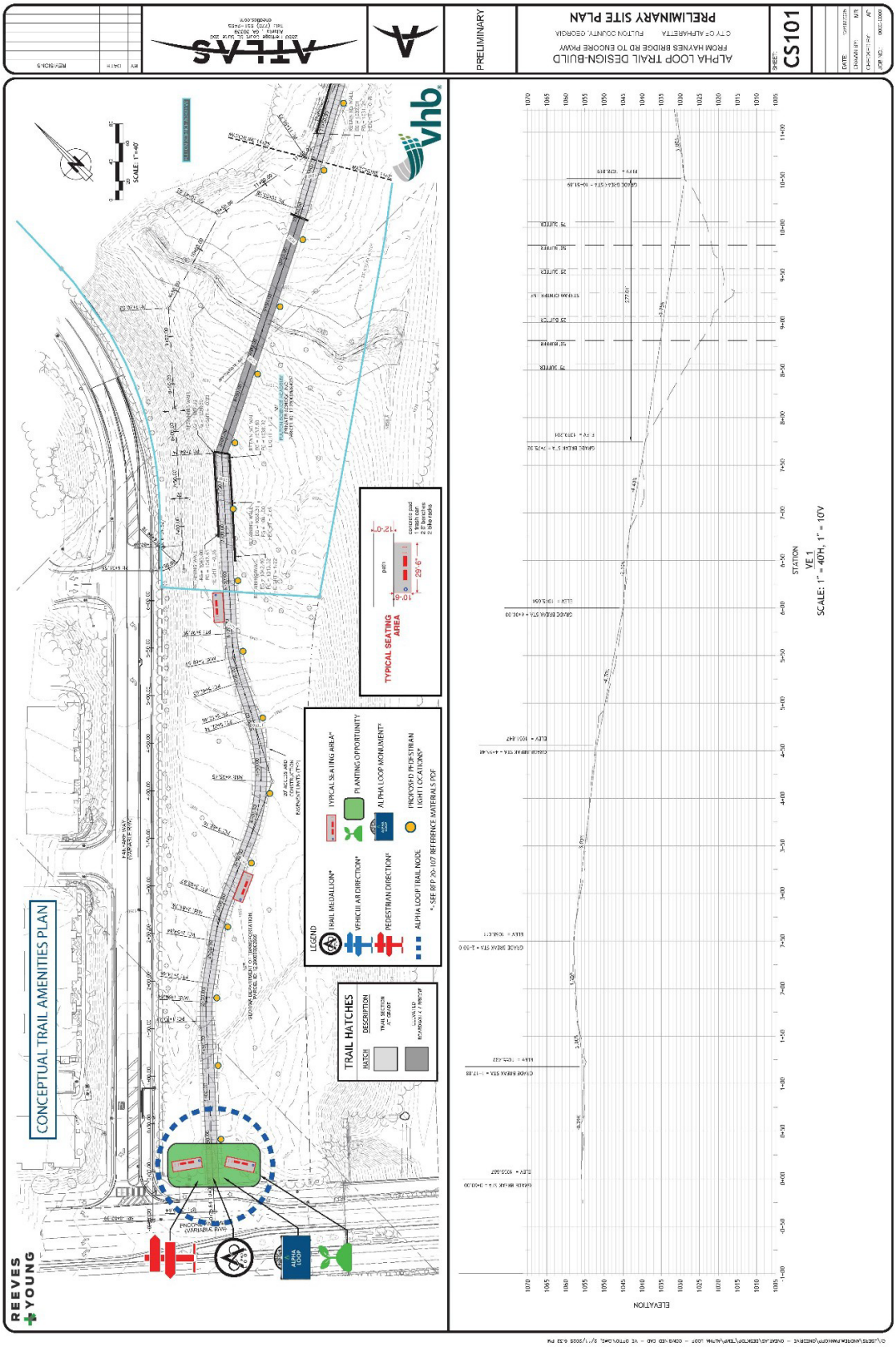
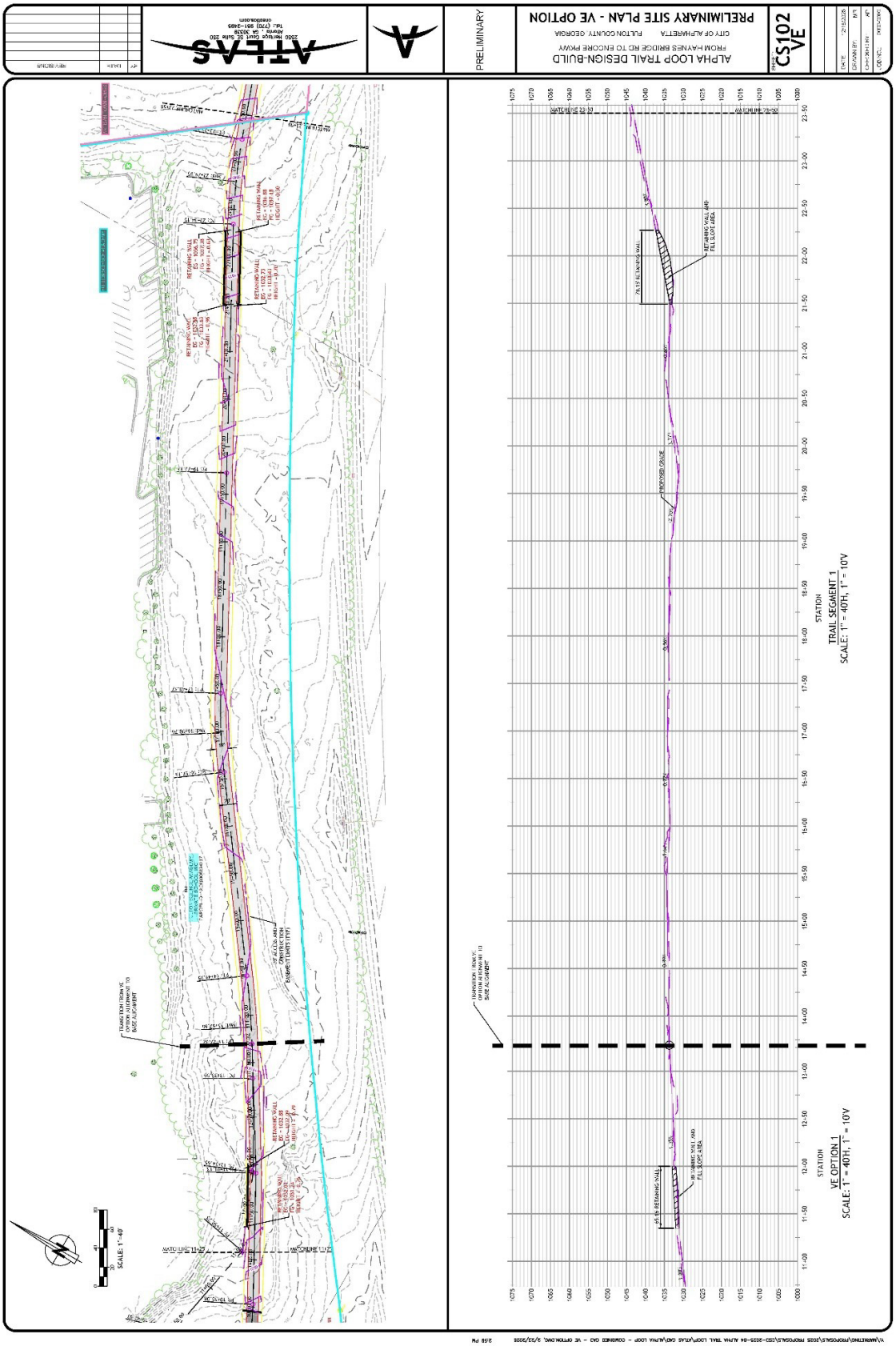
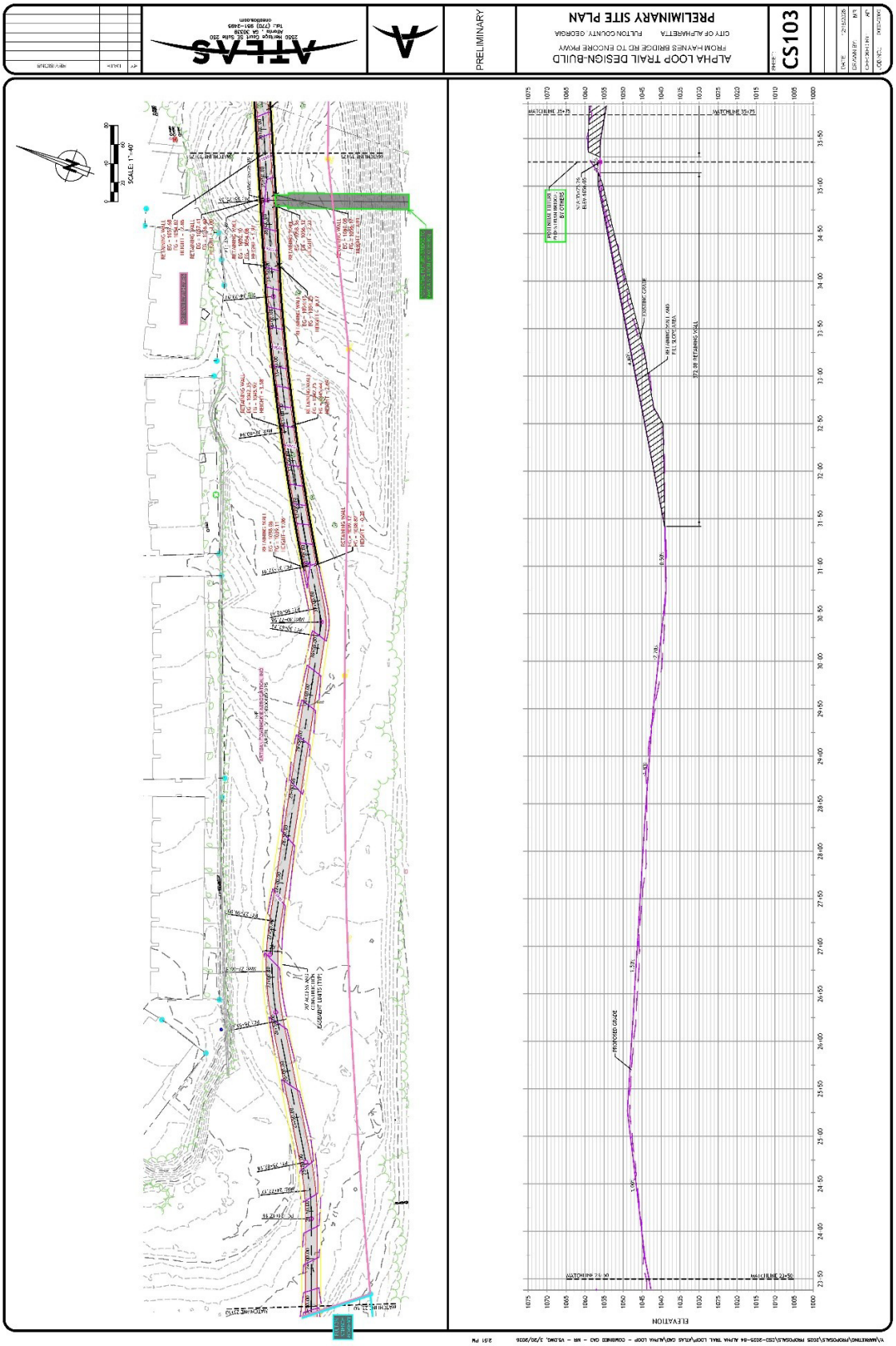
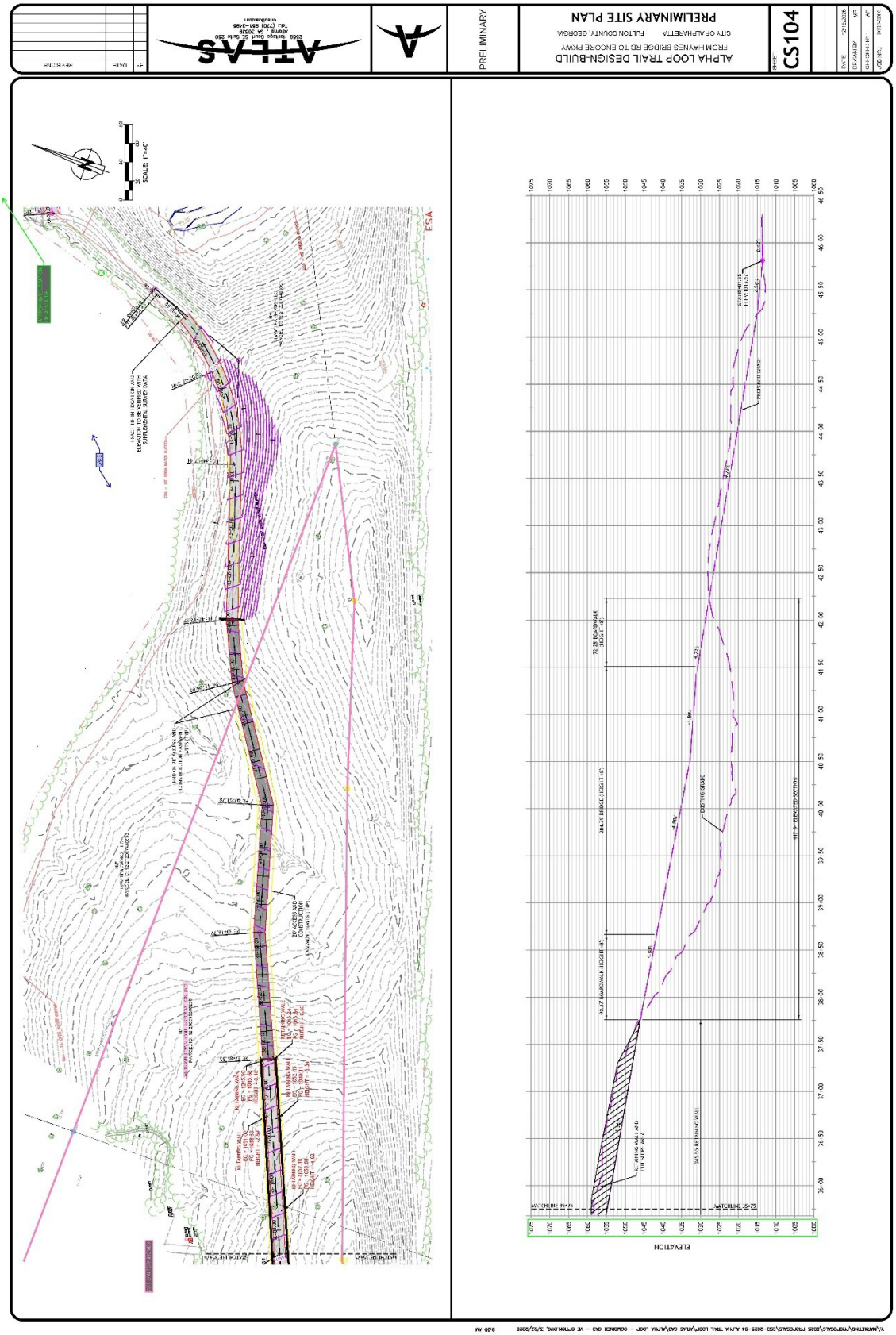
EXHIBIT "B"


ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
PRELIMINARY SITE PLAN
CS101
PRELIMINARY
ATLAS
REEVES YOUNG
CONCEPTUAL TRAIL AMENITIES PLAN
SCALE: 1"=40'
TYPICAL SEATING AREA
TRAIL HATCHES
LEGEND
TRAIL MEDALLION*
VEHICULAR DIRECTION*
PEDESTRIAN DIRECTION*
ALPHA LOOP TRAIL NODE
TYPICAL SEATING AREA*
PLANTING OPPORTUNITY
ALPHA LOOP MONUMENT*
PROPOSED PEDESTRIAN LIGHT LOCATIONS*
*- SEE RFP 20-107 REFERENCE MATERIALS PDF
ELEVATION
STATION
VE 1
SCALE: 1" = 40'H, 1" = 10'V


PRELIMINARY
PRELIMINARY SITE PLAN - VE OPTION
ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
CS102
VE
ATLAS
SCALE: 1" = 40'
VE OPTION 1
SCALE: 1" = 40H, 1" = 10V
TRAIL SEGMENT 1
SCALE: 1" = 40H, 1" = 10V
STATION


PRELIMINARY
PRELIMINARY SITE PLAN
ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
CS103
ATLAS
SCALE: 1"=40'
ELEVATION


ALPHA LOOP TRAIL DESIGN-BUILD
FROM HAYNES BRIDGE RD TO ENCORE PKWY
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
PRELIMINARY SITE PLAN
CS104
PRELIMINARY
ATLAS
SCALE: 1"=40'
ELEVATION

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: August 17, 2026

AGENDA ITEM:

Request For Proposal 26-115: On-Call Storm Pipe Lining Services Contract Approval and FY 27 Task Order 1 Funding

Consideration and approval of the award of RFP 26-115 for On-Call Storm Pipe Lining Services to NGI Trenchless Pipe and Sewer Repair, Inc. for CIPP and Utility Asset Management (UAM) for Spincast for a one year contract with the option of four one year renewals; approval of funding to NGI for FY 2027 CIPP Task Order No. 1 in an amount not to exceed $1,927,089.92; and authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award RFP No. 26-115 for On-Call Storm Pipe Lining Services to NGI Trenchless Pipe and Sewer Repair, Inc. (CIPP) and Utility Asset Management, Inc. (Spincast) to a one-year contract with the option of four one-year renewals and approve funding to NGI Trenchless Pipe & Repair, INC. for FY 2027 CIPP Stormpipe Lining Task Order No. 1 in an amount not to exceed $1,927,089.92 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $1,927,089.92

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
SW Pipe and Structure R&M / 30241100541430C1308	$1,927,089.92

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

This agenda item is for consideration to award RFP 26-115 for on-call pipe lining services to multiple vendors and approve funding in an amount of $1,927,089.92 for FY 27 task order 1 to NGI Trenchless Pipe and Sewer Repair, Inc.

The procurement method selected is a Request for Proposals (RFP).

Recommended vendors NGI Trenchless Pipe and Sewer Repair, Inc.(NGI) for CIPP and Utility Asset Managment (UAM) for Spincast trenchless pipe rehabilitation.

BACKGROUND

The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair.

During routine inspections of the City's stormwater pipe conveyance infrastructure, pipe condition is evaluated and ranked, and work orders are entered into the Public Works Asset Management System for repairs. Currently, there are 528 total work orders in the work order system for pipe lining. This is a total of 44,440 linear feet of pipe that has been identified to be trenchless rehabilitated. Current funding requested in this agenda item will cured in place pipeline approximately 8,360 linear feet of pipe.

Pipe maintenance falls into two categories; full replacement and repairs in place. When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impacts on our roads, parking lots, and residents.

Pipe lining is done by a variety of methods. Two that the city has had the most success with are Cured-in-Place Pipe (CIPP) and Spincast. The city has just completed one 5-year contract on each of these pipe lining methods.
1**. CIPP** — This process involves the installation of a resin-impregnated flexible tube that is either inverted or pulled into the original pipe and expanded to fit tightly against the existing pipe using water or air pressure. The resin system is hardened in place. This method is preferable for applications up to 42 or 48" pipes.
2. **Spincas**t — This process involves spraying a cementitious mortar along the inside surface of the existing pipe. This method is often preferred for larger pipes as access is needed for the spraying.

Current funding has been budgeted and allocated to the stormwater maintenance and repair account for pipe lining services throughout the City. The requested funding will go to NGI for CIPP lining of approximately 8,360 linear feet of stormpipe throughout the City.

PROCUREMENT METHOD

Request for Proposals (RFP): This method allows the City to seek a solution or service that is complex and/or requires customization. Unlike an Invitation to Bid (ITB), an RFP goes beyond just the cost factor and instead focuses on evaluating various other aspects (qualifications, experience, project approach, innovation, value-added services, etc.) in addition to cost when making the contract award decision. By issuing an RFP, the City outlines our needs, expectations, and desired outcomes, allowing suppliers to submit detailed proposals that comprehensively address these requirements.

PROCUREMENT PROCESS

The Department of Public Works, with guidance from the Finance Department, prepared RFP 26–115, which was issued on April 30th 2026.

RFP 26-115 was advertised through the City’s e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 390 vendor invites and 33 document takers.

RFP 26–115 responses were received on May, 28th, 2026 and included proposals from 10 firms.

PROCUREMENT EVALUATION

An Evaluation Committee from members of the Public Works Department evaluated the proposals based on the following criteria (max of 100 points):

- Firm and Team Experience 25%
- Example Projects 25%
- Method of Providing Service 27%
- Rate Sheets 20%
- Local Vendor Preference 3%

The resulting scores were as follows:

CIPP	**Total Score**

NGI Trenchless Pipe & Repair, INC	81.540
Utility Asset Managment, Inc.	81.490
Southern Premier Contractors, Inc.	80.860
Atlantic Pipe Services, LLC	76.960
Pateco Services, LLC	45.667

Spincast	**Total Score**
Utility Asset Management, Inc.	85.200
Southern Premier Contractors, Inc.	74.940
Atlantic Pipe Services, LLC	73.940
Pateco Services, LLC	36.937

PROCUREMENT COST

Staff from Public Works created a rate sheet to obtain costs. The rate sheet is based on a linear foot cost of lining for CIPP and Spincast based on existing pipe size and depth. In order to obtain a fair cost comparison, staff created a typical task order (sample project) based on current work orders in the work order system queue. Vendors were scored on their example project pricing and overall rate sheet. UAM was the highest scoring firm for spincast with the lowest submitted sample project cost, and NGI was the highest scoring firm for CIPP with the second lowest submitted sample project cost. Although NGI was not the cheapest submitted cost for the CIPP sample project, their technical submittal and references scored much higher than the cheapest submitting firm who had the overall lowest score.

Tasks orders will be issued annually for pipe lining based on work order queue and identified emergency situations. Public Works staff anticipates an annual budget of $1.5 million a year for pipe lining if funding allows.

PROCUREMENT AWARD RECOMMENDATION

The Evaluation Committee recommends award of RFP 26-115 On-call Pipe lining CIPP to NGI Trenchless Pipe and Repair, Inc. and 26-115 On Call Pipe Lining Spincast to Utility Asset Management. Inc.

The highest scoring contractor for CIPP, NGI, received excellent references and after speaking with project managers, staff feels confident they can perform the work outlined in the RFP.

The highest scoring contractor for Spincast is Utility Asset Management, Inc. Utility Asset Management, Inc. has been working for the city providing Spincast pipe lining services for the last 10 years. They have multiple on-call accounts in Georgia.

ALTERNATIVES:

Do not approve the contracts for storm pipe lining services. Instead, solicit competitive bids for individual task orders involving pipes that meet the qualifications for trenchless rehabilitation.

ATTACHMENTS:

1. 26-115 CIPP On-Call Pipe Lining Svcs-Scoring Summary
2. 26-115 Spincasting On-Call Pipe Lining Svcs-Scoring Summary
3. Combined Contract and Sample Project UAM
4. Combined Contract and Sample Project NGI CIPP
5. FY 27 Task Order 1 to NGI

RFP 26-115, On-Call Pipe Lining Services - CIPP

Scoring Summary

Active Submissions

	Total	Technical	CIPP Cost Proposal & Rate Sheets
Supplier	**/ 100 pts**	**/ 77 pts**	**/ 20 pts**
NGI Trenchless Pipe & Repair INC	81.54 pts	63.4 pts	18.14 pts ($1,518,039.00)
Utility Asset Management, Inc.	81.49 pts	65.2 pts	16.29 pts ($1,690,513.00)
Southern Premier Contractors, Inc	80.86 pts	63.27 pts	17.6 pts ($1,564,839.10)
Atlantic Pipe Services, LLC	76.96 pts	59.8 pts	17.16 pts ($1,604,414.54)
Pateco Services, LLC	45.67 pts	25.67 pts	20 pts ($1,376,830.00)

RFP 26-115, On-Call Pipe Lining Services - Spincasting

Scoring Summary

Active Submissions

	Total	Technical	Spincasting Cost Proposal & Rate Sheets
Supplier	**/ 100 pts**	**/ 77 pts**	**/ 20 pts**
Utility Asset Management, Inc.	85.2 pts	65.2 pts	20 pts ($444,379.00)
Southern Premier Contractors, Inc	74.94 pts	63.27 pts	11.68 pts ($761,125.00)
Atlantic Pipe Services, LLC	73.94 pts	59.8 pts	14.14 pts ($628,529.46)
Pateco Services, LLC	36.93 pts	25.67 pts	11.27 pts ($788,800.00)

CITY OF ALPHARETTA
STANDARD CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective upon execution, by and between **Utility Asset Management, LLC**., a Georgia limited liability corporation with its principal office located at 8735 Dunwoody Place, Ste R, Atlanta, GA 30350 (the "Contractor") and the **City of Alpharetta, Georgia**, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated April 30, 2026 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated May 28, 2026 (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP (the "Work") and, in general, include the following: **ON-CALL STORM PIPE LINING SERVICES – SPINCASTING.** Work required under this contract shall include furnishing materials, qualified labor, equipment, etc. for trenchless rehabilitation of 12-inch through 120-inch diameter storm water drainage pipes. Work shall further include, but not be limited to, lining storm pipe using the Spin-Casting method, traffic control, TV inspection and cleaning of pipe, structure rehabilitation and/or replacement, rip-rap placement, erosion control measures, landscaping and permanent grassing, road and driveway restoration, and all materials necessary to install the above**.** No baseline amount of work is guaranteed with this contract. All work is within the City of Alpharetta, Georgia.

3. Contract Prices. As finally awarded by the City, the City will pay Contractor in accordance with the unit prices/rates set forth in Contractor's Rate Sheet, which is attached hereto and incorporated herein as **Exhibit "A,"** for Contractor's performance of Work.

4. This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

Invoices must be sent to:

City of Alpharetta
Public Works Department
1790 Hembree Rd
Alpharetta, GA 30009
Attn: Josh Chance

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five

(45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

5. Commencement of Work; Time for Performance.

(a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after the date of execution of this contract, and as requested by task order.

(b) Time for Performance. Contractor's time for performance of each part of the Work will be set forth in the subject task order.

(c) Time is of the Essence. All limitations of time in this Contract are of the essence.

6. Term.

The Contract is for a term of one (1) year with four (4) one-year renewals starting upon execution and ending five (5) years from contract execution date, as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13.
The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Contractor's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of four percent (4%) or the Municipal Cost Index (MCI) factor. Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

For any automatic renewal of the contract required pursuant to O.C.G.A. § 36-60-13, notice of intent to not renew will be given to the Contractor in writing by the City, no less than thirty (30) days before the expiration date of the initial term of the contract.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 16 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Contractor. In the event of such termination, the Contractor will be compensated for services

performed prior to termination. Such amount will be paid by the City upon the Contractor's delivery or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date will survive termination of this Contract.

8. Representations and Warranties. Contractor represents and warrants that: (a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services must be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor must comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services must comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor must perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract must be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

9. Licenses, Registrations, Certifications and Permits. The Contractor will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor will supply copies of any such licenses, certifications or permits to the City upon request.

10. Insurance.

(a) Insurance Generally. Contractor must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Workers' Compensation and Employers' Liability: Workers' Compensation policy with limits as required by the State of Georgia and Employers' Liability limits of $1,000,000 (one million dollars) per occurrence or disease. (If Contractor is a sole proprietor, who is otherwise not entitled to coverage under Georgia's Workers' Compensation Act, Contractor must secure Workers' Compensation coverage approved by both the State Board of Workers' Compensation and the Commissioner of Insurance. The amount of such coverage shall be the same as what is otherwise required of employers entitled to coverage under the Georgia Workers' Compensation Act. Further, the Contractor shall provide a certificate of insurance indicating that such coverage has been secured and that no individual has been excluded from coverage.)

ii. Commercial General Liability: $1,000,000 (one million dollars) combined single limit per occurrence $2,000,000 (two million dollars) aggregate comprehensive/extended enhanced Commercial General Liability policy with coverage including bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom, damage to premises/operations, products/completed

operations, independent consultants and contractual liability (specifically covering the indemnity), broad-from property damage, and underground, explosion and collapse hazard. This coverage may be achieved by using an excess or umbrella policy. The policy or policies must be on "an occurrence" basis ("claims made" coverage is not acceptable).

iii. Commercial Automobile Liability (owned, non-owned, hired): $1,000,000 (one million dollars) combined single limit per occurrence $2,000,000 (two million dollars) aggregate for comprehensive Commercial Automobile liability coverage (owned, non-owned, hired) including bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom.

iv. Commercial Umbrella Liability Coverage: $2,000,000 (two million dollars) per occurrence shall be provided and will apply over all liability policies, without exception, including but not limited to Commercial General Liability, Commercial Automobile Liability, Employers' Liability, and Professional Liability.

(b) Requirements of Insurance.

i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and

continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Contractor must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

11. Indemnification. The awarded Consultant must keep the types and amounts of insurance set forth

as from time to time will be requested by the City. The awarded Consultant must supply proof of such insurance to the City at the same time as the execution of any resulting Contract and/or purchase order, and as and when requested by the City during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied. The awarded Consultant will indemnify and hold the City harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to the Consultant's, or Consultant's agents', employees' or subconsultants', negligent performance or non-performance of any resulting Contract and/or purchase order, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation will not apply to claims arising from the sole negligence of the City or its employees. Nothing in this paragraph or any resulting Contract and/or purchase order will be considered to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or consultant will be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Contractor's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and

past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

13. Independent Contractor. The Contractor will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor will have no authority to contract for or bind City in any manner. Contractor will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Contractor will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2026)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's RFP.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

Utility Asset Management, LLC
PO Box 1665
Perry, GA 31069
Attention: Anita Clyne, President

(b) If to the City, at the following address:

City of Alpharetta
Public Works Department
1790 Hembree Rd
Alpharetta, GA 30009
Attention: Pete Sewczwicz, Director

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

For the purposes of this Contract, the effective date of notice will be the date that the notice is

placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Contractor agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

18. Confidential Information.

(a) Access to Confidential Information. The Contractor's employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor's responsibilities under the Contract. The Contractor will presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor will provide to the City a written description of the Contractor's policies and procedures to safeguard confidential information;

ii. Policies of confidentiality will address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who will remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor must provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City will remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract will be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or thereafter. Subject to Section 19 (*Rights in Proprietary Data*) hereof, as between the parties, any data supplied to or created by the Contractor will be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor will promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

(d) Reporting of Unauthorized Disclosure. The Contractor will immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor's confidentiality obligation under the Contract will survive termination of the Contract.

19. Rights in Proprietary Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section will mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data will be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City will have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract will be subject to copyright protection owned by a third party in the United States of America or other country. Contractor will not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. To the extent allowed by law, City will treat any information received under or through this Contract regarding Contractor's Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information will be limited to its employees having a need to know. City will continue to keep appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract will be interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

20. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Contractor/subcontractor agreement. Further, it will be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice

of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

21. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation and Renewal. Notwithstanding any other provision of this Contract, in compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract will be effective for a term commencing on upon contract execution, and terminating at midnight one year later (the "initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract will be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term will be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract will be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term.

For any such renewal term, commencing after the first two (2) years of this Contract, prices may be increased by the lesser of four percent (4%) or the Municipal Cost Index (MCI) factor. Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. Nothing stated herein will obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract will terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the

City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

(l) Additional Terms of Contractor. The City will not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Contractor will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed _____

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

Approved as to Content:

_____

Chris Lagerbloom
City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____

Rachal Talasaz, City Attorney

UTILITY ASSET MANAGEMENT, LLC

By: _____

Anita Clyne, President

EXHIBIT "A"

RFP 26-115, City of Alpharetta On-Call Pipe Lining Services	
ADDENDUM 1	
SPIN-CASTING PIPE LINING RATE SHEET ITEMS	
Bidder Name	UTILITY ASSET MANAGEMENT, LLC

Instructions for Spin-Casting Pipe Lining Rate Sheet Completion:

1. This form MUST be used to submit **Spin-Casting Rate Shee**t and Sample Spin-Casting Project cost.
2. Do not include a copy of this Form in your technical proposl information.
3. Complete all the fields. See end of this page as well for authorization and contact info.
4. Verify all amounts entered. These forms will be used Cost Scoring.
5. Enter Unit Price. Form will calculate the Sample Spin-Casting Cost, multiplying Sample Quantities by Unit Prices provided in this Spin-Casting Rate sheet.

ITEM #	Description	Unit	Unit Price
	Lining Requirements		
	Spin Cast Lining		
	Includes Pre & Post TV during lining		
	Includes Cleaning (less than 25% full)		
1	30" Centrifugal Spin - 1.5 Thickness	LF	$ 172.00
2	36" Centrifugal Spin - 1.5 Thickness	LF	$ 198.00
3	42" Centrifugal Spin - 1.5 Thickness	LF	$ 231.00
4	48" Centrifugal Spin - 1.5 Thickness	LF	$ 258.00
5	54" Centrifugal Spin - 1.5 Thickness	LF	$ 297.00
6	60" Centrifugal Spin - 1.5 Thickness	LF	$ 340.00
7	66" Centrifugal Spin - 1.5 Thickness	LF	$ 268.00
8	72" Centrifugal Spin - 1.5 Thickness	LF	$ 409.00
9	Add Cost Per 0.5 Thickness - 30"	LF	$ 33.00
10	Add Cost Per 0.5 Thickness - 36"	LF	$ 42.00
11	Add Cost Per 0.5 Thickness - 42"	LF	$ 53.00
12	Add Cost Per 0.5 Thickness - 48"	LF	$ 64.00
13	Add Cost Per 0.5 Thickness - 54"	LF	$ 75.00
14	Add Cost Per 0.5 Thickness - 60"	LF	$ 88.00
15	Add Cost Per 0.5 Thickness - 66"	LF	$ 100.00
16	Add Cost Per 0.5 Thickness - 72"	LF	$ 115.00

RFP 26-115, City of Alpharetta On-Call Pipe Lining Services			
ADDENDUM 1			
SPIN-CASTING PIPE LINING RATE SHEET ITEMS			
Bidder Name	UTILITY ASSET MANAGEMENT, LLC		
Spin Cast Lining			
Includes Pre & Post TV during lining			
Includes Cleaning (greater than 25% full)			
17	30" Centrifugal Spin- 1.5 Thickness	LF	$ 192.00
18	36" Centrifugal Spin - 1.5 Thickness	LF	$ 230.00
19	42" Centrifugal Spin - 1.5 Thickness	LF	$ 268.00
20	48" Centrifugal Spin - 1.5 Thickness	LF	$ 307.00
21	54" Centrifugal Spin - 1.5 Thickness	LF	$ 345.00
22	60" Centrifugal Spin - 1.5 Thickness	LF	$ 384.00
23	66" Centrifugal Spin - 1.5 Thickness	LF	$ 422.00
24	72" Centrifugal Spin - 1.5 Thickness	LF	$ 460.00
25	Add Cost Per 0.5 Thickness - 30"	LF	$ 33.00
26	Add Cost Per 0.5 Thickness - 36"	LF	$ 42.00
27	Add Cost Per 0.5 Thickness - 42"	LF	$ 53.00
28	Add Cost Per 0.5 Thickness - 48"	LF	$ 64.00
29	Add Cost Per 0.5 Thickness - 54"	LF	$ 75.00
30	Add Cost Per 0.5 Thickness - 60"	LF	$ 88.00
31	Add Cost Per 0.5 Thickness - 66"	LF	$ 100.00
32	Add Cost Per 0.5 Thickness - 72"	LF	$ 115.00
Spin Cast Lining for Drainage Boxes			
33	48" Drainage box	VF	$ 115.00
34	60" Drainage box	VF	$ 135.00
35	72" Drainage box	VF	$ 178.00
Precast Headwalls (per Alpharetta Std 232)			
36	Precast Headwall for 18" Pipe	EA	$ 4,070.00
37	Precast Headwall for 24" Pipe	EA	$ 4,700.00
38	Precast Headwall for 30" Pipe	EA	$ 5,300.00
39	Precast Headwall for 36" Pipe	EA	$ 6,490.00

RFP 26-115, City of Alpharetta On-Call Pipe Lining Services			
ADDENDUM 1			
SPIN-CASTING PIPE LINING RATE SHEET ITEMS			
Bidder Name	UTILITY ASSET MANAGEMENT, LLC		
40	Precast Headwall for 42" Pipe	EA	$ 7,500.00
41	Precast Headwall for 48" Pipe	EA	$ 8,200.00
Cast-In_Place Concrete Headwall			
42	Cast-n-Place Conc HW-GDOT Det 1125	CY	$ 510.00
Rubble Masonry HW			
43	Rubble Headwall for 18" Pipe	EA	$ 4,000.00
44	Rubble Headwall for 24" Pipe	EA	$ 4,700.00
45	Rubble Headwall for 30" Pipe	EA	$ 5,500.00
46	Rubble Headwall for 36" Pipe	EA	$ 6,700.00
Miscellaneous Items			
47	Stone #57	Ton	$ 76.00
48	Surge Stone	Ton	$ 68.00
49	No.3's and 4's Stone	Ton	$ 76.00
50	Reset Existing Headwall	EA	$ 5,600.00
51	3000psi Concrete	CY	$ 320.00
52	Flowable Fill	CY	$ 300.00

NOTES
All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include pre and post CCTV, and cleaning (less than 25% full & greater than 25%).

Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

RFP 26-115, City of Alpharetta On-Call Pipe Lining Services	
ADDENDUM 1	
SPIN-CASTING PIPE LINING RATE SHEET ITEMS	
Bidder Name	UTILITY ASSET MANAGEMENT, LLC

By completing and submitting this Spin-Casting Pipe Lining rate sheet form in response to the City of Alpharetta's RFP 26-115, Contractor certifies that:

A. Contractor has carefully read and understands RFP Documents and Scope of Work;

B. Contractor understands that proposal may not be withdrawn within one hundred twenty (120) days after due date, and Contractor guarantees that the City has the right to waive informalities and irregularities in proposal received and to accept the proposal which, in City's judgment, is in City's own best interests.

Certificate of Independent Price Determination: By submitting a bid in response to RFP 26-115, the authorized signer below certifies to the following:

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, services, or equipment and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder or offeror.

UTILITY ASSET MANAGEMENT, LLC	Bidder Name:
P O BOX 1665 PERRY GA 31069	Address:
ANITA CLYNE - PRESIDENT	Name, Title Authorized Signer:
478-472-1964	Contact Info - Phone Number:
ANITA@UAMONLINE.COM	Contact Info - Email Address:

FY 2027 Spincast Pipe Lining Sample Project Bid Tabulation

The unit prices provided below were submitted during the RFP 26-115 process by the vendors shown below.

The amounts provided in this section a actual quantities for the task order.				Utility Asset Management, Inc.		Atlantic Pipe Services, LLC.		Pateco Services		Southern Premier Contractors, Inc.	
				Cost per unit pricing	$ 444,379.00	Cost per unit pricing	$ 628,529.46	Cost per unit pricing	$ 788,800.00	Cost per unit pricing	$ 761,125.00
				5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 22,218.95	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 31,426.47	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 39,440.00	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 38,056.25
				Total Cost	$ 466,597.95	Total Cost	$ 659,955.93	Total Cost	$ 828,240.00	Total Cost	$ 799,181.25
ITEM #	Description	Amount	Unit	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
	Lining Requirements										
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (less than 25% full)										
1	30" Centrifugal Spin- 1.5 Thickness	97	LF	$ 172.00	$ 16,684.00	$ 301.14	$ 29,210.58	$ 275.00	$ 26,675.00	$ 475.00	$ 46,075.00
2	36" Centrifugal Spin - 1.5 Thickness	340	LF	$ 198.00	$ 67,320.00	$ 318.96	$ 108,446.40	$ 325.00	$ 110,500.00	$ 475.00	$ 161,500.00
3	42" Centrifugal Spin - 1.5 Thickness	580	LF	$ 231.00	$ 133,980.00	$ 336.78	$ 195,332.40	$ 400.00	$ 232,000.00	$ 395.00	$ 229,100.00
4	48" Centrifugal Spin - 1.5 Thickness	300	LF	$ 258.00	$ 77,400.00	$ 356.80	$ 107,040.00	$ 460.00	$ 138,000.00	$ 395.00	$ 118,500.00
5	54" Centrifugal Spin - 1.5 Thickness	375	LF	$ 297.00	$ 111,375.00	$ 376.82	$ 141,307.50	$ 550.00	$ 206,250.00	$ 395.00	$ 148,125.00
6	60" Centrifugal Spin - 1.5 Thickness	87	LF	$ 340.00	$ 29,580.00	$ 397.94	$ 34,620.78	$ 625.00	$ 54,375.00	$ 475.00	$ 41,325.00
7	66" Centrifugal Spin - 1.5 Thickness	30	LF	$ 268.00	$ 8,040.00	$ 419.06	$ 12,571.80	$ 700.00	$ 21,000.00	$ 550.00	$ 16,500.00
8	72" Centrifugal Spin - 1.5 Thickness		LF	$ 409.00	$ -	$ 439.08	$ -	$ 800.00	$ -	$ 575.00	$ -
9	Add Cost Per 0.5 Thickness - 30"		LF	$ 33.00	$ -	$ 32.90	$ -	$ 75.00	$ -	$ 100.00	$ -
10	Add Cost Per 0.5 Thickness - 36"		LF	$ 42.00	$ -	$ 33.44	$ -	$ 75.00	$ -	$ 115.00	$ -
11	Add Cost Per 0.5 Thickness - 42"		LF	$ 53.00	$ -	$ 39.02	$ -	$ 75.00	$ -	$ 125.00	$ -
12	Add Cost Per 0.5 Thickness - 48"		LF	$ 64.00	$ -	$ 44.59	$ -	$ 75.00	$ -	$ 175.00	$ -
13	Add Cost Per 0.5 Thickness - 54"		LF	$ 75.00	$ -	$ 50.16	$ -	$ 75.00	$ -	$ 185.00	$ -
14	Add Cost Per 0.5 Thickness - 60"		LF	$ 88.00	$ -	$ 55.73	$ -	$ 75.00	$ -	$ 195.00	$ -
15	Add Cost Per 0.5 Thickness - 66"		LF	$ 100.00	$ -	$ 61.31	$ -	$ 75.00	$ -	$ 205.00	$ -
16	Add Cost Per 0.5 Thickness - 72"		LF	$ 115.00	$ -	$ 66.88	$ -	$ 75.00	$ -	$ 250.00	$ -
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (greater than 25% full)										
17	30" Centrifugal Spin- 1.5 Thickness		LF	$ 192.00	$ -	$ 370.89	$ -	$ 325.00	$ -	$ 485.00	$ -
18	36" Centrifugal Spin - 1.5 Thickness		LF	$ 230.00	$ -	$ 390.91	$ -	$ 390.00	$ -	$ 485.00	$ -
19	42" Centrifugal Spin - 1.5 Thickness		LF	$ 268.00	$ -	$ 413.13	$ -	$ 480.00	$ -	$ 400.00	$ -
20	48" Centrifugal Spin - 1.5 Thickness		LF	$ 307.00	$ -	$ 437.55	$ -	$ 550.00	$ -	$ 400.00	$ -

21	54" Centrifugal Spin - 1.5 Thickness		LF	$ 345.00	$ -	$ 461.97	$ -	$ 660.00	$ -	$ 400.00	$ -
22	60" Centrifugal Spin - 1.5 Thickness		LF	$ 384.00	$ -	$ 483.09	$ -	$ 740.00	$ -	$ 495.00	$ -
23	66" Centrifugal Spin - 1.5 Thickness		LF	$ 422.00	$ -	$ 507.51	$ -	$ 825.00	$ -	$ 570.00	$ -
24	72" Centrifugal Spin - 1.5 Thickness		LF	$ 460.00	$ -	$ 531.93	$ -	$ 950.00	$ -	$ 595.00	$ -
25	Add Cost Per 0.5 Thickness - 30"		LF	$ 33.00	$ -	$ 71.05	$ -	$ 90.00	$ -	$ 100.00	$ -
26	Add Cost Per 0.5 Thickness - 36"		LF	$ 42.00	$ -	$ 80.37	$ -	$ 90.00	$ -	$ 115.00	$ -
27	Add Cost Per 0.5 Thickness - 42"		LF	$ 53.00	$ -	$ 87.92	$ -	$ 90.00	$ -	$ 125.00	$ -
28	Add Cost Per 0.5 Thickness - 48"		LF	$ 64.00	$ -	$ 94.10	$ -	$ 90.00	$ -	$ 175.00	$ -
29	Add Cost Per 0.5 Thickness - 54"		LF	$ 75.00	$ -	$ 101.10	$ -	$ 90.00	$ -	$ 185.00	$ -
30	Add Cost Per 0.5 Thickness - 60"		LF	$ 88.00	$ -	$ 108.00	$ -	$ 90.00	$ -	$ 195.00	$ -
31	Add Cost Per 0.5 Thickness - 66"		LF	$ 100.00	$ -	$ 118.00	$ -	$ 90.00	$ -	$ 205.00	$ -
32	Add Cost Per 0.5 Thickness - 72"		LF	$ 115.00	$ -	$ 128.00	$ -	$ 90.00	$ -	$ 250.00	$ -
	Spin Cast Lining for Drainage Boxes										
33	48" Drainage box		VF	$ 115.00	$ -	$ 279.23	$ -	$ 750.00	$ -	$ 250.00	$ -
34	60" Drainage box		VF	$ 135.00	$ -	$ 291.90	$ -	$ 900.00	$ -	$ 300.00	$ -
35	72" Drainage box		VF	$ 178.00	$ -	$ 307.38	$ -	$ 1,100.00	$ -	$ 400.00	$ -
	Precast Headwalls (per Alpharetta Std 232)										
36	Precast Headwall for 18" Pipe		EA	$ 4,070.00	$ -	$ 880.00	$ -	$ 2,000.00	$ -	$ 1,150.00	$ -
37	Precast Headwall for 24" Pipe		EA	$ 4,700.00	$ -	$ 990.00	$ -	$ 2,300.00	$ -	$ 1,250.00	$ -
38	Precast Headwall for 30" Pipe		EA	$ 5,300.00	$ -	$ 1,320.00	$ -	$ 2,800.00	$ -	$ 1,500.00	$ -
39	Precast Headwall for 36" Pipe		EA	$ 6,490.00	$ -	$ 1,650.00	$ -	$ 3,200.00	$ -	$ 1,750.00	$ -
40	Precast Headwall for 42" Pipe		EA	$ 7,500.00	$ -	$ 1,980.00	$ -	$ 3,800.00	$ -	$ 2,250.00	$ -
41	Precast Headwall for 48" Pipe		EA	$ 8,200.00	$ -	$ 2,200.00	$ -	$ 4,500.00	$ -	$ 2,500.00	$ -
	Cast-In_Place Concrete Headwall										
42	Cast-n-Place Conc HW-GDOT Det 1125		CY	$ 510.00	$ -	$ 1,787.50	$ -	$ 200.00	$ -	$ 2,210.00	$ -
	Rubble Masonry HW										
43	Rubble Headwall for 18" Pipe		EA	$ 4,000.00	$ -	$ 1,650.00	$ -	$ 1,000.00	$ -	$ 4,100.00	$ -
44	Rubble Headwall for 24" Pipe		EA	$ 4,700.00	$ -	$ 2,750.00	$ -	$ 1,800.00	$ -	$ 4,500.00	$ -
45	Rubble Headwall for 30" Pipe		EA	$ 5,500.00	$ -	$ 3,850.00	$ -	$ 1,800.00	$ -	$ 4,800.00	$ -
46	Rubble Headwall for 36" Pipe		EA	$ 6,700.00	$ -	$ 4,950.00	$ -	$ 2,300.00	$ -	$ 5,500.00	$ -
	Miscellaneous Items										
47	Stone #57		Ton	$ 76.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -
48	Surge Stone		Ton	$ 68.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -
49	No.3's and 4's Stone		Ton	$ 76.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -
50	Reset Existing Headwall		EA	$ 5,600.00	$ -	$ 2,700.00	$ -	$ 1,500.00	$ -	$ 700.00	$ -
51	3000psi Concrete		CY	$ 320.00	$ -	$ 324.00	$ -	$ 175.00	$ -	$ 1,150.00	$ -
52	Flowable Fill		CY	$ 300.00	$ -	$ 324.00	$ -	$ 160.00	$ -	$ 1,450.00	$ -

NOTES	
	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include typical point repairs, pre and post CCTV, and cleaning (less than 25% full & greater than 25%).

	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

FY 2027 CIPP Pipe Lining Sample Project Bid Tabulation

The unit prices provided below were submitted during the RFP 26-115 process by the vendors shown below.

The amounts provided in this section a actual quantities for the task order.				NGI Trenchless pipe and repair		Atlantic Pipe Services LLC		Pateco Services LLC		Southern Premier Contractors Inc.		Utility Asset Management LLC	
				Cost per unit pricing	$ 1,518,039.00	Cost per unit pricing	$ 1,604,414.54	Cost per unit pricing	$ 1,376,830.00	Cost per unit pricing	$ 1,564,839.10	Cost per unit pricing	$ 1,690,513.00
				12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 182,164.68	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 192,529.75	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 165,219.60	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 187,780.69	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 202,861.56
				Total Cost	$ 1,700,203.68	Total Cost	$ 1,796,944.29	Total Cost	$ 1,542,049.60	Total Cost	$ 1,752,619.79	Total Cost	$ 1,893,374.56
ITEM #	Description	Amount	Unit	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
	Lining Requirements												
	Inversion Setup												
1	Inversion Setup Charge 15-36" CIPP	17	EA	$ 1,800.00	$ 30,600.00	$ 2,000.00	$ 34,000.00	$ 600.00	$ 10,200.00	$ 1,650.00	$ 28,050.00	$ 3,000.00	$ 51,000.00
2	Inversion Setup Charge 42-48" CIPP	1	EA	$ 2,400.00	$ 2,400.00	$ 3,500.00	$ 3,500.00	$ 800.00	$ 800.00	$ 1,850.00	$ 1,850.00	$ 5,000.00	$ 5,000.00
	CIPP (12' or less in depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (less than 25% full)												
3	12" - 7.5 mm (.2953")		LF	$ 79.00	$ -	$ 114.40	$ -	$ 95.00	$ -	$ 105.00	$ -	$ 125.00	$ -
4	15" - 7.5mm (.2953")	222	LF	$ 98.00	$ 21,756.00	$ 130.50	$ 28,971.00	$ 105.00	$ 23,310.00	$ 135.00	$ 29,970.00	$ 140.00	$ 31,080.00
5	18" - 8.0mm (.315")	2528	LF	$ 116.00	$ 293,248.00	$ 146.60	$ 370,604.80	$ 115.00	$ 290,720.00	$ 165.00	$ 417,120.00	$ 150.00	$ 379,200.00
6	21" - 10.0mm (.3937")		LF	$ 152.00	$ -	$ 182.70	$ -	$ 135.00	$ -	$ 200.00	$ -	$ 175.00	$ -
7	24" - 10.0mm (.3937")	1831	LF	$ 196.00	$ 358,876.00	$ 169.90	$ 311,086.90	$ 155.00	$ 283,805.00	$ 220.00	$ 402,820.00	$ 210.00	$ 384,510.00
8	30" - 12.5mm (.4921")	1307	LF	$ 268.00	$ 350,276.00	$ 261.00	$ 341,127.00	$ 210.00	$ 274,470.00	$ 225.00	$ 294,075.00	$ 260.00	$ 339,820.00
9	36" - 16.0mm (.6299")	1131	LF	$ 360.00	$ 407,160.00	$ 318.20	$ 359,884.20	$ 275.00	$ 311,025.00	$ 275.00	$ 311,025.00	$ 305.00	$ 344,955.00
10	42" - 18.0mm (.7087")	112	LF	$ 416.00	$ 46,592.00	$ 575.40	$ 64,444.80	$ 360.00	$ 40,320.00	$ 325.00	$ 36,400.00	$ 375.00	$ 42,000.00
11	48" - 21.0mm (.8268")		LF	$ 473.00	$ -	$ 667.60	$ -	$ 460.00	$ -	$ 400.00	$ -	$ 450.00	$ -
12	Add Thickness Per 1.5mm -12"		LF	$ 1.00	$ -	$ 7.63	$ -	$ 12.00	$ -	$ 3.50	$ -	$ 8.00	$ -
13	Add Thickness Per 1.5mm -15"	222	LF	$ 1.00	$ 222.00	$ 8.39	$ 1,862.95	$ 15.00	$ 3,330.00	$ 4.00	$ 888.00	$ 10.00	$ 2,220.00
14	Add Thickness Per 1.5mm -18"	2528	LF	$ 1.00	$ 2,528.00	$ 9.57	$ 24,184.53	$ 15.00	$ 37,920.00	$ 4.20	$ 10,617.60	$ 12.00	$ 30,336.00
15	Add Thickness Per 1.5mm -21"		LF	$ 1.00	$ -	$ 10.42	$ -	$ 20.00	$ -	$ 5.80	$ -	$ 14.00	$ -
16	Add Thickness Per 1.5mm -24"	1831	LF	$ 1.00	$ 1,831.00	$ 13.34	$ 24,428.59	$ 20.00	$ 36,620.00	$ 6.00	$ 10,986.00	$ 16.00	$ 29,296.00
17	Add Thickness Per 1.5mm -30"	1307	LF	$ 1.00	$ 1,307.00	$ 14.78	$ 19,321.82	$ 25.00	$ 32,675.00	$ 6.50	$ 8,495.50	$ 18.00	$ 23,526.00
18	Add Thickness Per 1.5mm -36"	1131	LF	$ 1.00	$ 1,131.00	$ 16.78	$ 18,981.95	$ 25.00	$ 28,275.00	$ 10.00	$ 11,310.00	$ 22.00	$ 24,882.00
19	Add Thickness Per 1.5mm -42"	112	LF	$ 1.00	$ 112.00	$ 18.00	$ 2,016.00	$ 30.00	$ 3,360.00	$ 11.00	$ 1,232.00	$ 24.00	$ 2,688.00
20	Add Thickness Per 1.5mm -48"		LF	$ 1.00	$ -	$ 20.71	$ -	$ 30.00	$ -	$ 11.50	$ -	$ 26.00	$ -
	CIPP (12' or less in depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (greater than 25% full)												
21	12" - 7.5 mm (.2953")		LF	$ 82.00	$ -	$ 116.60	$ -	$ 115.00	$ -	$ 110.00	$ -	$ 135.00	$ -
22	15" - 7.5mm (.2953")		LF	$ 100.00	$ -	$ 133.80	$ -	$ 125.00	$ -	$ 140.00	$ -	$ 150.00	$ -
23	18" - 8.0mm (.315")		LF	$ 120.00	$ -	$ 153.20	$ -	$ 140.00	$ -	$ 170.00	$ -	$ 165.00	$ -
24	21" - 10.0mm (.3937")		LF	$ 154.00	$ -	$ 188.20	$ -	$ 165.00	$ -	$ 205.00	$ -	$ 190.00	$ -
25	24" - 10.0mm (.3937")		LF	$ 200.00	$ -	$ 174.30	$ -	$ 185.00	$ -	$ 225.00	$ -	$ 230.00	$ -
26	30" - 12.5mm (.4921")		LF	$ 270.00	$ -	$ 266.50	$ -	$ 250.00	$ -	$ 230.00	$ -	$ 280.00	$ -

27	36" - 16.0mm (.6299")		LF	$ 362.00	$ -	$ 324.80	$ -	$ 325.00	$ -	$ 295.00	$ -	$ 335.00	$ -
28	42" - 18.0mm (.7087")		LF	$ 420.00	$ -	$ 586.13	$ -	$ 430.00	$ -	$ 335.00	$ -	$ 405.00	$ -
29	48" - 21.0mm (.8268")		LF	$ 475.00	$ -	$ 680.53	$ -	$ 550.00	$ -	$ 415.00	$ -	$ 485.00	$ -
30	Add Thickness Per 1.5mm -12"		LF	$ 1.00	$ -	$ 7.63	$ -	$ 15.00	$ -	$ 3.50	$ -	$ 8.00	$ -
31	Add Thickness Per 1.5mm -15"		LF	$ 1.00	$ -	$ 8.39	$ -	$ 15.00	$ -	$ 4.00	$ -	$ 10.00	$ -
32	Add Thickness Per 1.5mm -18"		LF	$ 1.00	$ -	$ 9.57	$ -	$ 15.00	$ -	$ 4.20	$ -	$ 12.00	$ -
33	Add Thickness Per 1.5mm -21"		LF	$ 1.00	$ -	$ 10.42	$ -	$ 18.00	$ -	$ 5.80	$ -	$ 14.00	$ -
34	Add Thickness Per 1.5mm -24"		LF	$ 1.00	$ -	$ 13.34	$ -	$ 18.00	$ -	$ 6.00	$ -	$ 16.00	$ -
35	Add Thickness Per 1.5mm -30"		LF	$ 1.00	$ -	$ 14.78	$ -	$ 26.00	$ -	$ 6.50	$ -	$ 18.00	$ -
36	Add Thickness Per 1.5mm -36"		LF	$ 1.00	$ -	$ 16.78	$ -	$ 26.00	$ -	$ 10.00	$ -	$ 22.00	$ -
37	Add Thickness Per 1.5mm -42"		LF	$ 1.00	$ -	$ 18.00	$ -	$ 35.00	$ -	$ 11.00	$ -	$ 24.00	$ -
38	Add Thickness Per 1.5mm -48"		LF	$ 1.00	$ -	$ 20.71	$ -	$ 35.00	$ -	$ 11.50	$ -	$ 26.00	$ -
	Styrene Free-CIPP (12' or less depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (less than 25% full)												
39	12" Pipe - 7.5mm		LF	$ 98.00	$ -	$ 169.68	$ -	$ 120.00	$ -	$ 195.00	$ -	$ 155.00	$ -
40	15" Pipe - 7.5mm		LF	$ 114.00	$ -	$ 208.26	$ -	$ 130.00	$ -	$ 215.00	$ -	$ 190.00	$ -
41	18" Pipe - 8.0mm		LF	$ 130.00	$ -	$ 251.31	$ -	$ 145.00	$ -	$ 245.00	$ -	$ 230.00	$ -
42	21" Pipe - 10.0mm		LF	$ 146.00	$ -	$ 331.43	$ -	$ 170.00	$ -	$ 265.00	$ -	$ 305.00	$ -
43	24" Pipe - 12.5mm		LF	$ 189.00	$ -	$ 347.70	$ -	$ 195.00	$ -	$ 340.00	$ -	$ 320.00	$ -
44	30" Pipe - 12.5mm		LF	$ 285.00	$ -	$ 507.18	$ -	$ 265.00	$ -	$ 400.00	$ -	$ 440.00	$ -
45	36" Pipe - 16.0mm		LF	$ 550.00	$ -	$ 691.40	$ -	$ 345.00	$ -	$ 500.00	$ -	$ 515.00	$ -
46	42" Pipe -18.0mm		LF	$ 472.00	$ -	$ 1,046.48	$ -	$ 450.00	$ -	$ 550.00	$ -	$ 660.00	$ -
47	48" Pipe - 21.0mm		LF	$ 586.00	$ -	$ 1,288.22	$ -	$ 575.00	$ -	$ 650.00	$ -	$ 750.00	$ -
48	Additional Cost Per 1.5mm - 12"		LF	$ 1.00	$ -	$ 15.88	$ -	$ 15.00	$ -	$ 10.00	$ -	$ 8.00	$ -
49	Additional Cost Per 1.5mm - 15"		LF	$ 1.00	$ -	$ 19.94	$ -	$ 15.00	$ -	$ 12.00	$ -	$ 10.00	$ -
50	Additional Cost Per 1.5mm - 18"		LF	$ 1.00	$ -	$ 23.32	$ -	$ 15.00	$ -	$ 15.00	$ -	$ 12.00	$ -
51	Additional Cost Per 1.5mm - 21"		LF	$ 1.00	$ -	$ 26.92	$ -	$ 19.00	$ -	$ 20.00	$ -	$ 14.00	$ -
52	Additional Cost Per 1.5mm - 24"		LF	$ 1.00	$ -	$ 32.04	$ -	$ 19.00	$ -	$ 23.00	$ -	$ 16.00	$ -
53	Additional Cost Per 1.5mm - 30"		LF	$ 1.00	$ -	$ 38.98	$ -	$ 28.00	$ -	$ 24.00	$ -	$ 18.00	$ -
54	Additional Cost Per 1.5mm - 36"		LF	$ 1.00	$ -	$ 44.28	$ -	$ 28.00	$ -	$ 29.00	$ -	$ 22.00	$ -
55	Additional Cost Per 1.5mm - 42"		LF	$ 1.00	$ -	$ 48.80	$ -	$ 38.00	$ -	$ 36.00	$ -	$ 24.00	$ -
56	Additional Cost Per 1.5mm - 48"		LF	$ 1.00	$ -	$ 57.01	$ -	$ 38.00	$ -	$ 38.00	$ -	$ 26.00	$ -
	Styrene Free-CIPP (12' or less depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (greater than 25% full)												
57	12" Pipe - 7.5mm		LF	$ 100.00	$ -	$ 171.88	$ -	$ 145.00	$ -	$ 195.00	$ -	$ 165.00	$ -
58	15" Pipe - 7.5mm		LF	$ 116.00	$ -	$ 211.56	$ -	$ 160.00	$ -	$ 215.00	$ -	$ 205.00	$ -
59	18" Pipe - 8.0mm		LF	$ 132.00	$ -	$ 257.91	$ -	$ 175.00	$ -	$ 245.00	$ -	$ 245.00	$ -
60	21" Pipe - 10.0mm		LF	$ 148.00	$ -	$ 336.93	$ -	$ 210.00	$ -	$ 265.00	$ -	$ 320.00	$ -
61	24" Pipe - 12.5mm		LF	$ 191.00	$ -	$ 352.10	$ -	$ 325.00	$ -	$ 340.00	$ -	$ 340.00	$ -
62	30" Pipe - 12.5mm		LF	$ 287.00	$ -	$ 512.68	$ -	$ 420.00	$ -	$ 400.00	$ -	$ 465.00	$ -

63	36" Pipe - 16.0mm		LF	$ 553.00	$ -	$ 698.00	$ -	$ 560.00	$ -	$ 500.00	$ -	$ 545.00	$ -
64	42" Pipe -18.0mm		LF	$ 474.00	$ -	$ 1,057.20	$ -	$ 700.00	$ -	$ 550.00	$ -	$ 690.00	$ -
65	48" Pipe - 21.0mm		LF	$ 588.00	$ -	$ 1,301.15	$ -	$ 350.00	$ -	$ 650.00	$ -	$ 785.00	$ -
66	Additional Cost Per 1.5mm - 12"		LF	$ 1.00	$ -	$ 15.88	$ -	$ 18.00	$ -	$ 10.00	$ -	$ 8.00	$ -
67	Additional Cost Per 1.5mm - 15"		LF	$ 1.00	$ -	$ 19.94	$ -	$ 18.00	$ -	$ 12.00	$ -	$ 10.00	$ -
68	Additional Cost Per 1.5mm - 18"		LF	$ 1.00	$ -	$ 23.32	$ -	$ 18.00	$ -	$ 15.00	$ -	$ 12.00	$ -
69	Additional Cost Per 1.5mm - 21"		LF	$ 1.00	$ -	$ 26.92	$ -	$ 24.00	$ -	$ 20.00	$ -	$ 14.00	$ -
70	Additional Cost Per 1.5mm - 24"		LF	$ 1.00	$ -	$ 32.04	$ -	$ 24.00	$ -	$ 23.00	$ -	$ 16.00	$ -
71	Additional Cost Per 1.5mm - 30"		LF	$ 1.00	$ -	$ 38.98	$ -	$ 34.00	$ -	$ 24.00	$ -	$ 18.00	$ -
72	Additional Cost Per 1.5mm - 36"		LF	$ 1.00	$ -	$ 44.28	$ -	$ 34.00	$ -	$ 29.00	$ -	$ 22.00	$ -
73	Additional Cost Per 1.5mm - 42"		LF	$ 1.00	$ -	$ 48.80	$ -	$ 45.00	$ -	$ 36.00	$ -	$ 24.00	$ -
74	Additional Cost Per 1.5mm - 48"		LF	$ 1.00	$ -	$ 57.01	$ -	$ 45.00	$ -	$ 38.00	$ -	$ 26.00	$ -
	Precast Headwalls (per Alpharetta Std 232)												
75	Precast Headwall for 18" Pipe		EA	$ 1,880.00	$ -	$ 880.00	$ -	$ 3,000.00	$ -	$ 1,150.00	$ -	$ 4,070.00	$ -
76	Precast Headwall for 24" Pipe		EA	$ 2,068.00	$ -	$ 990.00	$ -	$ 3,500.00	$ -	$ 1,250.00	$ -	$ 4,700.00	$ -
77	Precast Headwall for 30" Pipe		EA	$ 3,146.00	$ -	$ 1,320.00	$ -	$ 4,200.00	$ -	$ 1,500.00	$ -	$ 5,300.00	$ -
78	Precast Headwall for 36" Pipe		EA	$ 3,546.00	$ -	$ 1,650.00	$ -	$ 4,800.00	$ -	$ 1,750.00	$ -	$ 6,490.00	$ -
79	Precast Headwall for 42" Pipe		EA	$ 3,932.00	$ -	$ 1,980.00	$ -	$ 5,500.00	$ -	$ 2,250.00	$ -	$ 7,500.00	$ -
80	Precast Headwall for 48" Pipe		EA	$ 8,470.00	$ -	$ 2,200.00	$ -	$ 6,500.00	$ -	$ 2,500.00	$ -	$ 8,200.00	$ -
	Cast-In_Place Concrete Headwall												
81	Cast-n-Place Conc HW-GDOT Det 1125		CY	$ 3,000.00	$ -	$ 1,787.50	$ -	$ 1,200.00	$ -	$ 2,210.00	$ -	$ 510.00	$ -
	Rubble Masonry HW												
88	Rubble Headwall for 18" Pipe		EA	$ 2,500.00	$ -	$ 1,650.00	$ -	$ 1,200.00	$ -	$ 4,100.00	$ -	$ 4,000.00	$ -
89	Rubble Headwall for 24" Pipe		EA	$ 3,000.00	$ -	$ 2,750.00	$ -	$ 2,000.00	$ -	$ 4,500.00	$ -	$ 4,700.00	$ -
90	Rubble Headwall for 30" Pipe		EA	$ 3,500.00	$ -	$ 3,850.00	$ -	$ 2,000.00	$ -	$ 4,800.00	$ -	$ 5,500.00	$ -
91	Rubble Headwall for 36" Pipe		EA	$ 4,500.00	$ -	$ 4,950.00	$ -	$ 2,500.00	$ -	$ 5,500.00	$ -	$ 6,700.00	$ -
	Miscellaneous Items												
92	Stone #57		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 76.00	$ -
93	Surge Stone		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 68.00	$ -
94	No.3's and 4's Stone		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 76.00	$ -
95	Reset Existing Headwall		EA	$ 2,500.00	$ -	$ 2,700.00	$ -	$ 1,500.00	$ -	$ 700.00	$ -	$ 5,600.00	$ -
96	3000psi Concrete		CY	$ 850.00	$ -	$ 324.00	$ -	$ 175.00	$ -	$ 1,150.00	$ -	$ 320.00	$ -
97	Flowable Fill		CY	$ 650.00	$ -	$ 324.00	$ -	$ 190.00	$ -	$ 1,450.00	$ -	$ 300.00	$ -

NOTES
All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include pre and post CCTV, and cleaning (less than 25% full & greater than 25%).
Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

WORK ORDER ID	DESCRIPTION	WO ADDRESS	Structure ID	Shape.STLength()	Pipe Span (ft)	Pipe Material	Condition
146369	Storm Pipe Repair	Admiral Court	31949	82.229991	1.5	Plain Corrugated Metal Pipe	Fair
146369	Storm Pipe Repair	Admiral Court	31953	42.44233557	1.5	Plain Corrugated Metal Pipe	Fair
156256	Storm Pipe Repair	Aiden Park	33416	82.89107996	2.5	Plain Corrugated Metal Pipe	Poor
146529	Storm Pipe Repair	Amberlilly Drive	33421	188.066663	1.5	Plain Corrugated Metal Pipe	Poor
146887	Storm Pipe Repair	Bent Creek Terrace	31169	210.8551104	1.5	Plain Corrugated Metal Pipe	Poor
137371	Storm Pipe Repair	Birch Hollow Drive	32165	29.51866038	2.5	Coated Corrugated Metal Pipe	Poor
137371	Storm Pipe Repair	Birch Hollow Drive	32161	164.7317251	1.5	Coated Corrugated Metal Pipe	Good
146536	Storm Pipe Repair	Bittercress Court	33461	114.4934135	1.5	Coated Corrugated Metal Pipe	Poor
112146	Storm Pipe Repair	Brierfield Road	30028	40.49507267	2.5	Coated Corrugated Metal Pipe	Poor
112146	Storm Pipe Repair	Brierfield Road	30036	45.13705147	1.5	Coated Corrugated Metal Pipe	Good
112146	Storm Pipe Repair	Brierfield Road	30015	157.4153804	2	Plain Corrugated Metal Pipe	Fair
150557	Storm Pipe Repair	Chesnut Court	30132	66.73515032	1.5	Plain Corrugated Metal Pipe	Poor
28964	Storm Pipe Repair	Chestnut Court	30136	62.14073313	1.5	Plain Corrugated Metal Pipe	Poor
150820	Storm Pipe Repair	Clipper Bay Drive	30339	27.94476601	2	Plain Corrugated Metal Pipe	Fair
150820	Storm Pipe Repair	Clipper Bay Drive	30343	105.5755614	2	Plain Corrugated Metal Pipe	Poor
150820	Storm Pipe Repair	Clipper Bay Drive	30308	321.2797382	1.5	Plain Corrugated Metal Pipe	Fair
150820	Storm Pipe Repair	Clipper Bay Drive	30335	21.79306451	1.5	Plain Corrugated Metal Pipe	Fair
150824	Storm Pipe Repair	Clipper Bay Drive	30368	28.05548203	1.5	Plain Corrugated Metal Pipe	Poor
150824	Storm Pipe Repair	Clipper Bay Drive	30372	201.8710084	1.5	Plain Corrugated Metal Pipe	Fair
150165	Storm Pipe Repair	Clipper Court	39114	105.7499663	1.5	Plain Corrugated Metal Pipe	Poor
114083	Storm Pipe Repair	Dunster Court	40605	158.1468775	2	Coated Corrugated Metal Pipe	Fair
114083	Storm Pipe Repair	Dunster Court	40607	23.85194191	2	Coated Corrugated Metal Pipe	Fair
155567	Storm Pipe Repair	Essex Court	39642	48.04575847	2	Plain Corrugated Metal Pipe	Poor
150546	Storm Pipe Repair	Friar Court	34130	98.53784	1.5	Plain Corrugated Metal Pipe	Poor
124647	Storm Pipe Repair	Great Rissington Way	38326	110.6109492	1.5	Coated Corrugated Metal Pipe	Fair
124647	Storm Pipe Repair	Great Rissington Way	38330	32.97634702	1.5	Coated Corrugated Metal Pipe	Fair
137351	Storm Pipe Repair	Harris Road	41311	243.5963066	1.5	Coated Corrugated Metal Pipe	Poor
105764	Storm Pipe Repair	Haynes Forest Drive	40062	29.43883802	3	Coated Corrugated Metal Pipe	Poor
105764	Storm Pipe Repair	Haynes Forest Drive	40058	115.2163437	2.5	Coated Corrugated Metal Pipe	Good
105764	Storm Pipe Repair	Haynes Forest Drive	35324	19.70544043	2	Coated Corrugated Metal Pipe	Good
105764	Storm Pipe Repair	Haynes Forest Drive	35320	33.6935326	1.5	Coated Corrugated Metal Pipe	Fair
156127	Storm Pipe Repair	Johnny Herron Way	42052	57.37610468	1.5	Coated Corrugated Metal Pipe	Poor
156079	Storm Pipe Repair	Johnny Herron Way	41953	132.1899224	2	Plain Corrugated Metal Pipe	Fair
156079	Storm Pipe Repair	Johnny Herron Way	41955	181.3540842	2	Plain Corrugated Metal Pipe	Poor
156077	Storm Pipe Repair	Johnny Herron Way	41949	65.00660535	1.5	Plain Corrugated Metal Pipe	Poor
156079	Storm Pipe Repair	Johnny Herron Way	41957	216.6949046	1.5	Plain Corrugated Metal Pipe	Fair
156094	Storm Pipe Repair	Johnny Herron Way	42039	33.87657075	1.5	Plain Corrugated Metal Pipe	Fair
156094	Storm Pipe Repair	Johnny Herron Way	42045	29.3216837	1.5	Plain Corrugated Metal Pipe	Poor
124543	Storm Pipe Repair	Longstone Landing	38375	54.83085051	2.5	Coated Corrugated Metal Pipe	Fair
124543	Storm Pipe Repair	Longstone Landing	38378	44.47500593	2.5	Coated Corrugated Metal Pipe	Fair
124543	Storm Pipe Repair	Longstone Landing	38382	24.5321383	2.5	Coated Corrugated Metal Pipe	Fair
150521	Storm Pipe Repair	Maid Marion Close	34074	92.66620936	2	Plain Corrugated Metal Pipe	Poor
150522	Storm Pipe Repair	Maid Marion Close	34081	23.27870714	1.5	Plain Corrugated Metal Pipe	Poor
150523	Storm Pipe Repair	Maid Marion Close	34085	84.6027592	1.5	Plain Corrugated Metal Pipe	Poor
150524	Storm Pipe Repair	Maid Marion Close	34091	121.1593574	1.5	Plain Corrugated Metal Pipe	Poor
150544	Storm Pipe Repair	Maid Marion Close	34105	29.46217096	1.5	Plain Corrugated Metal Pipe	Poor
150544	Storm Pipe Repair	Maid Marion Close	34109	185.4928368	1.5	Plain Corrugated Metal Pipe	Fair
150547	Storm Pipe Repair	Maid Marion Close	34137	26.66298182	1.5	Plain Corrugated Metal Pipe	Poor
150548	Storm Pipe Repair	Maid Marion Close	34141	72.64706342	1.5	Plain Corrugated Metal Pipe	Poor
150548	Storm Pipe Repair	Maid Marion Close	34145	69.40305604	1.5	Plain Corrugated Metal Pipe	Poor
36709	Storm Pipe Repair	Malbrough Drive	31187	78.09264423	2	Coated Corrugated Metal Pipe	Fair
36709	Storm Pipe Repair	Malbrough Drive	39409	108.0702791	2	Coated Corrugated Metal Pipe	N/A
36709	Storm Pipe Repair	Malbrough Drive	39412	60.20370887	2	Coated Corrugated Metal Pipe	Fair
36709	Storm Pipe Repair	Malbrough Drive	31183	163.6025296	2	Plain Corrugated Metal Pipe	Fair

Cost Per Unit Pricing =	$ 1,720,616.00
12% For Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 206,473.92
FY 2027 Task Order 1 Total	$ 1,927,089.92

136625	Storm Pipe Repair	Marka Lane	30835	64.28421503	3.5	Coated Corrugated Metal Pipe	Poor
136625	Storm Pipe Repair	Marka Lane	30819	150.9446714	3	Coated Corrugated Metal Pipe	Fair
136625	Storm Pipe Repair	Marka Lane	30823	31.3985976	3	Coated Corrugated Metal Pipe	Fair
136625	Storm Pipe Repair	Marka Lane	30827	120.6821216	2.5	Coated Corrugated Metal Pipe	Fair
136625	Storm Pipe Repair	Marka Lane	30815	288.1325619	2	Coated Corrugated Metal Pipe	Fair
136625	Storm Pipe Repair	Marka Lane	30831	113.7039973	2	Coated Corrugated Metal Pipe	Good
133881	Storm Pipe Repair	North Farm Drive	31236	74.60504369	3	Coated Corrugated Metal Pipe	Fair
133881	Storm Pipe Repair	North Farm Drive	39416	131.6223557	3	Coated Corrugated Metal Pipe	Fair
133881	Storm Pipe Repair	North Farm Drive	39420	159.9956606	3	Coated Corrugated Metal Pipe	Fair
133881	Storm Pipe Repair	North Farm Drive	31232	117.7454577	1.5	Coated Corrugated Metal Pipe	Fair
133881	Storm Pipe Repair	North Farm Drive	31240	26.08331196	1.5	Coated Corrugated Metal Pipe	Fair
134571	Storm Pipe Repair	North Farm Drive	31284	30.86713975	1.5	Coated Corrugated Metal Pipe	Poor
123587	Storm Pipe Repair	Park Brooke Trace	35686	102.8578169	2	Coated Corrugated Metal Pipe	Fair
123437	Storm Pipe Repair	Park Brooke Trace	35910	155.44532	3	Plain Corrugated Metal Pipe	Poor
123587	Storm Pipe Repair	Park Brooke Trace	35698	36.64070302	2	Plain Corrugated Metal Pipe	Poor
156692	Storm Pipe Repair	Rhodes Creek Court	33561	76.43969645	1.5	Coated Corrugated Metal Pipe	Poor
157658	Storm Pipe Repair	Saint Michelle Court	30481	326.9198502	3	Coated Corrugated Metal Pipe	Fair
157658	Storm Pipe Repair	Saint Michelle Court	30477	183.4180075	2.5	Coated Corrugated Metal Pipe	N/A
157658	Storm Pipe Repair	Saint Michelle Court	30496	229.9307906	2.5	Coated Corrugated Metal Pipe	N/A
157658	Storm Pipe Repair	Saint Michelle Court	30488	136.8789003	1.5	Plain Corrugated Metal Pipe	Poor
150203	Storm Pipe Repair	Seven Seas Court	39080	30.79503306	1.5	Plain Corrugated Metal Pipe	Poor
150203	Storm Pipe Repair	Seven Seas Court	39092	149.5353732	1.5	Plain Corrugated Metal Pipe	Poor
2002	Storm Pipe Repair	Sherry Drive	30673	33.17351035	1.5	Plain Corrugated Metal Pipe	Good
2002	Storm Pipe Repair	Sherry Drive	30677	66.73560325	1.5	Plain Corrugated Metal Pipe	Fair
135028	Storm Pipe Repair	Spring Place Lane	41078	117.8483511	2	Reinforced Concrete Pipe	Fair
137274	Storm Pipe Repair	Watermill Falls	41137	180.4799944	1.5	Coated Corrugated Metal Pipe	Poor
150581	Storm Pipe Repair	Wildwood Court	30106	148.9229932	2	Plain Corrugated Metal Pipe	Poor
167619	Storm Pipe Repair	10635 Tuxford dr	36301	62.24026525	4.5	Coated Corrugated Metal Pipe	Poor
167619	Storm Pipe Repair	10635 Tuxford dr	36313	39.12723569	4.5	Coated Corrugated Metal Pipe	Fair
167617	Storm Pipe Repair	10932 Georgia Lane	37777	126.0401897	4	Reinforced Concrete Pipe	Poor
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43192	119.4917392	2	Plain Corrugated Metal Pipe	Fair
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43190	32.40545995	1.5	Reinforced Concrete Pipe	Good
156664	Storm Pipe Repair	165 Greenmont circle	31798	147.2974242	3	Reinforced Concrete Pipe	Good
137272	Storm Pipe Repair	189 Lantern Ridge Court	43714	71.21225899	2.5	CIPP	Good
137272	Storm Pipe Repair	189 Lantern Ridge Court	43716	170.4021143	2.5	Coated Corrugated Metal Pipe	N/A
137272	Storm Pipe Repair	189 Lantern Ridge Court	43718	38.74147272	2	Coated Corrugated Metal Pipe	Fair
137272	Storm Pipe Repair	189 Lantern Ridge Court	48071	96.67690882	2	Coated Corrugated Metal Pipe	Fair
145113	Storm Pipe Repair	2115 Lake Shore Landing	30865	61.08679216	2	CIPP	Good
145113	Storm Pipe Repair	2115 Lake Shore Landing	30869	22.20018258	2	CIPP	Good
167615	Storm Pipe Repair	255 Stepping stone dr	31412	110.1860264	4	Coated Corrugated Metal Pipe	Poor
167616	Storm Pipe Repair	285 Stepping stone dr	48024	94.59164404	4	Coated Corrugated Metal Pipe	Poor
137033	Storm Pipe Repair	330 Dashing Wave Lane	30312	34.69074174	2	Plain Corrugated Metal Pipe	Fair
137033	Storm Pipe Repair	330 Dashing Wave Lane	30315	182.2742378	2	Plain Corrugated Metal Pipe	Fair
50135	Storm Pipe Repair	3303 Long Island Creek Court	45567	112.1576395	1.5	Coated Corrugated Metal Pipe	Poor
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50420	139.3641167	2	Plain Corrugated Metal Pipe	Poor
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50419	124.8017844	1.5	Plain Corrugated Metal Pipe	Fair
115735	Storm Pipe Repair	Academy Street	47412	56.45867476	1.5	Coated Corrugated Metal Pipe	Fair
161046	Storm Pipe Repair	Academy Street	33611	36.98903554	1.5	Reinforced Concrete Pipe	Poor
146352	Storm Pipe Repair	Admiral Crossing	31962	24.24011409	1.5	Reinforced Concrete Pipe	Fair
150627	Storm Pipe Repair	Alderman Court	34683	91.37586031	2	Coated Corrugated Metal Pipe	Poor
150624	Storm Pipe Repair	Alderman Drive	34635	48.81242849	1.5	Coated Corrugated Metal Pipe	Poor
150632	Storm Pipe Repair	Alderman Drive	34709	34.28134792	2	Plain Corrugated Metal Pipe	Poor
150629	Storm Pipe Repair	Alderman Drive	34720	76.03338645	2	Plain Corrugated Metal Pipe	Poor
150631	Storm Pipe Repair	Alderman Drive	34705	61.04507559	1.5	Plain Corrugated Metal Pipe	Poor
125593	Storm Pipe Repair	Alexander Drive	36274	122.3790198	4	Reinforced Concrete Pipe	Fair

40015	Storm Pipe Repair	Arrowood Court	39875	41.75959013	1.5	Reinforced Concrete Pipe	Good
40015	Storm Pipe Repair	Arrowood Court	39882	23.59524639	1.5	Reinforced Concrete Pipe	Good
40078	Storm Pipe Repair	Arrowood Lane	39879	158.8700134	1.5	Coated Corrugated Metal Pipe	Poor
40078	Storm Pipe Repair	Arrowood Lane	39886	81.89971095	1.5	Plain Corrugated Metal Pipe	Poor
40013	Storm Pipe Repair	Arrowwood Court	39909	55.72277109	3	Plain Corrugated Metal Pipe	Poor
40014	Storm Pipe Repair	Arrowwood Court	39905	16.01771365	1.5	Plain Corrugated Metal Pipe	Poor
113007	Storm Pipe Repair	Augeron Court	45339	171.6595101	2.5	Reinforced Concrete Pipe	Fair
122526	Storm Pipe Repair	Autumn Sage Drive	38328	29.30678048	1.5	Coated Corrugated Metal Pipe	Poor
122526	Storm Pipe Repair	Autumn Sage Drive	38332	107.9291336	1.5	Coated Corrugated Metal Pipe	Fair
122526	Storm Pipe Repair	Autumn Sage Drive	38335	37.03611335	1.5	Coated Corrugated Metal Pipe	Fair
149819	Storm Pipe Repair	Bannerhorn Run	33714	90.28023527	2	Plain Corrugated Metal Pipe	Poor
149782	Storm Pipe Repair	Bannerhorn Run	33755	34.69695867	2	Reinforced Concrete Pipe	Poor
149818	Storm Pipe Repair	Bannerhorn Run	33702	33.87218572	1.5	Reinforced Concrete Pipe	Fair
124680	Storm Pipe Repair	Barnesley Lane	38702	296.8847468	1.5	CIPP	Good
114155	Storm Pipe Repair	Bates Road	44616	113.576274	2	Reinforced Concrete Pipe	Good
167921	Storm Pipe Repair	Beacon Hill Way	31980	16.71778709	1.5	Plain Corrugated Metal Pipe	Fair
146888	Storm Pipe Repair	Bent Creek Crossing	31120	29.62858098	2	Plain Concrete	Fair
146938	Storm Pipe Repair	Bent Creek Manor	31246	234.813598	2.5	Plain Concrete	Fair
146907	Storm Pipe Repair	Bent Creek Manor	31136	191.6746897	2.5	Plain Corrugated Metal Pipe	Poor
146940	Storm Pipe Repair	Bent Creek Manor	31254	78.18053078	2.5	Plain Corrugated Metal Pipe	Poor
146910	Storm Pipe Repair	Bent Creek Manor	31143	121.4258391	2	Plain Corrugated Metal Pipe	Poor
125725	Storm Pipe Repair	Between 355 and 365 New Castle Drive	40529	12.35431689	4	Spincast	Good
122836	Storm Pipe Repair	Big Creek Court	46267	30.97114124	1.5	Plain Corrugated Metal Pipe	Poor
137348	Storm Pipe Repair	Birch Ridge Court	32108	136.8365019	2.5	Coated Corrugated Metal Pipe	Poor
137350	Storm Pipe Repair	Birch Ridge Drive	32129	123.8785082	1.5	CIPP	Good
160860	Storm Pipe Repair	Blue Jay Terrace	40017	96.92298016	2.5	Coated Corrugated Metal Pipe	Poor
7160	Storm Pipe Repair	Boxgrove Road	37671	22.28174038	2	Coated Corrugated Metal Pipe	Fair
158117	Storm Pipe Repair	Briars Bend	30083	39.47473686	1.5	Plain Corrugated Metal Pipe	Poor
160313	Storm Pipe Repair	Briers Chute	48052	127.4916581	2	Coated Corrugated Metal Pipe	Poor
17223	Storm Pipe Repair	Briers Chute	30168	38.12300504	2	Coated Corrugated Metal Pipe	N/A
160304	Storm Pipe Repair	Briers Creek Drive	30141	47.55728317	1.5	Coated Corrugated Metal Pipe	Poor
160303	Storm Pipe Repair	Briers Creek Drive	30147	32.76730013	1.5	Coated Corrugated Metal Pipe	Poor
112628	Storm Pipe Repair	Broadwell Oaks Drive	43114	103.5134181	3	CIPP	Fair
112628	Storm Pipe Repair	Broadwell Oaks Drive	43125	138.2950262	3	Coated Corrugated Metal Pipe	Poor
160467	Storm Pipe Repair	Broadwell Oaks Drive	43129	121.5890664	3	Coated Corrugated Metal Pipe	Poor
160459	Storm Pipe Repair	Broadwell Oaks Drive	47010	38.62138293	3	Coated Corrugated Metal Pipe	Poor
18421	Storm Pipe Repair	Broadwell Oaks Drive	47011	150.4678927	3	Coated Corrugated Metal Pipe	Fair
123770	Storm Pipe Repair	Brookline Drive	39893	57.27860745	4	Spincast	Good
37954	Storm Pipe Repair	Brookmill Point	41107	21.96066458	2	Coated Corrugated Metal Pipe	Fair
160725	Storm Pipe Repair	Brookridge Terrace	32725	99.96060971	1.5	Coated Corrugated Metal Pipe	Poor
160703	Storm Pipe Repair	Brookridge Terrace	32703	137.8625757	3	Reinforced Concrete Pipe	Fair
160861	Storm Pipe Repair	Brown Thrasher Court	40067	72.55704951	1.5	Coated Corrugated Metal Pipe	Poor
149712	Storm Pipe Repair	Caney Creek Landing	31811	263.8223738	1.5	Plain Corrugated Metal Pipe	Poor
147051	Storm Pipe Repair	Cannonero Drive	42265	45.6554205	3.5	Plain Corrugated Metal Pipe	Poor
147050	Storm Pipe Repair	Cannonero Drive	42261	53.52978008	2.5	Plain Corrugated Metal Pipe	Poor
147306	Storm Pipe Repair	Cannonero Drive	42267	79.65683731	3.5	Reinforced Concrete Pipe	Fair
115237	Storm Pipe Repair	Canton Street	48188	96.22452854	2	Plain Corrugated Metal Pipe	N/A
161050	Storm Pipe Repair	Canton Street	43613	41.37872248	1.5	Plain Corrugated Metal Pipe	Poor
161145	Storm Pipe Repair	Canton Street	48192	19.12430558	1.5	Plain Corrugated Metal Pipe	Poor
1976	Storm Pipe Repair	CHANTILLY DRIVE	30362	89.41231451	1.5	Plain Corrugated Metal Pipe	Poor
110857	Storm Pipe Repair	Chantilly Drive	30370	96.04759659	1.5	Plain Corrugated Metal Pipe	Fair
158330	Storm Pipe Repair	Chantilly Drive	30385	443.8697936	1.5	Plain Corrugated Metal Pipe	Poor
25831	Storm Pipe Repair	Chasewood Trail	32416	81.60135124	3	Plain Corrugated Metal Pipe	N/A
146117	Storm Pipe Repair	Chasewood Trail	32481	189.2307945	1.5	Reinforced Concrete Pipe	Fair
158014	Storm Pipe Repair	Chelsea Court	30345	127.5998509	1.5	Plain Corrugated Metal Pipe	Poor

158017	Storm Pipe Repair	Chelsey Lane	30333	136.8740647	2	Plain Corrugated Metal Pipe	Fair
158017	Storm Pipe Repair	Chelsey Lane	30341	92.23773904	2	Plain Corrugated Metal Pipe	Fair
146808	Storm Pipe Repair	Clubhouse Drive	31308	23.04458182	2	Plain Concrete	Fair
146809	Storm Pipe Repair	Clubhouse Drive	31315	64.34310603	2	Plain Concrete	Fair
28694	Storm Pipe Repair	Clubhouse Drive	30931	8.282972338	3	Plain Corrugated Metal Pipe	Poor
28694	Storm Pipe Repair	Clubhouse Drive	30935	70.78247771	3	Plain Corrugated Metal Pipe	Poor
28696	Storm Pipe Repair	Clubhouse Drive	30946	65.76497952	3	Plain Corrugated Metal Pipe	Poor
30624	Storm Pipe Repair	Clubhouse Drive	30952	24.64484508	3	Plain Corrugated Metal Pipe	Poor
147010	Storm Pipe Repair	Clubhouse Drive	30795	26.9963994	2.5	Plain Corrugated Metal Pipe	Poor
147009	Storm Pipe Repair	Clubhouse Drive	30791	27.79775442	2	Plain Corrugated Metal Pipe	Poor
150311	Storm Pipe Repair	Clubhouse Drive	30959	50.33317006	1.5	Plain Corrugated Metal Pipe	Fair
146794	Storm Pipe Repair	Clubhouse Drive	31304	56.04158085	1.5	Plain Corrugated Metal Pipe	Poor
150802	Storm Pipe Repair	Clubhouse Drive	31699	192.5780574	1.5	Plain Corrugated Metal Pipe	Poor
157081	Storm Pipe Repair	Cogburn Park	45293	22.56464136	1	Plain Corrugated Metal Pipe	Poor
157032	Storm Pipe Repair	Cogburn Ridge Road	33215	81.61240747	1.5	Plain Corrugated Metal Pipe	Poor
157026	Storm Pipe Repair	Cogburn Ridge Road	33211	29.38667529	1.5	Reinforced Concrete Pipe	Fair
113325	Storm Pipe Repair	Cogburn Ridge Road	33248	44.90097535	1.5	Reinforced Concrete Pipe	Fair
115837	Storm Pipe Repair	Cold Creek Drive	48263	17.7101463	2	CIPP	Good
146528	Storm Pipe Repair	Compass Pointe Crossing	31868	232.5848402	1.5	Reinforced Concrete Pipe	Fair
150050	Storm Pipe Repair	Copper Circle	33999	123.603728	1.5	Plain Corrugated Metal Pipe	Poor
150051	Storm Pipe Repair	Copper Circle	34003	190.1001947	1.5	Plain Corrugated Metal Pipe	Poor
149946	Storm Pipe Repair	Copper Circle	34006	47.66508885	1.5	Plain Corrugated Metal Pipe	Poor
149824	Storm Pipe Repair	Courageous Wake	33823	6.403578776	1.5	Plain Corrugated Metal Pipe	Poor
150456	Storm Pipe Repair	Creek Ridge Crossing	30682	107.3232687	1.5	Coated Corrugated Metal Pipe	Poor
16309	Storm Pipe Repair	Cumming Street	38818	308.456351	2.5	Plain Corrugated Metal Pipe	N/A
161147	Storm Pipe Repair	Cumming Street	38781	10.52412294	2	Plain Corrugated Metal Pipe	Poor
150827	Storm Pipe Repair	Cutty Sark Way	38987	24.33693955	2	Plain Corrugated Metal Pipe	Poor
150828	Storm Pipe Repair	Cutty Sark Way	38991	109.9700247	2	Plain Corrugated Metal Pipe	Poor
150831	Storm Pipe Repair	Cutty Sark Way	39016	86.24096926	2	Plain Corrugated Metal Pipe	Poor
159941	Storm Pipe Repair	Dearborne Lane	44497	100.5580708	2.5	Reinforced Concrete Pipe	Fair
38691	Storm Pipe Repair	Dennis Drive	32075	48.07910263	2.5	Coated Corrugated Metal Pipe	Poor
149227	Storm Pipe Repair	Derby Chase Court	42512	33.8013292	1.5	Plain Corrugated Metal Pipe	Poor
146854	Storm Pipe Repair	Douglas Road	45210	18.55043094	4	Plain Corrugated Metal Pipe	Poor
146853	Storm Pipe Repair	Douglas Road	45213	187.4542764	3.5	Reinforced Concrete Pipe	Poor
29493	Storm Pipe Repair	Dryden Road	46348	108.4482388	2.5	HDPE	Good
42183	Storm Pipe Repair	Equestrian Park	46707	80.31347249	1.25	Plain Corrugated Metal Pipe	Poor
150891	Storm Pipe Repair	Flying Scot Way	38876	32.91205735	2	CIPP	Good
150892	Storm Pipe Repair	Flying Scot Way	38879	41.5503706	2	CIPP	Good
150892	Storm Pipe Repair	Flying Scot Way	46608	130.713793	2	CIPP	Good
150891	Storm Pipe Repair	Flying Scot Way	38872	53.5365872	1.5	CIPP	Fair
29719	Storm Pipe Repair	Flying Scot Way	46610	30.42679009	2	Coated Corrugated Metal Pipe	Fair
123433	Storm Pipe Repair	Forest Path Lane	35837	101.575509	4	Coated Corrugated Metal Pipe	Poor
123432	Storm Pipe Repair	Forest Path Lane	35865	29.45284556	3	Coated Corrugated Metal Pipe	Poor
150467	Storm Pipe Repair	Fox Road	42454	22.87428143	1.5	Coated Corrugated Metal Pipe	Poor
150468	Storm Pipe Repair	Fox Road	42470	47.52732344	1.5	Plain Corrugated Metal Pipe	Poor
149750	Storm Pipe Repair	Gannett Nook	33695	11.01201009	2	Coated Corrugated Metal Pipe	Poor
125969	Storm Pipe Repair	Georgia Lane	47785	75.5750839	4	Reinforced Concrete Pipe	Fair
125971	Storm Pipe Repair	Georgia Lane	47787	42.06951812	4	Reinforced Concrete Pipe	Fair
125970	Storm Pipe Repair	Georgia Lane	47783	102.1516186	3.5	Reinforced Concrete Pipe	Fair
146694	Storm Pipe Repair	Gleneagles Pointe	33169	14.21124982	3.5	Plain Corrugated Metal Pipe	Poor
146692	Storm Pipe Repair	Gleneagles Pointe	33161	113.7757754	3.5	Plain Corrugated Metal Pipe	Poor
146695	Storm Pipe Repair	Gleneagles Pointe	33165	60.51439692	3.5	Plain Corrugated Metal Pipe	Poor
146549	Storm Pipe Repair	Gleneagles Pointe	33138	112.4312878	3	Plain Corrugated Metal Pipe	Poor
146557	Storm Pipe Repair	Gleneagles Pointe	33157	37.61816928	1.5	Reinforced Concrete Pipe	Fair
160299	Storm Pipe Repair	Gramercy Lane	44351	144.9902527	2	Reinforced Concrete Pipe	Fair

146332	Storm Pipe Repair	Graystone Crossing	32135	18.64766718	2.5	Plain Corrugated Metal Pipe	Poor
146301	Storm Pipe Repair	Graystone Crossing	32093	37.10802931	2	Plain Corrugated Metal Pipe	Fair
125766	Storm Pipe Repair	Great Oaks Way	35929	49.18929169	4.5	Reinforced Concrete Pipe	Fair
137444	Storm Pipe Repair	Greenmont Walk	31854	155.8570556	1.5	CIPP	Good
137444	Storm Pipe Repair	Greenmont Walk	31858	53.01195088	1.5	CIPP	Good
7889	Storm Pipe Repair	Grey Abbey Drive	38127	43.03955594	2.5	Coated Corrugated Metal Pipe	Poor
6961	Storm Pipe Repair	Gromwell Drive	38635	11.76558563	2	Coated Corrugated Metal Pipe	Fair
6961	Storm Pipe Repair	Gromwell Drive	38632	84.79401107	1.5	Coated Corrugated Metal Pipe	Fair
49636	Storm Pipe Repair	Gunter Court	37137	76.14692812	3	Coated Corrugated Metal Pipe	Poor
146546	Storm Pipe Repair	Hamptons Crossing	33132	90.42274207	2	Plain Corrugated Metal Pipe	Poor
27296	Storm Pipe Repair	Hamptons Run	33106	6.693424012	1.5	Plain Corrugated Metal Pipe	Poor
150417	Storm Pipe Repair	Harbour Ridge Drive	30509	43.67213459	3	Plain Corrugated Metal Pipe	Poor
150418	Storm Pipe Repair	Harbour Ridge Drive	30517	23.46808012	3	Plain Corrugated Metal Pipe	Poor
160822	Storm Pipe Repair	Harrington Drive	40469	157.0082874	2.5	Coated Corrugated Metal Pipe	Poor
160823	Storm Pipe Repair	Harrington Drive	40471	29.40691351	2.5	Coated Corrugated Metal Pipe	Poor
160785	Storm Pipe Repair	Harrington Drive	40478	23.22377555	2	Plain Corrugated Metal Pipe	Poor
160784	Storm Pipe Repair	Harrington Drive	40476	123.8910082	1.5	Plain Corrugated Metal Pipe	Poor
124191	Storm Pipe Repair	Haynes Bridge and Lakeview	34872	405.7424762	1.5	Reinforced Concrete Pipe	Good
125964	Storm Pipe Repair	Haynes Bridge Road	36639	33.59997323	2	Coated Corrugated Metal Pipe	Poor
159830	Storm Pipe Repair	Hearthstone Way	44521	132.3961332	3	Coated Corrugated Metal Pipe	Fair
159938	Storm Pipe Repair	Hearthstone Way	44553	218.710106	4	Reinforced Concrete Pipe	Poor
41206	Storm Pipe Repair	Hembree Road	38979	43.10540754	3	Reinforced Concrete Pipe	Fair
114966	Storm Pipe Repair	Henderson Parkway	48214	75.39867753	2	Coated Corrugated Metal Pipe	Poor
114965	Storm Pipe Repair	Henderson Parkway	33861	28.37065261	2	Plain Corrugated Metal Pipe	Poor
15836	Storm Pipe Repair	Henderson Parkway	33852	43.15266077	2	CIPP	Good
159034	Storm Pipe Repair	Henley Way	50399	30.47579169	2.5	Coated Corrugated Metal Pipe	Fair
159032	Storm Pipe Repair	Henley Way	50397	176.1908185	2.5	Reinforced Concrete Pipe	Fair
159030	Storm Pipe Repair	Henley Way	50395	86.41354086	1.5	Reinforced Concrete Pipe	Fair
146637	Storm Pipe Repair	Highland Glen Court	45026	106.579163	2.5	Plain Corrugated Metal Pipe	Poor
161048	Storm Pipe Repair	Hopewell Road	43615	31.85748186	2	Plain Corrugated Metal Pipe	Poor
161047	Storm Pipe Repair	Hopewell Road	43617	22.61653147	2	Plain Corrugated Metal Pipe	Poor
149156	Storm Pipe Repair	Huntington Trace Lane	42221	255.9863911	2.5	Plain Corrugated Metal Pipe	Poor
149155	Storm Pipe Repair	Huntington Trace Lane	42226	188.4366736	1.5	Plain Corrugated Metal Pipe	Fair
149179	Storm Pipe Repair	Huntington Trace Lane	42232	34.52240093	1.5	Reinforced Concrete Pipe	Fair
114640	Storm Pipe Repair	Innovation Way	40741	68.18190627	1.5	Plain Corrugated Metal Pipe	N/A
160887	Storm Pipe Repair	Innovation Way	40743	19.76093478	1.5	Plain Corrugated Metal Pipe	Poor
149854	Storm Pipe Repair	Intrepid Cut	33886	102.4618516	2.5	CIPP	Good
149855	Storm Pipe Repair	Intrepid Cut	33893	29.23077921	2.5	CIPP	Good
149852	Storm Pipe Repair	Intrepid Cut	33889	78.68763656	2	CIPP	Good
147309	Storm Pipe Repair	Javad Lane	50255	62.66935869	2	Coated Corrugated Metal Pipe	Poor
42167	Storm Pipe Repair	Karen Drive	38825	48.69105463	1.5	CIPP	Good
114790	Storm Pipe Repair	Kenneth Drive	42924	140.9028375	5	Coated Corrugated Metal Pipe	Poor
125094	Storm Pipe Repair	Kia Drive	39197	115.2291373	3	CIPP	Good
125094	Storm Pipe Repair	Kia Drive	39201	90.91676502	3	CIPP	Good
125093	Storm Pipe Repair	Kia Drive	39194	75.76926575	2	CIPP	Good
125907	Storm Pipe Repair	Kimball Bridge Road	37087	81.47992865	1.5	Reinforced Concrete Pipe	Poor
146980	Storm Pipe Repair	Lake Shore Landing	30893	128.5244278	2.5	Plain Corrugated Metal Pipe	Poor
146981	Storm Pipe Repair	Lake Shore Landing	30896	53.47018985	2.5	Plain Corrugated Metal Pipe	Poor
146950	Storm Pipe Repair	Lake Shore Landing	30906	26.17758804	1.5	Plain Corrugated Metal Pipe	Poor
146994	Storm Pipe Repair	Lake Shore Links	30833	129.2824223	4.5	Plain Corrugated Metal Pipe	Poor
146994	Storm Pipe Repair	Lake Shore Links	30851	133.886164	4.5	Plain Corrugated Metal Pipe	Poor
146996	Storm Pipe Repair	Lake Shore Links	30855	46.94817041	4.5	Plain Corrugated Metal Pipe	Poor
150605	Storm Pipe Repair	Lake Windward Drive	38951	60.34252292	2	Coated Corrugated Metal Pipe	Poor
123048	Storm Pipe Repair	Lake Windward Drive	38959	66.22940542	2	Plain Corrugated Metal Pipe	Fair
150804	Storm Pipe Repair	Lake Windward Drive	30085	98.58797665	1.5	Plain Corrugated Metal Pipe	Poor

150465	Storm Pipe Repair	Lake Windward Drive	30398	33.8450899	1.5	Plain Corrugated Metal Pipe	Poor
150464	Storm Pipe Repair	Lake Windward Drive	30412	34.18125504	1.5	Plain Corrugated Metal Pipe	Poor
150460	Storm Pipe Repair	Lake Windward Drive	30696	29.56825214	1.5	Plain Corrugated Metal Pipe	Poor
150359	Storm Pipe Repair	Lake Windward Drive	30749	61.59862533	1.5	Plain Corrugated Metal Pipe	Poor
150322	Storm Pipe Repair	Lake Windward Drive	30763	77.37484282	1.5	Plain Corrugated Metal Pipe	Poor
150457	Storm Pipe Repair	Lake Windward Landing	30471	95.34284663	2.5	Plain Corrugated Metal Pipe	Poor
150287	Storm Pipe Repair	Lakewind Court	33484	161.7308136	2	Plain Corrugated Metal Pipe	Poor
150300	Storm Pipe Repair	Lakewind Court	33503	98.6084892	2	Plain Corrugated Metal Pipe	Poor
150284	Storm Pipe Repair	Lakewind Way	33524	25.84416859	3	Plain Corrugated Metal Pipe	Poor
150285	Storm Pipe Repair	Lakewind Way	33528	39.60081865	3	Plain Corrugated Metal Pipe	Poor
150281	Storm Pipe Repair	Lakewind Way	33546	28.08432222	2	Plain Corrugated Metal Pipe	Poor
150282	Storm Pipe Repair	Lakewind Way	33550	142.0668145	2	Plain Corrugated Metal Pipe	Poor
150283	Storm Pipe Repair	Lakewind Way	33554	32.45494976	2	Plain Corrugated Metal Pipe	Poor
150299	Storm Pipe Repair	Lakewind Way	33495	71.91886804	1.5	Plain Corrugated Metal Pipe	Poor
149545	Storm Pipe Repair	Landings Chase	31619	173.4828644	1.5	Plain Corrugated Metal Pipe	Fair
149709	Storm Pipe Repair	Landings Cour	31783	26.94404137	1.5	Plain Corrugated Metal Pipe	Poor
149708	Storm Pipe Repair	Landings Court	31779	238.7149467	1.5	Plain Corrugated Metal Pipe	Poor
149711	Storm Pipe Repair	Landings Overlook	31793	32.50771234	1.5	Plain Corrugated Metal Pipe	Poor
160165	Storm Pipe Repair	Lantern Ridge Court	47158	31.08628114	1.5	Coated Corrugated Metal Pipe	Poor
5035	Storm Pipe Repair	Lantern Ridge Court	46883	235.8308579	3	Plain Corrugated Metal Pipe	N/A
160858	Storm Pipe Repair	Laurelwood Lane	40009	85.79957812	2.5	Coated Corrugated Metal Pipe	Poor
160859	Storm Pipe Repair	Laurelwood Lane	40013	126.9871921	2.5	Coated Corrugated Metal Pipe	Poor
149358	Storm Pipe Repair	Leeward Run Drive	42535	123.2866217	1.5	Plain Corrugated Metal Pipe	Poor
146814	Storm Pipe Repair	Leeward Walk Circle	45074	26.22466202	2.5	CIPP	Good
146641	Storm Pipe Repair	Leeward Walk Circle	45042	77.8122178	3.5	Coated Corrugated Metal Pipe	Poor
146650	Storm Pipe Repair	Leeward Walk Circle	45060	81.74689332	3.5	Coated Corrugated Metal Pipe	Poor
146652	Storm Pipe Repair	Leeward Walk Circle	45048	34.91784693	3	Coated Corrugated Metal Pipe	Poor
146850	Storm Pipe Repair	Leeward Walk Circle	45036	131.2449686	3	Plain Corrugated Metal Pipe	Poor
146851	Storm Pipe Repair	Leeward Walk Lane	45038	192.4653107	3	Plain Corrugated Metal Pipe	Poor
149543	Storm Pipe Repair	Linkside Hollow	31630	205.0930722	3	Plain Corrugated Metal Pipe	Poor
149535	Storm Pipe Repair	Linkside Hollow	31634	119.677142	3	Plain Corrugated Metal Pipe	Poor
150358	Storm Pipe Repair	Longcreek Pointe	30785	13.10582065	2.5	Plain Corrugated Metal Pipe	Poor
150360	Storm Pipe Repair	Longcreek Pointe	30745	54.54998666	1.5	Plain Corrugated Metal Pipe	Poor
150323	Storm Pipe Repair	Longcreek Pointe	30767	31.46975176	1.5	Plain Corrugated Metal Pipe	Poor
135027	Storm Pipe Repair	Mae Lane	48327	30.97490436	3	Coated Corrugated Metal Pipe	Poor
150642	Storm Pipe Repair	Marconi Drive	35192	50.91830803	2.5	Plain Corrugated Metal Pipe	Poor
150800	Storm Pipe Repair	Market Place	34962	52.2221656	2	Plain Corrugated Metal Pipe	Good
150793	Storm Pipe Repair	Market Place	34858	52.96978974	1.5	Plain Corrugated Metal Pipe	Poor
150794	Storm Pipe Repair	Market Place	34862	17.34445714	1.5	Plain Corrugated Metal Pipe	Poor
150796	Storm Pipe Repair	Market Place	34929	79.40949098	1.5	Plain Corrugated Metal Pipe	Poor
150799	Storm Pipe Repair	Market Place	34958	98.509216	1.5	Plain Corrugated Metal Pipe	Poor
6949	Storm Pipe Repair	May Apple Drive	38554	19.38920813	1.5	Coated Corrugated Metal Pipe	Fair
160971	Storm Pipe Repair	Mayfield Road	35670	70.29977022	5	Reinforced Concrete Pipe	Fair
161180	Storm Pipe Repair	Mayfield Road	44585	43.19380276	1.5	Reinforced Concrete Pipe	Fair
160960	Storm Pipe Repair	Mayfield Road	46874	37.52619008	1.5	Reinforced Concrete Pipe	Poor
17059	Storm Pipe Repair	Mayfield Road	44468	13.94966139	1.5	Reinforced Concrete Pipe	Good
17470	Storm Pipe Repair	Mayfield Road	44599	24.0719189	1.5	Reinforced Concrete Pipe	N/A
160215	Storm Pipe Repair	Meadow Drive	43337	55.48967199	1.5	Plain Concrete	Poor
160327	Storm Pipe Repair	Mid Broadwell Road	32191	38.3454089	1.5	Coated Corrugated Metal Pipe	Poor
160326	Storm Pipe Repair	Mid Broadwell Road	32187	32.34043572	1.5	Reinforced Concrete Pipe	Fair
161077	Storm Pipe Repair	Milton Avenue	42649	101.6417789	1.5	Coated Corrugated Metal Pipe	Poor
161076	Storm Pipe Repair	Milton Avenue	42657	21.65215406	1.5	Coated Corrugated Metal Pipe	Poor
160493	Storm Pipe Repair	Milton Avenue	43002	21.83699268	1.5	Plain Corrugated Metal Pipe	Poor
18436	Storm Pipe Repair	Milton Avenue	42652	78.12777176	2.5	Reinforced Concrete Pipe	Good
160494	Storm Pipe Repair	Milton Avenue	42997	45.42744156	1.5	Reinforced Concrete Pipe	Poor

49201	Storm Pipe Repair	Milton Park Drive	45773	49.85062614	2.5	Coated Corrugated Metal Pipe	Good
49201	Storm Pipe Repair	Milton Park Drive	45775	86.68394664	2.5	Coated Corrugated Metal Pipe	Poor
49201	Storm Pipe Repair	Milton Park Drive	45777	74.16665324	2.5	Coated Corrugated Metal Pipe	Good
49201	Storm Pipe Repair	Milton Park Drive	45771	41.73916779	1.5	Reinforced Concrete Pipe	Good
160763	Storm Pipe Repair	Monroe Court	32844	144.7319173	2.5	Coated Corrugated Metal Pipe	Poor
160762	Storm Pipe Repair	Monroe Way	32790	64.11258685	2	Plain Corrugated Metal Pipe	Poor
150767	Storm Pipe Repair	Morris Road	46482	46.50057406	1.5	Plain Concrete	Fair
125536	Storm Pipe Repair	Morris Road	46405	31.59339969	3	Reinforced Concrete Pipe	Good
115357	Storm Pipe Repair	N Main Street	35692	50.96673991	2	Reinforced Concrete Pipe	Good
115359	Storm Pipe Repair	N Main Street	35696	30.5744696	2	Reinforced Concrete Pipe	Good
157326	Storm Pipe Repair	Newcastle Drive	40525	19.43607053	2.5	Coated Corrugated Metal Pipe	Poor
157323	Storm Pipe Repair	Newcastle Drive	40534	49.31536466	2	Coated Corrugated Metal Pipe	Poor
157312	Storm Pipe Repair	Newcastle Drive	40542	38.75548793	1.5	Coated Corrugated Metal Pipe	Poor
149586	Storm Pipe Repair	Newport Bay Drive	31498	28.2160476	3	Plain Corrugated Metal Pipe	Good
149585	Storm Pipe Repair	Newport Bay Drive	31495	127.7016592	2.5	Plain Corrugated Metal Pipe	Poor
149570	Storm Pipe Repair	Newport Bay Drive	31399	62.9911795	2	Plain Corrugated Metal Pipe	Poor
149706	Storm Pipe Repair	Newport Bay Drive	31578	68.00132095	1.5	Plain Corrugated Metal Pipe	Poor
149574	Storm Pipe Repair	Newport Bay Passage	31423	64.33656123	3	Plain Corrugated Metal Pipe	Poor
149546	Storm Pipe Repair	Newport Bay Passage	31605	9.837971321	1.5	Plain Corrugated Metal Pipe	Poor
149584	Storm Pipe Repair	Newport Heights	31487	39.29235618	2.5	Plain Corrugated Metal Pipe	Poor
150625	Storm Pipe Repair	Nobel Court	34645	23.67855631	3	Coated Corrugated Metal Pipe	Poor
115812	Storm Pipe Repair	North Main Street	33905	43.35004675	3	Reinforced Concrete Pipe	Good
161152	Storm Pipe Repair	North Main Street	35700	87.61569845	2	Reinforced Concrete Pipe	Fair
113506	Storm Pipe Repair	North Park	42077	45.10511618	1.5	HDPE	Good
113530	Storm Pipe Repair	North Park	42043	63.4028236	1.5	Plain Corrugated Metal Pipe	Poor
125942	Storm Pipe Repair	North Point Court	47581	31.34049198	3.5	Coated Corrugated Metal Pipe	Poor
125943	Storm Pipe Repair	North Point Court	34964	27.29201958	1.5	Coated Corrugated Metal Pipe	Poor
125968	Storm Pipe Repair	North Point Drive	37438	225.7763437	3	Reinforced Concrete Pipe	Fair
125718	Storm Pipe Repair	North Point Parkway	38779	61.68260225	2	CIPP	Good
125935	Storm Pipe Repair	North Point Parkway	36604	30.35773211	3.5	Coated Corrugated Metal Pipe	Fair
125580	Storm Pipe Repair	North Point Parkway	35494	48.37005237	3	Coated Corrugated Metal Pipe	Poor
125585	Storm Pipe Repair	North Point Parkway	35762	30.96762458	3	Coated Corrugated Metal Pipe	Fair
125587	Storm Pipe Repair	North Point Parkway	35777	77.22718405	2.5	Coated Corrugated Metal Pipe	Poor
125588	Storm Pipe Repair	North Point Parkway	35780	28.48179809	2.5	Coated Corrugated Metal Pipe	Poor
125936	Storm Pipe Repair	North Point Parkway	36631	125.3216997	2.5	Coated Corrugated Metal Pipe	Poor
125937	Storm Pipe Repair	North Point Parkway	36641	34.52924545	2	Coated Corrugated Metal Pipe	Poor
150646	Storm Pipe Repair	North Point Parkway	35262	38.63201035	1.5	Coated Corrugated Metal Pipe	Poor
150645	Storm Pipe Repair	North Point Parkway	35266	203.138197	1.5	Coated Corrugated Metal Pipe	Poor
125584	Storm Pipe Repair	North Point Parkway	35754	93.08979861	1.5	Coated Corrugated Metal Pipe	Poor
125938	Storm Pipe Repair	North Point Parkway	36528	123.3035953	1.5	Coated Corrugated Metal Pipe	Poor
125963	Storm Pipe Repair	North Point Parkway	36647	213.6940842	1.5	Coated Corrugated Metal Pipe	Poor
150643	Storm Pipe Repair	North Point Parkway	35280	107.449174	1.5	Plain Corrugated Metal Pipe	Poor
150644	Storm Pipe Repair	North Point Parkway	35284	313.3437177	1.5	Plain Corrugated Metal Pipe	Poor
150679	Storm Pipe Repair	North Point Parkway	35292	82.02560915	1.5	Plain Corrugated Metal Pipe	Poor
150680	Storm Pipe Repair	North Point Parkway	35295	86.79835759	1.5	Plain Corrugated Metal Pipe	Poor
125961	Storm Pipe Repair	North Point Parkway	37939	26.55175286	1.5	Plain Corrugated Metal Pipe	Poor
159024	Storm Pipe Repair	Oak Falls Drive	40652	105.0747125	2	Coated Corrugated Metal Pipe	Poor
161014	Storm Pipe Repair	Oak Terrace	33626	282.6159998	2	Coated Corrugated Metal Pipe	Poor
150270	Storm Pipe Repair	Oak Tree Hollow	33202	45.16988788	1.5	Plain Corrugated Metal Pipe	Poor
126034	Storm Pipe Repair	Old Milton Parkway	48650	71.98785328	3	Coated Corrugated Metal Pipe	Poor
125903	Storm Pipe Repair	Old Milton Parkway	34237	28.78017285	1.5	Coated Corrugated Metal Pipe	Poor
125868	Storm Pipe Repair	Old Milton Parkway	48619	94.70556438	1.5	Coated Corrugated Metal Pipe	Poor
125869	Storm Pipe Repair	Old Milton Parkway	48653	74.17835214	1.5	Coated Corrugated Metal Pipe	Poor
41960	Storm Pipe Repair	Old Milton Parkway	48566	83.27151854	1.5	Reinforced Concrete Pipe	Fair
133882	Storm Pipe Repair	Orchard Farm Lane	31228	32.62771966	1.5	Coated Corrugated Metal Pipe	Poor

160850	Storm Pipe Repair	Osprey Drive	39995	92.98345943	2.5	Coated Corrugated Metal Pipe	Good
161184	Storm Pipe Repair	Osprey Drive	39999	28.26982179	1.5	Reinforced Concrete Pipe	Poor
6956	Storm Pipe Repair	Park Bridge Parkway	38615	136.8040657	2.5	Coated Corrugated Metal Pipe	Fair
146534	Storm Pipe Repair	Park Glenn Drive	33411	92.43239677	4.5	Plain Corrugated Metal Pipe	Fair
150558	Storm Pipe Repair	Pin Oak Lane	30143	143.6878296	1.5	Plain Corrugated Metal Pipe	Poor
161146	Storm Pipe Repair	Pine Grove Drive	32502	120.0674391	1	Plain Corrugated Metal Pipe	Poor
46724	Storm Pipe Repair	Pine Vista Boulevard	40946	196.0881151	2	Coated Corrugated Metal Pipe	Fair
46724	Storm Pipe Repair	Pine Vista Boulevard	40948	114.8141967	2	Coated Corrugated Metal Pipe	Good
46724	Storm Pipe Repair	Pine Vista Boulevard	40950	136.9037546	2	Coated Corrugated Metal Pipe	Good
41965	Storm Pipe Repair	Police Headquarters	48395	48.53823854	2.5	Coated Corrugated Metal Pipe	Poor
41966	Storm Pipe Repair	Police Headquarters	48397	23.58055286	2.5	Coated Corrugated Metal Pipe	Fair
41971	Storm Pipe Repair	police headquarters	48403	86.18443998	1.5	Coated Corrugated Metal Pipe	Poor
125572	Storm Pipe Repair	Preston Ridge Road	35545	87.95919844	2	Coated Corrugated Metal Pipe	Poor
7947	Storm Pipe Repair	Preston Ridge Road	35614	36.19668946	1.5	Plain Concrete	Fair
112060	Storm Pipe Repair	Providence Place Way	40674	59.40589085	1.5	CIPP	Good
112060	Storm Pipe Repair	Providence Place Way	40678	18.802104	3	Spincast	Good
160213	Storm Pipe Repair	Providence Road	46889	185.1940849	1.5	Aluminized Steel	Poor
160150	Storm Pipe Repair	Providence Road	44482	27.35755419	1.5	Reinforced Concrete Pipe	Poor
149871	Storm Pipe Repair	Ranger Passage	33903	43.46622667	1.5	Plain Corrugated Metal Pipe	Poor
149277	Storm Pipe Repair	Redbud Drive	45160	33.80916002	3.5	Reinforced Concrete Pipe	Fair
150832	Storm Pipe Repair	Schooner Ridge	39032	24.20041495	1.5	Coated Corrugated Metal Pipe	Poor
150085	Storm Pipe Repair	Schooner Ridge	33946	54.60044962	1.5	Plain Corrugated Metal Pipe	Poor
150086	Storm Pipe Repair	Schooner Ridge	33950	146.5171688	1.5	Plain Corrugated Metal Pipe	Poor
150087	Storm Pipe Repair	Schooner Ridge	33952	57.91359162	1.5	Plain Corrugated Metal Pipe	Poor
150088	Storm Pipe Repair	Schooner Ridge	33954	39.36230899	1.5	Plain Corrugated Metal Pipe	Poor
150082	Storm Pipe Repair	Schooner Ridge	33965	187.1575214	1.5	Plain Corrugated Metal Pipe	Poor
150083	Storm Pipe Repair	Schooner Ridge	33969	20.00208481	1.5	Plain Corrugated Metal Pipe	Poor
150080	Storm Pipe Repair	Schooner Ridge	33988	196.7291326	1.5	Plain Corrugated Metal Pipe	Poor
150143	Storm Pipe Repair	Schooner Ridge	39133	29.18666652	1.5	Plain Corrugated Metal Pipe	Good
150084	Storm Pipe Repair	Schooners Ridge	33943	14.82549337	1.5	Plain Corrugated Metal Pipe	Poor
158597	Storm Pipe Repair	Sherry Drive	46944	80.70429797	6	Aluminized Steel	Poor
41106	Storm Pipe Repair	Sims Industrial Boulevard	38936	7.470085432	1.5	Coated Corrugated Metal Pipe	Poor
41105	Storm Pipe Repair	Sims Industrial Boulevard	38940	162.9792807	1.5	Coated Corrugated Metal Pipe	Poor
134790	Storm Pipe Repair	Singletree Trace	31099	189.7240953	5.5	Coated Corrugated Metal Pipe	Poor
150835	Storm Pipe Repair	Southlake Court	33910	183.4411056	1.5	Plain Corrugated Metal Pipe	Poor
30601	Storm Pipe Repair	Southlake Drive	33587	26.31087659	1.5	CIPP	Good
30601	Storm Pipe Repair	Southlake Drive	33591	363.8604851	1.5	CIPP	Good
30601	Storm Pipe Repair	Southlake Drive	33595	39.80335386	1.5	CIPP	Good
149851	Storm Pipe Repair	Southlake Drive	34041	27.55208386	1.5	CIPP	Good
150829	Storm Pipe Repair	Southlake Drive	38998	21.52812274	2	Plain Corrugated Metal Pipe	Poor
150830	Storm Pipe Repair	Southlake Drive	39002	15.03669897	2	Plain Corrugated Metal Pipe	Poor
150833	Storm Pipe Repair	Southlake Drive	39024	17.51218818	2	Plain Corrugated Metal Pipe	Poor
29904	Storm Pipe Repair	Southlake Drive	33473	20.84578068	1.5	Plain Corrugated Metal Pipe	Poor
29926	Storm Pipe Repair	Southlake Drive	33598	93.9817542	1.5	Plain Corrugated Metal Pipe	Poor
149948	Storm Pipe Repair	Southlake Drive	33601	39.07760297	1.5	Plain Corrugated Metal Pipe	Poor
149850	Storm Pipe Repair	Southlake Drive	34027	18.2349231	1.5	Plain Corrugated Metal Pipe	Poor
150886	Storm Pipe Repair	Southlake Drive	38859	57.01098113	1.5	Plain Corrugated Metal Pipe	Poor
150889	Storm Pipe Repair	Southlake Drive	38865	60.74863076	1.5	Plain Corrugated Metal Pipe	Poor
150834	Storm Pipe Repair	Southlake Drive	39028	219.526918	1.5	Plain Corrugated Metal Pipe	Poor
150814	Storm Pipe Repair	Spinnaker Lane	30271	31.52142709	1.5	Plain Corrugated Metal Pipe	Poor
150814	Storm Pipe Repair	Spinnaker Lane	30275	84.53011224	1.5	Plain Corrugated Metal Pipe	Poor
30340	Storm Pipe Repair	Stonebury Drive	42439	132.4393107	2.5	Plain Corrugated Metal Pipe	Poor
150520	Storm Pipe Repair	Stonebury Drive	42415	38.65096012	2	Plain Corrugated Metal Pipe	Poor
149838	Storm Pipe Repair	Stonehaven Lane	33621	141.8349784	2	Coated Corrugated Metal Pipe	Fair
122342	Storm Pipe Repair	Sundew Court	38685	32.70838939	1.5	Coated Corrugated Metal Pipe	Poor

122461	Storm Pipe Repair	Sundew Drive	38673	31.63814403	1.5	Coated Corrugated Metal Pipe	Poor
122462	Storm Pipe Repair	Sundew Drive	38677	41.75733783	1.5	Coated Corrugated Metal Pipe	Poor
150469	Storm Pipe Repair	Thornbury View	42464	27.30783538	1.5	Plain Corrugated Metal Pipe	Poor
150471	Storm Pipe Repair	Thornbury Way	42395	49.33637805	2	Plain Corrugated Metal Pipe	Poor
145976	Storm Pipe Repair	Tidewater Way	33058	101.6076855	2.5	Plain Corrugated Metal Pipe	Poor
145973	Storm Pipe Repair	Tidewater Way	33020	86.86183127	2	Plain Corrugated Metal Pipe	Poor
145974	Storm Pipe Repair	Tidewater Way	33024	33.16807052	2	Plain Corrugated Metal Pipe	Poor
145985	Storm Pipe Repair	Tidewater Way	33068	17.94170541	1.5	Plain Corrugated Metal Pipe	Poor
121810	Storm Pipe Repair	Timberline Place	34176	73.90598126	2.5	Coated Corrugated Metal Pipe	Poor
158547	Storm Pipe Repair	Tracy Court	30709	40.06924106	1.5	Plain Corrugated Metal Pipe	Fair
156392	Storm Pipe Repair	Traywick Chase	33280	61.44251105	4	Reinforced Concrete Pipe	Fair
40111	Storm Pipe Repair	Upper Hembree Road	41343	270.7713659	1.5	Coated Corrugated Metal Pipe	Poor
160279	Storm Pipe Repair	Upshaw Drive	42948	61.75213551	1.5	Reinforced Concrete Pipe	Poor
159574	Storm Pipe Repair	Vaughan Drive	43594	81.5368112	2	Reinforced Concrete Pipe	Poor
146253	Storm Pipe Repair	Walnut Creek Drive	32456	27.18584373	2.5	Plain Corrugated Metal Pipe	Poor
125904	Storm Pipe Repair	Waters Ferry Way	34283	24.47154499	3	Coated Corrugated Metal Pipe	Poor
160209	Storm Pipe Repair	Weatherstone Court	43558	42.75688253	1.5	Coated Corrugated Metal Pipe	Poor
30425	Storm Pipe Repair	Webb Bridge Park	41763	114.3585791	1.5	Coated Corrugated Metal Pipe	Fair
30354	Storm Pipe Repair	Webb Bridge Park	41736	21.70973745	1.5	HDPE	Fair
30381	Storm Pipe Repair	Webb Bridge Park	41751	25.18533827	1.5	HDPE	Good
30297	Storm Pipe Repair	Webb Bridge Park	41767	15.53887272	1.5	Plastic	Poor
30226	Storm Pipe Repair	Webb Bridge Park	41721	23.73970959	1.5	Reinforced Concrete Pipe	Poor
125445	Storm Pipe Repair	Webb Bridge Road	42376	26.89144932	2	Plain Corrugated Metal Pipe	Poor
150606	Storm Pipe Repair	Webb Bridge Road	38946	60.93617449	1.5	Plain Corrugated Metal Pipe	Poor
150751	Storm Pipe Repair	Webb Bridge Road	46425	71.64933295	2.5	Reinforced Concrete Pipe	Fair
123040	Storm Pipe Repair	Webb Bridge Road	38922	22.04482689	2	Reinforced Concrete Pipe	Good
30598	Storm Pipe Repair	Webb Bridge Road	39167	35.7919192	2	Reinforced Concrete Pipe	Good
123052	Storm Pipe Repair	Webb Bridge Road	42389	64.74574565	2	Reinforced Concrete Pipe	Fair
122341	Storm Pipe Repair	Webb Bridge Road	36344	231.3862967	1.5	Reinforced Concrete Pipe	Good
150908	Storm Pipe Repair	Webb Bridge Road	40098	50.00674783	1.5	Reinforced Concrete Pipe	Poor
125535	Storm Pipe Repair	Webb Bridge Road	46438	198.0383972	1.5	Reinforced Concrete Pipe	Poor
121786	Storm Pipe Repair	Webb Bridge Way	34191	96.98787465	1.5	Reinforced Concrete Pipe	N/A
111949	Storm Pipe Repair	Wendy Hill Drive	48066	176.6891224	1.5	Coated Corrugated Metal Pipe	Fair
111949	Storm Pipe Repair	Wendy Hill Drive	48068	61.63820346	1.5	Coated Corrugated Metal Pipe	Fair
150867	Storm Pipe Repair	Westchester Way	38816	64.9444531	3	Plain Corrugated Metal Pipe	Poor
41989	Storm Pipe Repair	Westside Parkway	39090	8.56268933	2.5	Reinforced Concrete Pipe	Good
150579	Storm Pipe Repair	Willow Tree Way	30149	29.14130255	1.5	Plain Corrugated Metal Pipe	Poor
150582	Storm Pipe Repair	Willow Tree Way	30152	134.3519311	1.5	Plain Corrugated Metal Pipe	Poor
29031	Storm Pipe Repair	Willow Tree Way	30159	83.74403172	1.5	Plain Corrugated Metal Pipe	Poor
29031	Storm Pipe Repair	Willow Tree Way	30163	49.50431194	1.5	Plain Corrugated Metal Pipe	Poor
37020	Storm Pipe Repair	Wills Park	46796	534.9554426	2	Reinforced Concrete Pipe	Good
39104	Storm Pipe Repair	Wills Park	47020	29.90127383	1.25	Reinforced Concrete Pipe	Poor
39997	Storm Pipe Repair	Wills Road	46652	32.78691611	2	Coated Corrugated Metal Pipe	Poor
39996	Storm Pipe Repair	Wills Road	36948	147.5673213	2	Reinforced Concrete Pipe	Good
137504	Storm Pipe Repair	WIllshire Glen	42596	89.88825705	3	CIPP	Good
160866	Storm Pipe Repair	Windward Parkway	40763	62.81826592	4.5	Coated Corrugated Metal Pipe	Poor
160867	Storm Pipe Repair	Windward Parkway	40765	23.24510151	4.5	Coated Corrugated Metal Pipe	Poor
161151	Storm Pipe Repair	Windward Parkway	41470	50.8589126	3	Coated Corrugated Metal Pipe	Poor
150787	Storm Pipe Repair	Windward Parkway	35016	9.155421772	1.5	Coated Corrugated Metal Pipe	Poor
150786	Storm Pipe Repair	Windward Parkway	35019	300.2165429	1.5	Coated Corrugated Metal Pipe	Poor
150788	Storm Pipe Repair	Windward Parkway	35023	92.92138243	1.5	Coated Corrugated Metal Pipe	Poor
150785	Storm Pipe Repair	Windward Parkway	35027	13.41927226	1.5	Coated Corrugated Metal Pipe	Poor
150789	Storm Pipe Repair	Windward Parkway	35034	61.47748635	1.5	Coated Corrugated Metal Pipe	Poor
150783	Storm Pipe Repair	Windward Parkway	35038	6.222811105	1.5	Coated Corrugated Metal Pipe	Poor
150782	Storm Pipe Repair	Windward Parkway	35042	34.7238821	1.5	Coated Corrugated Metal Pipe	Poor

146524	Storm Pipe Repair	Windward Parkway	31875	137.6005761	3.5	Plain Corrugated Metal Pipe	Poor
146522	Storm Pipe Repair	Windward Parkway	31879	52.74667863	3.5	Plain Corrugated Metal Pipe	Poor
145989	Storm Pipe Repair	Windward Parkway	32526	18.22366954	3	Plain Corrugated Metal Pipe	Poor
150318	Storm Pipe Repair	Windward Parkway	30996	60.97794761	2	Plain Corrugated Metal Pipe	Poor
150317	Storm Pipe Repair	Windward Parkway	31000	169.9406385	2	Plain Corrugated Metal Pipe	Poor
150797	Storm Pipe Repair	Windward Parkway	34966	114.1725688	2	Plain Corrugated Metal Pipe	Poor
150320	Storm Pipe Repair	Windward Parkway	30967	106.6344946	1.5	Plain Corrugated Metal Pipe	Poor
146518	Storm Pipe Repair	Windward Parkway	30974	98.84888556	1.5	Plain Corrugated Metal Pipe	Poor
150319	Storm Pipe Repair	Windward Parkway	30978	90.11005696	1.5	Plain Corrugated Metal Pipe	Poor
150321	Storm Pipe Repair	Windward Parkway	30981	9.153020379	1.5	Plain Corrugated Metal Pipe	Poor
146519	Storm Pipe Repair	Windward Parkway	31886	96.09361303	1.5	Plain Corrugated Metal Pipe	Poor
150784	Storm Pipe Repair	Windward Parkway	35030	247.9936811	1.5	Plain Corrugated Metal Pipe	Poor
150791	Storm Pipe Repair	Windward Parkway	35075	92.95708048	1.5	Plain Corrugated Metal Pipe	Poor
150792	Storm Pipe Repair	Windward Parkway	35079	164.6084913	1.5	Plain Corrugated Metal Pipe	Poor
150779	Storm Pipe Repair	Windward Parkway	35083	57.75684026	1.5	Plain Corrugated Metal Pipe	Poor
150778	Storm Pipe Repair	Windward Parkway	35094	90.82111841	1.5	Plain Corrugated Metal Pipe	Poor
30504	Storm Pipe Repair	Windward Parkway	35104	49.07285849	1.5	Plain Corrugated Metal Pipe	Poor
30504	Storm Pipe Repair	Windward Parkway	35108	36.69520675	1.5	Plain Corrugated Metal Pipe	Poor
150771	Storm Pipe Repair	Windward Parkway	35202	86.3551	1.5	Plain Corrugated Metal Pipe	Poor
150773	Storm Pipe Repair	Windward Parkway	35205	59.34749969	1.5	Plain Corrugated Metal Pipe	Poor
150790	Storm Pipe Repair	Windward Parkway	35049	61.85660831	1.5	Reinforced Concrete Pipe	Poor
160864	Storm Pipe Repair	Windward Parkway	40759	48.50194027	1.5	Reinforced Concrete Pipe	Fair
114643	Storm Pipe Repair	Windward Parkway	41171	70.87790003	1.5	Reinforced Concrete Pipe	Good
115571	Storm Pipe Repair	Windward Parkway	41501	36.04126799	1.5	Reinforced Concrete Pipe	Fair
114820	Storm Pipe Repair	Winthrope Chase Drive	45253	9.939284583	2.5	Reinforced Concrete Pipe	Fair
160593	Storm Pipe Repair	Winthrope Commons	32635	166.9104657	1.5	Coated Corrugated Metal Pipe	Poor
150274	Storm Pipe Repair	Woodlake Court	33559	56.32225999	1.5	Plain Corrugated Metal Pipe	Poor
150276	Storm Pipe Repair	Woodlake Court	33570	46.29173616	1.5	Plain Corrugated Metal Pipe	Poor
150279	Storm Pipe Repair	Woodlake Court	33574	139.1182883	1.5	Plain Corrugated Metal Pipe	Poor
150280	Storm Pipe Repair	Woodlake Court	33578	48.75557589	1.5	Plain Corrugated Metal Pipe	Poor
145573	Storm Pipe Repair	Wynridge Crossing	32217	150.0422555	3	Plain Corrugated Metal Pipe	Poor
167915	Storm Pipe Repair	Wynridge Crossing	32229	46.16225683	2	Plain Corrugated Metal Pipe	Fair
167913	Storm Pipe Repair	Wynridge Crossing	32311	132.2363632	2	Plain Corrugated Metal Pipe	Fair
145642	Storm Pipe Repair	Wynridge Crossing	32315	4.221476757	2	Plain Corrugated Metal Pipe	Poor
147328	Storm Pipe Repair	Yasha Court	50258	38.22948932	2.5	Coated Corrugated Metal Pipe	Poor
147327	Storm Pipe Repair	Yasha Court	50257	28.33921066	2	Coated Corrugated Metal Pipe	Fair
147308	Storm Pipe Repair	Yasha Court	50254	290.5254839	1.5	Coated Corrugated Metal Pipe	Poor

FY 2027 CIPP Pipe Lining Task Order 1 Bid Tabulation

The unit prices provided below were submitted during the RFP 26-115 process by the vendors shown below.

The amounts provided in this section a actual quantities for the task order.				NGI Trenchless pipe and repair		Atlantic Pipe Services LLC		Pateco Services LLC		Southern Premier Contractors Inc.		Utility Asset Management LLC	
				Cost per unit pricing	$ 1,720,616.00	Cost per unit pricing	$ 1,859,970.75	Cost per unit pricing	$ 1,529,435.00	Cost per unit pricing	$ 1,865,099.30	Cost per unit pricing	$ 2,040,272.00
				12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 206,473.92	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 223,196.49	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 183,532.20	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 223,811.92	12% for Bonds, Insurance, Unforseen Repairs, & Structure Sealing	$ 244,832.64
				Total Cost	$ 1,927,089.92	Total Cost	$ 2,083,167.24	Total Cost	$ 1,712,967.20	Total Cost	$ 2,088,911.22	Total Cost	$ 2,285,104.64
ITEM #	Description	Amount	Unit	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
	Lining Requirements												
	Inversion Setup												
1	Inversion Setup Charge 15-36" CIPP	81	EA	$ 1,800.00	$ 145,800.00	$ 2,000.00	$ 162,000.00	$ 600.00	$ 48,600.00	$ 1,650.00	$ 133,650.00	$ 3,000.00	$ 243,000.00
2	Inversion Setup Charge 42-48" CIPP	1	EA	$ 2,400.00	$ 2,400.00	$ 3,500.00	$ 3,500.00	$ 800.00	$ 800.00	$ 1,850.00	$ 1,850.00	$ 5,000.00	$ 5,000.00
	CIPP (12' or less in depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (less than 25% full)												
3	12" - 7.5 mm (.2953")		LF	$ 79.00	$ -	$ 114.40	$ -	$ 95.00	$ -	$ 105.00	$ -	$ 125.00	$ -
4	15" - 7.5mm (.2953")		LF	$ 98.00	$ -	$ 130.50	$ -	$ 105.00	$ -	$ 135.00	$ -	$ 140.00	$ -
5	18" - 8.0mm (.315")	4129	LF	$ 116.00	$ 478,964.00	$ 146.60	$ 605,311.40	$ 115.00	$ 474,835.00	$ 165.00	$ 681,285.00	$ 150.00	$ 619,350.00
6	21" - 10.0mm (.3937")		LF	$ 152.00	$ -	$ 182.70	$ -	$ 135.00	$ -	$ 200.00	$ -	$ 175.00	$ -
7	24" - 10.0mm (.3937")	2164	LF	$ 196.00	$ 424,144.00	$ 169.90	$ 367,663.60	$ 155.00	$ 335,420.00	$ 220.00	$ 476,080.00	$ 210.00	$ 454,440.00
8	30" - 12.5mm (.4921")	943	LF	$ 268.00	$ 252,724.00	$ 261.00	$ 246,123.00	$ 210.00	$ 198,030.00	$ 225.00	$ 212,175.00	$ 260.00	$ 245,180.00
9	36" - 16.0mm (.6299")	1060	LF	$ 360.00	$ 381,600.00	$ 318.20	$ 337,292.00	$ 275.00	$ 291,500.00	$ 275.00	$ 291,500.00	$ 305.00	$ 323,300.00
10	42" - 18.0mm (.7087")	64	LF	$ 416.00	$ 26,624.00	$ 575.40	$ 36,825.60	$ 360.00	$ 23,040.00	$ 325.00	$ 20,800.00	$ 375.00	$ 24,000.00
11	48" - 21.0mm (.8268")		LF	$ 473.00	$ -	$ 667.60	$ -	$ 460.00	$ -	$ 400.00	$ -	$ 450.00	$ -
12	Add Thickness Per 1.5mm -12"		LF	$ 1.00	$ -	$ 7.63	$ -	$ 12.00	$ -	$ 3.50	$ -	$ 8.00	$ -
13	Add Thickness Per 1.5mm -15"		LF	$ 1.00	$ -	$ 8.39	$ -	$ 15.00	$ -	$ 4.00	$ -	$ 10.00	$ -
14	Add Thickness Per 1.5mm -18"	4129	LF	$ 1.00	$ 4,129.00	$ 9.57	$ 39,500.77	$ 15.00	$ 61,935.00	$ 4.20	$ 17,341.80	$ 12.00	$ 49,548.00
15	Add Thickness Per 1.5mm -21"		LF	$ 1.00	$ -	$ 10.42	$ -	$ 20.00	$ -	$ 5.80	$ -	$ 14.00	$ -
16	Add Thickness Per 1.5mm -24"	2164	LF	$ 1.00	$ 2,164.00	$ 13.34	$ 28,871.37	$ 20.00	$ 43,280.00	$ 6.00	$ 12,984.00	$ 16.00	$ 34,624.00
17	Add Thickness Per 1.5mm -30"	943	LF	$ 1.00	$ 943.00	$ 14.78	$ 13,940.68	$ 25.00	$ 23,575.00	$ 6.50	$ 6,129.50	$ 18.00	$ 16,974.00
18	Add Thickness Per 1.5mm -36"	1060	LF	$ 1.00	$ 1,060.00	$ 16.78	$ 17,790.33	$ 25.00	$ 26,500.00	$ 10.00	$ 10,600.00	$ 22.00	$ 23,320.00
19	Add Thickness Per 1.5mm -42"	64	LF	$ 1.00	$ 64.00	$ 18.00	$ 1,152.00	$ 30.00	$ 1,920.00	$ 11.00	$ 704.00	$ 24.00	$ 1,536.00
20	Add Thickness Per 1.5mm -48"		LF	$ 1.00	$ -	$ 20.71	$ -	$ 30.00	$ -	$ 11.50	$ -	$ 26.00	$ -
	CIPP (12' or less in depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (greater than 25% full)												
21	12" - 7.5 mm (.2953")		LF	$ 82.00	$ -	$ 116.60	$ -	$ 115.00	$ -	$ 110.00	$ -	$ 135.00	$ -
22	15" - 7.5mm (.2953")		LF	$ 100.00	$ -	$ 133.80	$ -	$ 125.00	$ -	$ 140.00	$ -	$ 150.00	$ -
23	18" - 8.0mm (.315")		LF	$ 120.00	$ -	$ 153.20	$ -	$ 140.00	$ -	$ 170.00	$ -	$ 165.00	$ -
24	21" - 10.0mm (.3937")		LF	$ 154.00	$ -	$ 188.20	$ -	$ 165.00	$ -	$ 205.00	$ -	$ 190.00	$ -
25	24" - 10.0mm (.3937")		LF	$ 200.00	$ -	$ 174.30	$ -	$ 185.00	$ -	$ 225.00	$ -	$ 230.00	$ -
26	30" - 12.5mm (.4921")		LF	$ 270.00	$ -	$ 266.50	$ -	$ 250.00	$ -	$ 230.00	$ -	$ 280.00	$ -

27	36" - 16.0mm (.6299")		LF	$ 362.00	$ -	$ 324.80	$ -	$ 325.00	$ -	$ 295.00	$ -	$ 335.00	$ -
28	42" - 18.0mm (.7087")		LF	$ 420.00	$ -	$ 586.13	$ -	$ 430.00	$ -	$ 335.00	$ -	$ 405.00	$ -
29	48" - 21.0mm (.8268")		LF	$ 475.00	$ -	$ 680.53	$ -	$ 550.00	$ -	$ 415.00	$ -	$ 485.00	$ -
30	Add Thickness Per 1.5mm -12"		LF	$ 1.00	$ -	$ 7.63	$ -	$ 15.00	$ -	$ 3.50	$ -	$ 8.00	$ -
31	Add Thickness Per 1.5mm -15"		LF	$ 1.00	$ -	$ 8.39	$ -	$ 15.00	$ -	$ 4.00	$ -	$ 10.00	$ -
32	Add Thickness Per 1.5mm -18"		LF	$ 1.00	$ -	$ 9.57	$ -	$ 15.00	$ -	$ 4.20	$ -	$ 12.00	$ -
33	Add Thickness Per 1.5mm -21"		LF	$ 1.00	$ -	$ 10.42	$ -	$ 18.00	$ -	$ 5.80	$ -	$ 14.00	$ -
34	Add Thickness Per 1.5mm -24"		LF	$ 1.00	$ -	$ 13.34	$ -	$ 18.00	$ -	$ 6.00	$ -	$ 16.00	$ -
35	Add Thickness Per 1.5mm -30"		LF	$ 1.00	$ -	$ 14.78	$ -	$ 26.00	$ -	$ 6.50	$ -	$ 18.00	$ -
36	Add Thickness Per 1.5mm -36"		LF	$ 1.00	$ -	$ 16.78	$ -	$ 26.00	$ -	$ 10.00	$ -	$ 22.00	$ -
37	Add Thickness Per 1.5mm -42"		LF	$ 1.00	$ -	$ 18.00	$ -	$ 35.00	$ -	$ 11.00	$ -	$ 24.00	$ -
38	Add Thickness Per 1.5mm -48"		LF	$ 1.00	$ -	$ 20.71	$ -	$ 35.00	$ -	$ 11.50	$ -	$ 26.00	$ -
	Styrene Free-CIPP (12' or less depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (less than 25% full)												
39	12" Pipe - 7.5mm		LF	$ 98.00	$ -	$ 169.68	$ -	$ 120.00	$ -	$ 195.00	$ -	$ 155.00	$ -
40	15" Pipe - 7.5mm		LF	$ 114.00	$ -	$ 208.26	$ -	$ 130.00	$ -	$ 215.00	$ -	$ 190.00	$ -
41	18" Pipe - 8.0mm		LF	$ 130.00	$ -	$ 251.31	$ -	$ 145.00	$ -	$ 245.00	$ -	$ 230.00	$ -
42	21" Pipe - 10.0mm		LF	$ 146.00	$ -	$ 331.43	$ -	$ 170.00	$ -	$ 265.00	$ -	$ 305.00	$ -
43	24" Pipe - 12.5mm		LF	$ 189.00	$ -	$ 347.70	$ -	$ 195.00	$ -	$ 340.00	$ -	$ 320.00	$ -
44	30" Pipe - 12.5mm		LF	$ 285.00	$ -	$ 507.18	$ -	$ 265.00	$ -	$ 400.00	$ -	$ 440.00	$ -
45	36" Pipe - 16.0mm		LF	$ 550.00	$ -	$ 691.40	$ -	$ 345.00	$ -	$ 500.00	$ -	$ 515.00	$ -
46	42" Pipe -18.0mm		LF	$ 472.00	$ -	$ 1,046.48	$ -	$ 450.00	$ -	$ 550.00	$ -	$ 660.00	$ -
47	48" Pipe - 21.0mm		LF	$ 586.00	$ -	$ 1,288.22	$ -	$ 575.00	$ -	$ 650.00	$ -	$ 750.00	$ -
48	Additional Cost Per 1.5mm - 12"		LF	$ 1.00	$ -	$ 15.88	$ -	$ 15.00	$ -	$ 10.00	$ -	$ 8.00	$ -
49	Additional Cost Per 1.5mm - 15"		LF	$ 1.00	$ -	$ 19.94	$ -	$ 15.00	$ -	$ 12.00	$ -	$ 10.00	$ -
50	Additional Cost Per 1.5mm - 18"		LF	$ 1.00	$ -	$ 23.32	$ -	$ 15.00	$ -	$ 15.00	$ -	$ 12.00	$ -
51	Additional Cost Per 1.5mm - 21"		LF	$ 1.00	$ -	$ 26.92	$ -	$ 19.00	$ -	$ 20.00	$ -	$ 14.00	$ -
52	Additional Cost Per 1.5mm - 24"		LF	$ 1.00	$ -	$ 32.04	$ -	$ 19.00	$ -	$ 23.00	$ -	$ 16.00	$ -
53	Additional Cost Per 1.5mm - 30"		LF	$ 1.00	$ -	$ 38.98	$ -	$ 28.00	$ -	$ 24.00	$ -	$ 18.00	$ -
54	Additional Cost Per 1.5mm - 36"		LF	$ 1.00	$ -	$ 44.28	$ -	$ 28.00	$ -	$ 29.00	$ -	$ 22.00	$ -
55	Additional Cost Per 1.5mm - 42"		LF	$ 1.00	$ -	$ 48.80	$ -	$ 38.00	$ -	$ 36.00	$ -	$ 24.00	$ -
56	Additional Cost Per 1.5mm - 48"		LF	$ 1.00	$ -	$ 57.01	$ -	$ 38.00	$ -	$ 38.00	$ -	$ 26.00	$ -
	Styrene Free-CIPP (12' or less depth)												
	Includes Pre & Post TV & typical point repairs during lining												
	Includes Cleaning (greater than 25% full)												
57	12" Pipe - 7.5mm		LF	$ 100.00	$ -	$ 171.88	$ -	$ 145.00	$ -	$ 195.00	$ -	$ 165.00	$ -
58	15" Pipe - 7.5mm		LF	$ 116.00	$ -	$ 211.56	$ -	$ 160.00	$ -	$ 215.00	$ -	$ 205.00	$ -
59	18" Pipe - 8.0mm		LF	$ 132.00	$ -	$ 257.91	$ -	$ 175.00	$ -	$ 245.00	$ -	$ 245.00	$ -
60	21" Pipe - 10.0mm		LF	$ 148.00	$ -	$ 336.93	$ -	$ 210.00	$ -	$ 265.00	$ -	$ 320.00	$ -
61	24" Pipe - 12.5mm		LF	$ 191.00	$ -	$ 352.10	$ -	$ 325.00	$ -	$ 340.00	$ -	$ 340.00	$ -
62	30" Pipe - 12.5mm		LF	$ 287.00	$ -	$ 512.68	$ -	$ 420.00	$ -	$ 400.00	$ -	$ 465.00	$ -

63	36" Pipe - 16.0mm		LF	$ 553.00	$ -	$ 698.00	$ -	$ 560.00	$ -	$ 500.00	$ -	$ 545.00	$ -
64	42" Pipe -18.0mm		LF	$ 474.00	$ -	$ 1,057.20	$ -	$ 700.00	$ -	$ 550.00	$ -	$ 690.00	$ -
65	48" Pipe - 21.0mm		LF	$ 588.00	$ -	$ 1,301.15	$ -	$ 350.00	$ -	$ 650.00	$ -	$ 785.00	$ -
66	Additional Cost Per 1.5mm - 12"		LF	$ 1.00	$ -	$ 15.88	$ -	$ 18.00	$ -	$ 10.00	$ -	$ 8.00	$ -
67	Additional Cost Per 1.5mm - 15"		LF	$ 1.00	$ -	$ 19.94	$ -	$ 18.00	$ -	$ 12.00	$ -	$ 10.00	$ -
68	Additional Cost Per 1.5mm - 18"		LF	$ 1.00	$ -	$ 23.32	$ -	$ 18.00	$ -	$ 15.00	$ -	$ 12.00	$ -
69	Additional Cost Per 1.5mm - 21"		LF	$ 1.00	$ -	$ 26.92	$ -	$ 24.00	$ -	$ 20.00	$ -	$ 14.00	$ -
70	Additional Cost Per 1.5mm - 24"		LF	$ 1.00	$ -	$ 32.04	$ -	$ 24.00	$ -	$ 23.00	$ -	$ 16.00	$ -
71	Additional Cost Per 1.5mm - 30"		LF	$ 1.00	$ -	$ 38.98	$ -	$ 34.00	$ -	$ 24.00	$ -	$ 18.00	$ -
72	Additional Cost Per 1.5mm - 36"		LF	$ 1.00	$ -	$ 44.28	$ -	$ 34.00	$ -	$ 29.00	$ -	$ 22.00	$ -
73	Additional Cost Per 1.5mm - 42"		LF	$ 1.00	$ -	$ 48.80	$ -	$ 45.00	$ -	$ 36.00	$ -	$ 24.00	$ -
74	Additional Cost Per 1.5mm - 48"		LF	$ 1.00	$ -	$ 57.01	$ -	$ 45.00	$ -	$ 38.00	$ -	$ 26.00	$ -
	Precast Headwalls (per Alpharetta Std 232)												
75	Precast Headwall for 18" Pipe		EA	$ 1,880.00	$ -	$ 880.00	$ -	$ 3,000.00	$ -	$ 1,150.00	$ -	$ 4,070.00	$ -
76	Precast Headwall for 24" Pipe		EA	$ 2,068.00	$ -	$ 990.00	$ -	$ 3,500.00	$ -	$ 1,250.00	$ -	$ 4,700.00	$ -
77	Precast Headwall for 30" Pipe		EA	$ 3,146.00	$ -	$ 1,320.00	$ -	$ 4,200.00	$ -	$ 1,500.00	$ -	$ 5,300.00	$ -
78	Precast Headwall for 36" Pipe		EA	$ 3,546.00	$ -	$ 1,650.00	$ -	$ 4,800.00	$ -	$ 1,750.00	$ -	$ 6,490.00	$ -
79	Precast Headwall for 42" Pipe		EA	$ 3,932.00	$ -	$ 1,980.00	$ -	$ 5,500.00	$ -	$ 2,250.00	$ -	$ 7,500.00	$ -
80	Precast Headwall for 48" Pipe		EA	$ 8,470.00	$ -	$ 2,200.00	$ -	$ 6,500.00	$ -	$ 2,500.00	$ -	$ 8,200.00	$ -
	Cast-In_Place Concrete Headwall												
81	Cast-n-Place Conc HW-GDOT Det 1125		CY	$ 3,000.00	$ -	$ 1,787.50	$ -	$ 1,200.00	$ -	$ 2,210.00	$ -	$ 510.00	$ -
	Rubble Masonry HW												
88	Rubble Headwall for 18" Pipe		EA	$ 2,500.00	$ -	$ 1,650.00	$ -	$ 1,200.00	$ -	$ 4,100.00	$ -	$ 4,000.00	$ -
89	Rubble Headwall for 24" Pipe		EA	$ 3,000.00	$ -	$ 2,750.00	$ -	$ 2,000.00	$ -	$ 4,500.00	$ -	$ 4,700.00	$ -
90	Rubble Headwall for 30" Pipe		EA	$ 3,500.00	$ -	$ 3,850.00	$ -	$ 2,000.00	$ -	$ 4,800.00	$ -	$ 5,500.00	$ -
91	Rubble Headwall for 36" Pipe		EA	$ 4,500.00	$ -	$ 4,950.00	$ -	$ 2,500.00	$ -	$ 5,500.00	$ -	$ 6,700.00	$ -
	Miscellaneous Items												
92	Stone #57		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 76.00	$ -
93	Surge Stone		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 68.00	$ -
94	No.3's and 4's Stone		Ton	$ 165.00	$ -	$ 86.40	$ -	$ 125.00	$ -	$ 99.00	$ -	$ 76.00	$ -
95	Reset Existing Headwall		EA	$ 2,500.00	$ -	$ 2,700.00	$ -	$ 1,500.00	$ -	$ 700.00	$ -	$ 5,600.00	$ -
96	3000psi Concrete		CY	$ 850.00	$ -	$ 324.00	$ -	$ 175.00	$ -	$ 1,150.00	$ -	$ 320.00	$ -
97	Flowable Fill		CY	$ 650.00	$ -	$ 324.00	$ -	$ 190.00	$ -	$ 1,450.00	$ -	$ 300.00	$ -

NOTES	
	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include pre and post CCTV, and cleaning (less than 25% full & greater than 25%).
	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

FY26 Pipe Lining

Asset ID	Work Oder #	Size (in)	Length (ft)	Location	Subdivision
30015	112146	24	157	3100 Brierfield rd	Brierfield
30028	112146	30	41	3100 Brierfield rd	Brierfield
30036	112146	18	45	3100 Brierfield rd	Brierfield
30106	150581	24	149	3745 Wildwood ct	Bluffs
30132	150557	18	67	5231 Chestnut ct	Bluffs
30136	28964	18	62	5231 Chestnut ct	Bluffs
30308	150820	18	321	435 Red Jacket Way	Clipper Bay
30335	150820	18	22	280 Clipper Bay dr	Clipper Bay
30339	150820	24	28	275 Clipper Bay dr	Clipper Bay
30343	150820	24	106	275 Clipper Bay dr	Clipper Bay
30368	150824	18	28	361 Clipper Bay dr	Clipper Bay
30372	150824	18	202	361 Clipper Bay dr	Clipper Bay
30477	157658	30	183	4005 Saint Michelle Lane	St Michelle
30481	157658	36	327	4035 Saint Michelle Lane	St Michelle
30488	157658	18	137	4035 Saint Michelle Lane	St Michelle
30496	157658	30	230	1085 Saint Michelle dr	St Michelle
30673	2002	18	33	1310 Sherry Dr	Alpharetta Estates
30677	2002	18	67	1310 Sherry Dr	Alpharetta Estates
30815	136625	24	288	1085 Marka Lane	Charolette Estates
30819	136625	36	151	1085 Marka Lane	Charolette Estates
30823	136625	36	31	1085 Marka Lane	Charolette Estates
30831	136625	24	114	1085 Marka Lane	Charolette Estates
30835	136625	42	64	1085 Marka Lane	Charolette Estates
31169	146887	18	211	3065 Bent Creek Terrace	Bent Creek Manor
31183	36709	24	164	1070 Malbrough dr	North farm
31187	36709	24	78	1070 Malbrough dr	North farm

31228	133882	18	33	122 95 Orchard farm lane	North farm
31232	133881	18	118	122 95 Orchard farm lane	North farm
31236	133881	36	75	12295 Orchard farm lane	North farm
31240	133881	18	26	12295 Orchard farm lane	North farm
31284	134571	18	31	440 North farm dr	North farm
31949	146369	18	82	2015 Admiral Court	Admiral Ridge
31953	146369	18	42	2015 Admiral Court	Admiral Ridge
32108	137348	30	137	530 Birch Ridge ct	Birch Hollow
32161	137371	18	165	8500 Birch Hollow dr	Birch Hollow
32165	137371	30	30	8500 Birch Hollow dr	Birch Hollow
33416	156256	30	83	425 Alden Park	Coventry
33421	146529	18	188	1720 Ambersky dr	Park Glen
33461	146536	18	114	1465 Bittercress Court	Park Glen
33561	156692	18	76	115 Rhodes Creek ct	Rhodes Plantation
34074	150521	24	88	6705 Maid Marion Close	Nottingham Gate
34081	150522	18	18	6675 Maid Marion Close	Nottingham Gate
34085	150523	18	85	6675 Maid Marion Close	Nottingham Gate
34091	150524	18	121	6605 Maid Marion Close	Nottingham Gate
34105	150544	18	29	6531 Maid Marion Close	Nottingham Gate
34109	150544	18	185	6531 Maid Marion Close	Nottingham Gate
34130	150546	18	99	1230 Friar Court	Nottingham Gate
34137	150547	18	27	6410 Maid Marion Close	Nottingham Gate
34141	150548	18	73	500 Nottingham Court	Nottingham Gate
34145	150548	18	69	500 Nottingham Court	Nottingham Gate
35320	105764	18	28	10540 Haynes forest dr	Haynes Forest
35324	105764	24	18	10540 Haynes forest dr	Haynes Forest
35686	123587	24	103	4385 Park Brooke trace	Park Brooke
35690	123587	24	37	4385 Park Brooke trace	Park Brooke
35910	123487	36	155	4660 Park Brooke trace	Park Brooke
38326	124647	18	111	970 Great Rissington Way	Glen Abbey

38330	124647	18	33	970 Great Rissington Way	Glen Abbey
38375	124543	30	55	885 Longstone landing	Glen Abbey
38376	124543	30	44	885 Longstone landing	Glen Abbey
38378	124543	30	25	885 Longstone landing	Glen Abbey
39080	150203	18	31	1911 Seven Seas ct	Clipper Bay
39092	150203	18	150	1911 Seven Seas ct	Clipper Bay
39114	150165	18	105	200 Clipper Ct	Clipper Bay
39326	133881	36	132	12295 Orchard farm lane	North farm
39409	36709	24	108	1070 Malbrough dr	North farm
39412	36709	24	60	1070 Malbrough dr	North farm
39420	133581	36	160	12295 Orchard farm lane	North farm
39642	155567	24	43	1065 Essex Court	Somerset at Hencerson Village
40058	105764	30	115	10540 Haynes forest dr	Haynes Forest
40062	105764	36	29	10540 Haynes forest dr	Haynes Forest
40605	114083	24	158	940 Dunster court	Harrington Falls
40607	114083	24	24	940 Dunster Court	Harrington Falls
41078	135028	24	118	12185 Spring place lane	Spring Place
41137	137274	18	180	165 Watermill falls	Selbridge mil
41311	137351	18	244	Harris rd	NA
41829	156077	18	65	Johnny Heron way	North Park
41953	156079	24	132	Johnny Heron way	North Park
41955	156079	24	181	Johnny Heron way	North Park
41957	156079	18	217	Johnny Heron way	North Park
42039	156093	18	34	Johnny Heron way	North Park
42043	156093	18	63	Johnny Heron way	North Park
42015	156093	18	29	Johnny Heron way	North Park
42052	156127	18	57	Johnny Heron way	North Park

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: August 17, 2026

AGENDA ITEM:

Request For Proposal 26-117: On-Call Pipe Cleaning Services Contract Approval and FY 27 Task Order 1 Funding

Consideration and approval of the award of RFP 26-117 for On-Call Storm Pipe Cleaning Services to NGI Trenchless Pipe and Sewer Repair, Inc.; approval of funding for FY 2027 Task Order No. 1 in an amount not to exceed $150,000.00; and authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Please award RFP 26-117 to NGI Trenchless Pipe and Repair, INC. for On Call Pipe Cleaning Services and approve funding in an amount of $150,000.00 for FY 27 task order 1 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $150,000.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
SW Pipe and Structure R&M / 30241100541430C1308	$150,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

This agenda item is for consideration to award RFP 26-117 for On-Call Pipe Cleaning Services.

Procurement method selected is a Request for Proposals (RFP).

Recommended vendor is NGI Trenchless Pipe and Repair, INC.

BACKGROUND

The City has a continued need for a reliable and responsive stormwater pipe cleaning contractor. Stormwater pipe cleaning services are needed to supplement City resources by providing quick, proactive storm pipe flushing to prevent flooding and possible damage to property in the event of a clogged storm pipe during storm events. The stormwater pipe cleaning contractor will be utilized to flush current pipe clean work orders, and emergency pipe cleaning on an as-needed basis. Currently, there are 134 work orders in the queue with pipes that have been identified that need flushing. This equates to approximately 9,116 linear feet of pipe in need of cleaning throughout the City. The requested $150,000.00 will clean an estimated 4,057 LF along with annual cleaning of City-owned stormceptors. The requested funding will also provide emergency cleaning/clearing of pipes that clog during storm events to help prevent infrastructure and property damage and maintenance to City of Alpharetta maintained

stormwater management facilities.

PROCUREMENT METHOD

Request for Proposals (RFP): This method allows the City to seek a solution or service that is complex and/or requires customization. Unlike an Invitation to Bid (ITB), an RFP goes beyond just the cost factor and instead focuses on evaluating various other aspects (qualifications, experience, project approach, innovation, value-added services, etc.) in addition to cost when making the contract award decision. By issuing an RFP, the City outlines our needs, expectations, and desired outcomes, allowing suppliers to submit detailed proposals that comprehensively address these requirements.

The focus of an RFP is multi-layered, but ultimately aims to select the best firm to fulfill a specific need, considering both qualifications and cost.

As opposed to an ITB, the RFP process allows for negotiations with firms after proposals have been evaluated. This flexibility allows the City to refine requirements, discuss terms, and potentially negotiate aspects of the contract (e.g. cost) before finalizing the award.

PROCUREMENT PROCESS

The Department of Public Works, with guidance from the Finance Department, prepared RFP 26-117 which was issued on April, 30, 2026.

RFP 26-117 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 1245 vendor invites and 35 document takers.

RFP26-117 responses were received on May, 28, 2026 and included proposals from 10 firms.

PROCUREMENT EVALUATION

An Evaluation Committee from members of the Public Works Department evaluated the proposals based on the following criteria (max of 100 points):

- Firm Experience and Available Resources 30%
- Average Response Time 30%
- References 10%
- Cost 27%
- Local Vendor Preference 3%

Evaluation Committee members independently evaluated and scored each proposal for all criteria above, excluding cost. Upon completion of the independent evaluations, cost was added to the overall scoring, resulting in the following rankings:

Firm	Criteria Total Points	Cost Total Points	Total Points	$Cost
NGI Trenchelss Pipe and Repair, INC.	54	27	81	$1275.00
Envirowaste Services Group, INC.	58.33	16.28	74.61	$2115.00
Reviera Enterprises, Inc.	54.67	16.01	70.68	$2150.00
Pateco Services, LLC	42.67	27	69.67	$1275.00
Storm System Services, LLC	52.33	12.41	64.74	$2775.00
Atakapa Services, LLC	56.67	6.817	63.48	$5050.00

Southern Drainage Solutions, LLC	51.33	6.579	57.91	$5232.50
Southern Hydro Vac	35.67	12.52	48.18	$2750.00
Day One Daylighting	15.33	15.27	30.6	$2255.00

PROCUREMENT COST

Costs evaluated for scoring purposes were based on hourly rates, travel time charges and dump fees. Public Works will issue task orders throughout the year based on need and annual maintenance items such as stormceptors and other proprietary stormwater devices located throughout the City. Annual maintenance of these devices is estimated at $25,000.00-$30,000.00 a year annually. Other requested funding for pipe cleaning will be based on work order queue, emergency work and pond maintenance. FY 27 task order 1 request will be for 4057 linear feet of pipe cleaned, annual maintenance to proprietary devices as required per the City's MS4 NPDES permit requirements, pond maintenance, and emergency work as needed. The total funding request for FY 27 task order 1 is $150,000.00.

PROCUREMENT AWARD RECOMMENDATION

The Evaluation Committee recommends award of RFP 26-117 to NGI Trenchless Pipe & Repair INC (NGI) as the high-scoring proposal. NGI received great references from the City of Sandy Springs and Johns Creek and provided the evaluation team with a list of great resources available to complete the work outlined. If awarded, the contract with NGI will be for 1 year with the option of four 1-year renewals.

ALTERNATIVES:

Do not approve the contract for on-call pipe flushing services and bid out task orders for pipes needing cleaning for stormwater capacity.

ATTACHMENTS:

1. 26-117 NGI Contract
2. 26-117 Scoring Summary
3. NGI Task Order 1 Pipe List

CITY OF ALPHARETTA

CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective upon execution, by and between **NGI TRENCHLESS PIPE & SEWER REPAIR INC**. a Georgia corporation with its principal office located at 130 Prominence Point Parkway, Suite 130-142, Canton, GA, 30114 (the " Contractor") and the **CITY OF ALPHARETTA**, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated April 30, 2026 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated May 27, 2026 (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP (the "Work") and, in general, include the following: **ON-CALL STORM PIPE CLEANING** to include pumping, removal, and disposal of all materials associated with cleaning out partially and fully clogged storm structures and pipes. Review will be on a task order basis**.** The City does not guarantee any amount of work based on this request or subsequent contrac**t.**

3. Contract Prices. As finally awarded by the City, the City will pay Contractor in accordance with the regular hourly rate set forth herein, for Contractor's performance of Work.

Storm Pipe Cleaning:	$400 per hour
Dumping Fee:	$250 each
Travel Time:	$125 per hour
Traffic Control:	$500 per day
Minimum Service Charge:	$2,000 per day

This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-Contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

Invoices must be sent to:

City of Alpharetta
Department of Public Works
2 Park Plaza
Attn: Josh Chance

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Contractor final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within thirty (30) days by the City unless any items thereon are questioned, in which event payment will be withheld

pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

4. Commencement of Work; Time for Performance.

   (a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after Contract Execution Date, and as requested by task order.

   (b) Time for Performance. Contractor's time for performance of each task order of the Work will be set forth in the subject task order.

   (c) Time is of the Essence. All limitations of time in this Contract are of the essence.

5. Term. The Contract is for a term of one **(1) year** starting **upon contract execution date** as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract may be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term will be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract will be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. Title to any supplies, materials, equipment, or other personal property shall remain in Contractor until fully paid for by the City.

   Nothing stated herein will obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract will terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

   For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of three percent (3%) or the Municipal Cost Index factor. Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

6. Agreement of engagement. All Contractors under contract with the City for professional architectural review and defined in this RFP and scope of work must agree and uphold the following.

i. Contractor will avoid all appearance of impropriety.

ii. Contractor will follow all policies and procedures of the City.

iii. Contractor will immediately disclose to the City any material transaction or relationship, including, but not limited to, that of the Contractor, the Contractor's employees, or the Contractor's agents or subsidiaries, that reasonably could be expected to give rise to a conflict of interest, including, but not limited to, past, present, or known prospective engagements, involvement in litigation or other dispute, client relationships, or other business or financial interest, and will immediately disclose any material transaction or relationship subsequently discovered during the pendency of the contract or arrangement.

iv. Contractor acknowledges that any violation or threatened violation of this agreement may cause irreparable injury to the City, entitling the City to seek injunctive relief in addition to all other legal remedies.

Nothing herein conflicts with, hinders or eliminates the opportunity for Contractor to be contracted as Architect of Record for any projects in Alpharetta, GA, but the Contractor will notify the City of such involvement and will not perform task orders as outlined in this RFP for the City for said projects, whether compensated by the City or not.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 15 (*Notices*). The Contract may also be terminated prior to term by either party for convenience upon the provision of not less than thirty (30) days written notice to the other party. In the event of such termination, the Contractor will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Contractor delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date will survive termination of this Contract.

8. Representations and Warranties. Contractor represents and warrants that: (a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services must be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor must comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services must comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor must perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract must be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, Contractors, Contractors, architects and any local, state or federal governmental agency or political subdivision, will owe its primary

duty of loyalty to the City.

9. Licenses, Registrations, Certifications and Permits. The Contractor will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor will supply copies of any such licenses, certifications or permits to the City upon request.

10. Insurance.

(a) Requirements. Contractor shall have and maintain in full force and effect for the duration of this Contract, insurance insuring against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by Contractor, its agents, representatives, employees or subcontractors. All policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager.

(b) Minimum Limits of Insurance. Contractor must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker's Compensation and Employers Liability Insurance limits as required by the State of Georgia and Employers' Liability limits of $1,000,000 (one million dollars) per occurrence or disease, whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor must additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.

ii. Commercial General Liability insurance coverage of at least $1,000,000 (one million dollars) combined single limit per occurrence and $2,000,000 (two million dollars) aggregate for comprehensive coverage including for bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom. Further, the policy must be endorsed to provide "all risks" coverage. The policy must contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iii. Commercial Automobile Liability (owned, non-owned, hired) coverage of at least $1,000,000 (one million dollars) combined single limit per occurrence for comprehensive coverage including bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Contractor's subcontractor. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iv. Professional Liability of at least $1,000,000 (one million dollars) limit for claims arising out of professional services and caused by Contractor's errors, omissions, or negligent acts.

v. Commercial Umbrella Liability Coverage: $1,000,000 (one million dollars) per occurrence shall be provided and will apply over all liability policies, without exception, including but not limited to Commercial General Liability, Commercial Automobile Liability, Employers' Liability, and Professional Liability.

(c) Intentionally omitted.

(d) Other Insurance Provisions. Each policy shall contain, or be endorsed to contain, the following provisions respectively:

a. General Liability, Automobile Liability and (if applicable) Umbrella Liability Coverage.

i. Additional Insured Requirement. City and City's elected and appointed officials, officers, boards, commissioners, employees, representatives, Contractors, servants, agents and volunteers (individually "Insured Party" and collectively "Insured Parties") shall be named as additional insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, leased, or used by Contractor; automobiles owned, leased, hired, or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Insured Parties. Nothing contained in this section shall be construed to require the Contractor to provide liability insurance coverage to any Insured Party for claims asserted against such Insured Party for its sole negligence.

ii. Primary Insurance Requirement. Contractor's insurance coverage shall be primary noncontributing insurance as respects to any other insurance or self-insurance available to the Insured Parties. Any insurance or self-insurance maintained by the Insured Parties shall be in excess of Contractor's insurance and shall not contribute with it.

iii. Reporting Requirement. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Insured Parties.

iv. Separate Coverage. Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to limits of insurance provided.

v. Defense Costs/Cross Liability. Coverage shall be provided on a "pay on behalf basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion.

vi. Subrogation. The insurer shall agree to waive all rights of subrogation against the Insured Parties for losses arising from Work performed by Contractor for City.

b. Workers' Compensation Coverage. The insurer providing Workers' Compensation Coverage will agree to waive all rights of subrogation against the Insured Parties for losses arising from Work performed by Contractor for City.

c. All Coverages.

i. Notice Requirement. Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, or canceled except after thirty (30) calendar days prior written notice (or 10 calendar days if due to nonpayment) has been given to City. City reserves the right to accept alternate notice terms and provisions, provided they meet the minimum requirements under Georgia law.

ii. Starting and Ending Dates. Policies shall have concurrent starting and ending

dates.

iii. Incorporation of Indemnification Obligations. Policies shall include an endorsement incorporating the indemnification obligations assumed by Contractor under the terms of this Agreement, including but not limited to Section IV(G) of this Agreement.

(e) Acceptability of Insurers. The insurance to be maintained by Contractor must be issued by a company licensed or approved by the Insurance Commissioner to transact business in the State of Georgia. Such insurance policies shall be placed with insurer(s) with an A.M. Best Policyholder's rate of no less than "A-" and with a financial rating of Class VII or greater. The Contractor shall be responsible for any delay resulting from the failure of its insurer to provide proof of coverage in the proscribed form.

(f) Verification of Coverage. Contractor shall furnish to City for City approval certificates of insurance and endorsements to the policies evidencing all coverage required by this Agreement prior to the start of work. Without limiting the general scope of this requirement, Contractor is specifically required to provide an endorsement naming City as an additional insured when required. The certificates of insurance and endorsements for each insurance policy are to be on a form utilized by Contractor's insurer in its normal course of business and are to be signed by a person authorized by that insurer to bind coverage on its behalf, unless alternate sufficient evidence of their validity and incorporation into the policy is provided. Contractor shall provide proof that any expiring coverage has been renewed or replaced prior to the expiration of the coverage.

(g) Subcontractors. Contractor shall either (1) ensure that its insurance policies (as described herein) cover all subcontractors and the Work performed by such subcontractors or (2) ensure that any subcontractor/subcontractor secures separate policies covering that subcontractor/subcontractor and its Work. All coverage for subcontractors shall be subject to all of the requirements stated in this Agreement, including, but not limited to, naming the Insured Parties as additional insureds.

(h) Claims-Made Policies. Contractor shall extend any claims-made insurance policy for at least six (6) years after termination or final payment under the Agreement, whichever is later, and have an effective date which is on or prior to the Effective Date.

(i) City as Additional Insured and Loss Payee. City shall be named as an additional insured and loss payee on all policies required by this Agreement, except City need not be named as an additional insured and loss payee on any Professional Liability policy or Workers' Compensation policy.

(j) Progress Payments. The making of progress payments to Contractor shall not be construed as relieving Contractor or its subcontractors or insurance carriers from providing the coverage required in this Agreement.

(k) Failure to Obtain or Maintain Insurance. The Contractor failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(l) Other Insurance. Contractor must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

11. Indemnification. Contractor will, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all third-party claims and demands, and the losses, liabilities, suits, actions, costs, expenses

(including expenses of litigation and reasonable attorneys' fees) and damages of any type or nature resulting therefrom, including, but not limited to, Third-Party Claims for injury to person or property ("Third-Party Claims"), but only to the extent resulting from any willful misconduct, or negligent performance of professional services by Contractor, or any of its officers, agents, employees or subcontractors, in the performance of this Contract; provided, however, that this indemnification obligation will not apply to any claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages, including Third-Party Claims, to the extent resulting from any act, error, or omission of the City, its employees, agents, representatives, contractors or Contractors of all tiers, or any entity or person under its/their supervision or control. Contractor Contractor's indemnification obligations shall be subject to (i) Contractor being promptly notified in writing of such claim or suit and (ii) Contractor having the sole control of the defense and/or settlement thereof using counsel reasonably satisfactory to City. In no event will either party be liable for any punitive, incidental, indirect or consequential damages of any kind in connection with this Agreement, even if such party has been informed in advance of the possibility of such damages. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. Subcontractors and Contractor Personnel.

(a) No subcontractors. Contractor is responsible for performing at least thirty percent (30%) of the Work with its own organization. No subcontractor or Contractor will be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Contractor responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a

vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

13. Independent Contractor. The Contractor will always be acting as an independent Contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor will have no authority to contract for or bind City in any manner. Contractor will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Contractor will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor response to the City's RFP.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

NGI Trenchless Pipe & Sewer Repair Inc.
514 Industrial Way
Woodstock, GA 30189

(b) If to the City, at the following address:

City of Alpharetta
Department of Public Works
1790 Hembree Road
Alpharetta, GA 30009
Attention: Pete Sewczwicz

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Contractor agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Contractor or the City's right to defend against disclosure of records alleged to be public.

18. Confidential Information.

(a) Access to Confidential Information. The Contractor employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor responsibilities under the Contract. The Contractor will presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor will provide to the City a written description of the Contractor policies and procedures to safeguard confidential information;

ii. Policies of confidentiality will address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who will remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor must provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City will remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract will be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or thereafter. Subject to Section 18 (*Rights in Proprietary Data*) hereof, as between the parties, any data supplied to or created by the Contractor will be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor will promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

(d) Reporting of Unauthorized Disclosure. The Contractor will immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor confidentiality obligation under the Contract will survive termination of the Contract.

19. Rights in Proprietary Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section 18 will mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data will be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City will have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract will be subject to copyright protection owned by a third party in the United States of America or other country. Contractor will not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. To the extent allowed by law, City will treat any information received under or through this Contract regarding Contractor Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information will be limited to its employees having a need to know. City will continue to keep appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract will be interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

20. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United

States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-Subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Contractor/subcontractor agreement. Further, it will be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that

has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

21. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Contractor agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Additional Terms of Contractor. The City will not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(l) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(m) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-Contractor or sub-Contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(n) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, Contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(o) Publicity Provision. Contractor will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Contractor will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(p) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to substance:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
Jennifer McCall, City Attorney

NGI TRENCHLESS PIPE & SEWER REPAIR INC.

By: _____
Steven Watts, Project Manager

Attest:
By: _____
Terry Hess, Corporate Secretary

Date: _____

26-117 - ON-CALL STORM PIPE CLEANING
Scoring Summary

Active Submissions

	Total	A - Group 1 Administrative	B - Group 2 Technical	C - Group 3 Cost Proposal
Supplier	**/ 100 pts**	**/ 3 pts**	**/ 70 pts**	**/ 27 pts**
NGI Trenchless Pipe & Repair INC	81	0	54	27 ($1,275.00)
EnviroWaste Services Group, Inc.	74.61	0	58.33	16.28 ($2,115.00)
Reviera Enterprises, Inc.	70.68	0	54.67	16.01 ($2,150.00)
Pateco Services, LLC	69.67	0	42.67	27 ($1,275.00)
Storm System Services LLC	64.74	0	52.33	12.41 ($2,775.00)
Atakapa Services, LLC	63.48	0	56.67	6.817 ($5,050.00)
Southern Drainage Solutions, LLC	57.91	0	51.33	6.579 ($5,232.50)
Southern Hydro Vac	48.18	0	35.67	12.52 ($2,750.00)
Day One Daylighting	30.6	0	15.33	15.27 ($2,255.00)

Eliminated Submissions

Supplier			
Atlantic Pipe Services, LLC			

NGI Task order

WO#	Location	Type of work	Traffic control	Remote Pipe	Notes
146218	1675 Briers Chute	Pipe flush	No	No	Will make exhibit map
146354	Park Bridge PKWY @ Firestation 84	Pipe flush	No	No	Will make exhibit map
123021	Waters rd @ Shiraz lane	Pipe flush	No	No	Will make exhibit map
124190	Haynes Bridge rd	Pipe flush	Yes	No	Will make exhibit map
125578	North Point Parkway	Pipe flush	Yes	No	Will make exhibit map
125582	North Point Parkway	Pipe flush	Yes	No	Will make exhibit map
125770	Great Oaks Way	Pipe flush	Yes	No	Will make exhibit map
125772	Great Oaks Way	Pipe flush	Yes	No	Will make exhibit map
125902	Cotton Mill Place	Pipe flush	No	No	Will make exhibit map
125939	North Point Parkway @ North Point Circle	Pipe flush	Yes	No	Will make exhibit map
125956	350 Jenny Lind Lane	Pipe flush	No	No	Will make exhibit map
135925	0 Beragio Place	Pipe flush	No	No	Will make exhibit map
135967	Rucker rd	Pipe flush	Yes	No	Will make exhibit map
136750	JB-HW 710 Marianna Lane	Pipe flush	No	No	Will make exhibit map
137225	12045 North Hickory Trace	Pipe flush	No	No	Will make exhibit map
138207	Old Milton PKWY	Pipe flush	Yes	No	Will make exhibit map
138329	Maxwell Road	Pipe flush	Yes	No	Will make exhibit map
160628	Front of Brookridge Terrace	Pipe flush	No	No	Will make exhibit map
167911	1205 Beacon Hill Xing	Pipe flush	No	No	Will make exhibit map
167912	1070 Beacon Hill Xing	Pipe flush	No	No	Will make exhibit map
167914	1155 Wynridge Crossing	Pipe flush	No	No	Will make exhibit map
167916	1800 Wynridge Trace	Pipe flush	No	No	Will make exhibit map
167917	1500 Wynridge Pointe	Pipe flush	No	No	Will make exhibit map
167918	Beacon Hill Entrance	Pipe flush	Yes	No	Will make exhibit map
167919	2045 Beacon Hill Way	Pipe flush	No	No	Will make exhibit map
167920	2050 Beacon Hill Way	Pipe flush	No	No	Will make exhibit map
168797	2000 Chasewood Way	Pipe flush	No	No	Will make exhibit map
168799	Chasewood Landing Entrance	Pipe flush	Yes	No	Will make exhibit map
168816	1005 Chasewood Trail	Pipe flush	Yes	No	Easier to get from Windward PKWY
168817	1025 Chasewood Trail	Pipe flush	No	No	Will make exhibit map
168819	1045 Chasewood Trail	Pipe flush	No	No	Will make exhibit map
168820	1065 Chasewood Trail	Pipe flush	No	No	Will make exhibit map
168823	Great Wood Ct @ Greatwood Manor	Pipe flush	Yes	No	Will make exhibit map
168825	Across from Greatwood Crossing	Pipe flush	No	No	Will make exhibit map
168828	2005 Walnut Creek Crossing	Pipe flush	Yes	No	Will make exhibit map
168852	2000 Walnut Creek Crossing	Pipe flush	No	No	Will make exhibit map
168853	2000 Walnut Creek Crossing	Pipe flush	No	Yes	Will make exhibit map
168856	15 Fieldstone Way	Pipe flush	No	No	Will make exhibit map
168857	15 Fieldstone Way	Pipe flush	No	No	Will make exhibit map
168858	140 Fieldstone Edge	Pipe flush	No	No	Will make exhibit map
168859	3530 Fieldstone Crossing	Pipe flush	No	No	Will make exhibit map
168860	415 Fieldstone Landing	Pipe flush	No	No	Will make exhibit map
168861	Meridian Crossing Entrance	Pipe flush	Yes	No	Will make exhibit map
168877	2455 Hamptons Passage	Pipe flush	No	No	Will make exhibit map
168882	12532 Darvish Lane	Pipe flush	No	No	Will make exhibit map
168883	12520 Darvish Lane	Pipe flush	No	No	Will make exhibit map
168885	12547 Huntington Trace	Pipe flush	No	No	Will make exhibit map
168886	12380 Douglas rd	Pipe flush	Yes	No	Will make exhibit map

170102	Douglas rd	Pipe flush	Yes	No	Will make exhibit map
170117	Clubhouse Drive	Pipe flush	Yes	No	Will make exhibit map
170118	Clubhouse Drive	Pipe flush	Yes	No	Will make exhibit map

STAFF REPORT

Department: Public Works
Submitted By:
Meeting Date: August 17, 2026

AGENDA ITEM:

Invitation To Bid 27-001: Fiscal Year 2027 Milling and Resurfacing
Consideration and approval of the award of ITB 27-001 FY 27 Milling and Resurfacing to C.W. Matthews Contractors FY 27 Milling and Resurfacing in an amount totaling $4,093,950.56 and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Please approve the award of Invitation to Bid No. 27-001 to C.W. Matthews Contractors for an amount totaling $4,093,950.56 for the FY 2027 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $4,093,950.56
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Milling and Resurfacing (TSPLOST 2 Fund; 3364110-541410- C1219	$2,038,646.73
Milling and Resurfacing (LMIG Match) 30141100 541410 C1219	$246,342.47
-	$0.00
-	$0.00
Striping & Signage (TPLOST 2 Fund; 30141100 541410 C1215)	$83,750.00
Traffic Control Equipment (TSPLOST 2 Fund; 33641100-541410-C1220)	$65,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00
-	$0.00
FY 27 LRA GRANT/34041100-541410-G2600	$838,403.13
FY 27 LMIG Grant (34041100-541410-G2601	$821,808.23
-	$0.00
-	$0.00

ITEM DESCRIPTION:

This agenda item is for consideration to award ITB #27-001 for FY 27 milling and resurfacing.

Procurement method selected is an Invitation to Bid (ITB).

Recommended vendor is C.W. Matthews Contractors.

BACKGROUND

The City of Alpharetta maintains over 550 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the

roads' ability to handle traffic volumes.

Public Works utilizes the services of a third party to drive city-maintained streets to evaluate roadway conditions. Each road is inspected for various criteria: patching, rutting, longitudinal cracks, etc. The objective was to collect accurate data and information about the City's road inventory and surface conditions that would allow the City's staff to optimize their plan for road network repair and rehabilitation under budget constraints. After entering last year's milling and resurfacing, data was put into the system and our current average Pavement Condition Index (P.C.I.) score is 78.5. This score places the City in the good classification. A score below 75 would place the City in the fair classification. The information collected during past inspections, in conjunction with historical repair, rehabilitation information, and traffic information, helps the City make consistent and cost-effective decisions for roadway preservation. Based on these ratings, 45 locations adding up to 28 lane miles were included in the annual offering. Two roads due to insufficient/failing subgrade will be treated with soil cement. Soil cement is a process in which the asphalt, subgrade, and soil are pulverized on-site and mixed with cement to create a new subgrade. The new subgrade is extremely rigid, durable, and strong. Then a new asphalt surface is placed over the new subgrade. This process takes less time than conventional roadway construction.

PROCUREMENT METHOD

Invitation to Bid (ITB): This method, which requires clear and well-defined specifications, allows the City to request bids from firms for the provision of goods, services, or construction projects with low cost being the primary focus of award. The ITB outlines the project requirements, specifications, terms, and conditions that firms must meet in their bids (collectively identified as the "ITB requirements"). ITB requirements commonly refer to a responsive and responsible bid. A bid is considered responsive if it indicates compliance without material deviation from the requirements of the ITB and the terms and conditions of the proposed contract. A bidder (firm) is responsible if they possess the experience, facilities, reputation, financial resources and are fully capable of performing the contract.

The focus of the ITB is on cost. Firms must meet the ITB requirements, but no consideration is given to firms that exceed the ITB requirements. The ITB method does not allow for negotiations (e.g. cost, etc.). Award of an ITB is based on the firm providing the lowest cost that meets the ITB requirements

meets the ITB requirements.

PROCUREMENT PROCESS

The Department of Public Works, with guidance from the Finance Department, prepared ITB 27-001, which was issued on June 18th, 2026.

ITB 27-001 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over # vendor (firm) invites and # document takers.

ITB 27–001 responses were received on July 16th, 2026 and included bids from seven firms.

PROCUREMENT EVALUATION

The bids received in connection with ITB 27-001 are as follows:

Vendor	Cost
C.W. Matthews Contractors	**$4,093,950.56**
Allied Paving Contractors, INC.	$4,130,628.60
Surface Masters	$4,148,378.21
East Coast Grading	$4,167,969.56
South Georgia Milling LLC	$4,196,495.13
Blount Construction Company, LLC	$4,407,161.24
Summit Construction & Development	$4,805,390.48

PROCUREMENT AWARD RECOMMENDATION

Staff recommends award of ITB 27-001 to C.W. Mattherws Contractors as the low-cost, responsive and responsible bidder.

ALTERNATIVES:

Do not approve award of 27-001 to C.W. Matthews Contractors

ATTACHMENTS:

1. C.W. MATTHEWS BID DOCS
2. 27-001 PRELIMINARY BID TAB-REVISED TO INCLUDE ALTERNATE
3. FY 27 M&R INFO COMBINED

C. W. MATTHEWS CONTRACTING CO., INC.

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520
ESTIMATING FAX (770) 422-9361

July 16, 2026

Ms. Beth Rucker, Procurement Agent
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Project: ITB #27-001, FY27 Milling & Resurfacing

Dear Ms. Rucker:

C. W. Matthews Contracting Co., Inc. (CWM), as the state's largest producer of asphalt, is very interested in the City of Alpharetta's above-mentioned project. Under the guidance of Mr. Bill White, Senior Vice President, Asphalt Construction Division and his staff we feel that we are uniquely qualified to coordinate and schedule the work to meet City of Alpharetta's expectations and quality standards.

Time and time again CWM have demonstrated its ability to deliver high-quality work, particularly on large and complex projects involving critical time restraints and high traffic volumes. With a current workforce of over 1,800+ experienced employees; a fleet of over 900 pieces of construction equipment, 30 asphalt plants and 2 terminals, CWM continues to be a leading contractor in its market area, specializing in all aspects of highway construction. The table below provides a summary of the CWM's current employment by work classification.

C. W. Matthews Contracting Co., Inc. – Employment Profile			
Classification	**Number**	**Classification**	**Number**
Officials	28	Truck Drivers	58
Supervisors	161	Carpenters	95
Foremen/Women	269	Painters	2
Clerical	64	Laborer-Semiskilled	250
Equipment Operators	483	Laborer-Unskilled	277
Mechanics	41	Professionals	104

C. W. MATTHEWS CONTRACTING CO., INC.

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520
ESTIMATING FAX (770) 422-9361

In accord with the Bid Requirements, the following information indicating our company name, mailing address, telephone, and e-mail address is as follows:

C. W. Matthews Contracting Co., Inc.
P. O. Drawer 970
Marietta, Georgia 30061
Telephone: 770-422-7520
Cell Phone: 404-277-3637
Contact: Mr. Michael Kleuckling, Vice President (Authorized Signer)
E-mail address: mikek@cwmatthews.com

Despite its growth and with a Georgia Department of Transportation Certificate of Qualification Maximum Capacity Rating of $5,257,700,000.00, CWM remains a privately owned, family-run business with success clearly attributable to a corporate culture of ethics, honor, and quality coupled with a commitment to excellence and safety that has been the Company's hallmark throughout its 80-year existence.

It is CWM's goal to provide the citizens of the City of Alpharetta with the highest quality project within the specified schedule while being the low-cost provider. We would like to thank you for providing CWM with the opportunity to submit a bid for this project and look forward to working with you for a successful project for both the City of Alpharetta and for CWM. Please feel free to contact us should you have any questions or need additional information.

Sincerely,

C.W. Matthews Contracting Co., Inc.

Michael Kleuckling

Vice President Estimating

Michael Lunsford, Asphalt Paving Superintendent, C. W. Matthews Contracting Co., Inc.
Project Role: Superintendent, Worksite Traffic Control Supervisor

Experience Summary	**Mr. Lunsford has been employed by C. W. Matthews Contracting Company for 19 years. He has experience in our roadway construction, asphalt paving, and work zone traffic control.**
Professional Registrations	National Safety Council – Certified Worksite Traffic Supervisor National Safety Council – Certified Flagger American Red Cross First Aid American Heart Association CPR

Project Experience Overview

Fourteen years of experience in all facets of roadway construction & asphalt paving including work zone traffic control. His experience includes many high-profile construction & resurfacing projects.

Employment History and Project Experience

Time Frame	Employer	Title	Project Assignment	Reference
2020 to Present	C. W. Matthews Contracting Co. Inc.	Asphalt Paving Superintendent	Asphalt Paving Operations All phases of paving, Supervising Work zone traffic control	Clay Garland
2016 to 2020	C. W. Matthews Contracting Co. Inc.	Asphalt Paving Foreman	Asphalt Paving Operations All phases of paving, Supervising Work zone traffic control	Marty Booker
2007 to 2016	C. W. Matthews Contracting Co. Inc	Roadway Foreman	Roadway Construction Supervision Work zone traffic control	Jeff Bell
2007 to 2013	C. W. Matthews Contracting Co. Inc	Roadway Equipment Operator	Roadway Construction	Rydrell Lundy

Project/Location	Project Type	Value	Role*
GDOT SR 140 Fulton	6.7 miles of mill and inlay	$4.3M	APS
GDOT SR 20 Gwinnett	4 miles of highway widening and resurfacing	$10.2M	APS
GDOT SR 400 @ Hammond Drive	Bridge replacement	$17.1M	APF
GDOT 14th Street Bridge	New bridge construction over I-75/I-85 in downtown Atlanta	$88.6M	APF
GDOT I-185 Mill & Inlay	42 miles of asphaltic concrete reconstruction involving milling & inlay	$77M	APF
GDOT I-20 Mill & inlay	6.2 miles of asphaltic concrete reconstruction involving milling & inlay	$12.2M	APF
GDOT SR 365 Mill & inlay	20 miles of asphaltic concrete reconstruction involving milling & inlay	$20.6M	APF
GDOT I-75 Mill & inlay	8.7 miles of asphaltic concrete reconstruction involving milling & inlay	$17.4M	APF
GDOT I-75/85 Mill & inlay	6.3 miles of asphaltic concrete reconstruction involving milling & inlay	$22.8M	APF
***Key to role abbreviations**	APS=Asphalt Paving Superintendent APF=Asphalt Paving Foreman		

Tim Hayes, Milling Superintendent, C. W. Matthews Contracting Co., Inc.
Project Role: Supervisor, Milling Operations

Experience Summary	**Mr. Hayes has been employed by C. W. Matthews Contracting Company for 28 years supervising all aspects of milling operations. His experience in asphalt milling and work site erosion control supervision includes multiple lane highways on high volume – high velocity freeways as well as rural highways. Prior to coming to work for C. W. Matthews Contracting Tim worked 12 years in similar capacities for Hill Milling.**
Professional Registrations	Georgia Soil & Water Conservation Commission-Level 1A Certified National Safety Council – Certified Worksite Traffic Supervisor National Safety Council – Certified Flagger American Red Cross First Aid American Heart Association CPR

Project Experience Overview

Thirty years of experience in all facets of asphalt milling including work zone traffic control, and work site erosion control. His experience includes many high profile resurfacing projects such as Harris, Muscogee, Troup I-185, Franklin, Hart I-85, the 14th Street Bridge Project, Cobb, Fulton I-75 in downtown Atlanta, Clayton, Fulton I-75 between Turner Field and I-285 in Atlanta, various highway widening & resurfacing projects including twenty miles of Habersham, Hall SR 365.

Employment History and Project Experience

Time Frame	Employer	Title	Project Assignment	Reference
1996 to Present	C. W. Matthews Contracting Co. Inc.	Asphalt Milling Superintendent	Asphalt Milling Operations Supervisor	Matt Soignet
1986 to 1996	Hill Milling	Asphalt Milling Foreman	Asphalt Milling Operations Foreman	Al Day

Specific Project Experience

Project/Location	Project Type	Value	Role*
GDOT SR 400 @ Hammond Drive	Bridge replacement		AMS
GDOT 14th Street Bridge	New bridge construction over I-75/I-85 in downtown Atlanta		AMS
GDOT I-185 Mill & Inlay	46 miles of asphaltic concrete reconstruction involving milling & inlay		AMS
GDOT I-20 Mill & inlay	8 miles of asphaltic concrete reconstruction involving milling & inlay		AMS
GDOT SR 365 Mill & inlay	20 miles of asphaltic concrete reconstruction involving milling & inlay		AMS
GDOT I-75 Mill & inlay	8.6 miles of asphaltic concrete reconstruction involving milling & inlay		AMS
GDOT I-75/85 Mill & inlay	6.3 miles of asphaltic concrete reconstruction involving milling & inlay		AMS
GDOT GA 20	4.2 miles of asphaltic concrete reconstruction involving widening, milling & inlay		AMS
***Key to role abbreviations**	SDE = Structural Design Engineer LDE = Lead Design Engineer TCSD = Traffic Control Staging & Design Engineer CWTCS=Certified Worksite Traffic Control Supervisor AMS=Asphalt Milling Superintendent	PM = On-Site Project Manager PS = Project Superintendent PE = Project	

E. Three References Similar Size & Scope - Technical Bid Information

Cobb County Department of Transportation
Denise Hatabian, Contracts Administrator
1890 County Services Parkway, Marietta, Georgia 30008 Phone: 770-528-3656
Denise.hatabian@cobbcounty.org
B2913 2024-4 Resurfacing Countywide Major Throughfares
Completed in 2025 - $11,110,244.00

Murray County Government
Matt Sanford, Public Works Director
121 N 4th Avenue #101, Chatsworth, Georgia 30705 Phone: 706-695-3231
msanford@murraycountyga.gov
PW-2023-2023 LMIG Countywide Paving Project
Completed in 2025 - $6,932,843.00

Spalding County Public Works
Jason Graham, Project Manager (LJA) – Engineer for the Project
119 E. Solomon Street, Griffin, Georgia 30224 Phone: 770-467-4226
jagraham@lja.com
2024 TSPLOST Resurfacing
Completed in 2025 - $8,363,726.00

F. List of available resources for the project

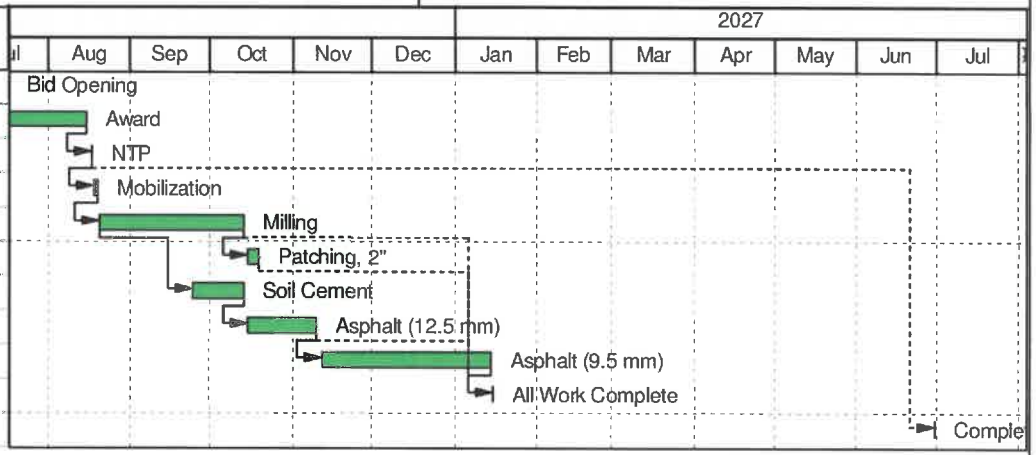
Asphalt Plants within practical haul distance	Plant 5 – Big Creek 3561 Peachtree Pkwy. Suwanee, GA 30024 Plant 9 – Cumming 1475 Ronald Reagan Blvd. Cumming, GA 30140 Plant 60 – Norcross 1411 Hill Crest Road Norcross, GA 30093
Asphalt Operations Management & Support Staff	49 Full time personnel in Marietta office performing various aspects of Asphalt Operations management and administrative support.
Crews	16 Asphalt Paving Crews 11 Asphalt Milling Crews 7 Traffic Control Crew
Equipment	19 Asphalt Paving Machines 17 Asphalt Material Transfer Devices 16 Large Milling Machines 2 Mini Mills 6 Skid Steer Mills 20 28,000 lb. Steel Wheel Rollers 20 23,000 lb. Steel Wheel Rollers 20 33,000 lb. Pneumatic Rollers 19 Cat Skid Steer Loaders 18 1200 Gallon Etnyre Distributors 32 Roadtec FB-100E Asphalt Brooms
Subcontractors	Blount Construction Peek Pavement Marking, LLC The Price Factor

City of Alpharetta- FY27 Milling Resurfacing
Bid Date: 16-Jul-26

C.W. Matthews Contracting Co., Inc.

15-Jul-26 12:22

Activity ID	Activity Name	Original Duration	Start	Finish
A1000	Bid Opening	1	16-Jul-26*	16-Jul-26
A1010	Award	30	17-Jul-26	15-Aug-26
A1020	NTP	1	17-Aug-26	17-Aug-26
A1030	Mobilization	2	18-Aug-26	19-Aug-26
A1040	Milling	32	20-Aug-26	13-Oct-26
A1050	Patching, 2"	3	15-Oct-26	19-Oct-26
A1060	Soil Cement	12	24-Sep-26	13-Oct-26
A1080	Asphalt (12.5 mm)	15	15-Oct-26	09-Nov-26
A1090	Asphalt (9.5 mm)	22	12-Nov-26	14-Jan-27
A1100	All Work Complete	0	15-Jan-27	15-Jan-27
A1110	Completion Date	0	30-Jun-27*	30-Jun-27



Actual Work
Remaining Work
Critical Remaining W...
Milestone

Page 1 of 1

TASK filter: All Activities

© Oracle Corporation

G. Examples of Previous Projects - Six References Similar Size & Scope - Technical Bid Information

Coweta County BOC
Renee Arnold, Administrative Assistant II
70 Selt Road, Newnan, Georgia 30263 Phone: 770-683-7623
rarnold@coweta.ga.us
2023 Mill and Inlay on Various County Roads
Completed in 2025 - $7,248,717.00

Effingham County
Alison Bruton – Purchasing Agent
804 S. Laurel Street, Springfield, Georgia 31329 Phone: 912-754-2159
abruton@effinghamcounty.org
ITB#23-01 2023 SPLOST Mill & Resurface Various Streets
Completed in 2025 - $5,196,882.00

Chatham County GA Commissioners
Jean Fleming, CPPB, NIGP-CPP Assistant Purchasing Director
1117 Eisenhower Drive, Suite C, Savannah, Georgia 31406 Phone: 912-790-1622
AJFleming@chathamcounty.org
2024 Pavement Resurf of County Roads
Completed in 2025 - $3,323,192.00

Cobb County Department of Transportation
Denise Hatabian, Contracts Administrator
1890 County Services Parkway, Marietta, Georgia 30008 Phone: 770-528-3656
Denise.hatabian@cobbcounty.org
B2913 2024-4 Resurfacing Countywide Major Throughfares
Completed in 2025 - $11,110,244.00

Murray County Government
Matt Sanford, Public Works Director
121 N 4th Avenue #101, Chatsworth, Georgia 30705 Phone: 706-695-3231
msanford@murraycountyga.gov
PW-2023-2023 LMIG Countywide Paving Project
Completed in 2025 - $6,932,843.00

Spalding County Public Works
Jason Graham, Project Manager (LJA) – Engineer for the Project
119 E. Solomon Street, Griffin, Georgia 30224 Phone: 770-467-4226
jagraham@lja.com
2024 TSPLOST Resurfacing
Completed in 2025 - $8,363,726.00

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
Commercial General Contractor Company
LICENSE NO. GCCO007346
C. W. Matthews Contracting Co., Inc.
1600 Kenview Drive
Marietta, GA 30060
Qualifying Agent: Kevin Thomas Eubanks
Qualifying Agent License No: GCCO007346
Expiry Date - 06/30/2028
Status - Active

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the GOALS Portal https://goals.sos.ga.gov/.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division
3920 Arkwright Rd, Suite 195
Macon, GA 31210
Phone: (404) 424-9966
https://goals.sos.ga.gov/.

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
Commercial General Contractor Company
LICENSE NO. GCCO007346
C. W. Matthews Contracting Co., Inc.
1600 Kenview Drive
Marietta, GA 30060
Qualifying Agent: Kevin Thomas Eubanks
Qualifying Agent License No: GCCO007346
Expiry Date - 06/30/2028
Status - Active

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 26, 2026

CERTIFICATE OF QUALIFICATION
Vendor ID: 2MA850

C. W. Matthews Contracting Company, Inc.
1600 Kenview Drive
Marietta, GA 30060

In accordance with The Rules and Regulations governing the Prequalification of Prospective Bidders, the Georgia Department of Transportation has assigned the following Rating. This Certificate of Qualification is effective on the date of issue stated above and cancels and supersedes all Certificates previously issued:

MAXIMUM CAPACITY RATING:	**$5,257,700,000.00**
CERTIFICATE EXPIRES:	**May 31, 2028**
PRIMARY WORK CLASS/CODE:	**149**
SECONDARY WORK CLASS(ES)/CODE(S):	**150, 163, 167, 201, 205, 208, 209, 310, 400, 432, 439, 441, 452, 461, 500, 500A, 501, 502, 507, 511, 513, 520, 524, 525, 550, 603A, 615, 622, 624, 626, 636, 660, 668 and 670.**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

A Prequalified Contractor may request an extension of its current prequalification **prior** to the expiration date of the prequalification by providing the Department with the following information: the amount of time requested for the extension (either 30, 60 or 90 days), the reason for the extension request and the original expiration date of the prequalification. The Department in its discretion will determine whether the extension should be granted and will notify the Contractor of its determination.

Allowing approved prequalification to lapse will leave the Contractors without the ability to bid work until such time as the standing returns to an approved status. If you desire to apply at some intermediate period before the expiration date, your Rating will be reviewed based on the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT. *Work class codes are for reference only and do not represent a certification to be provided in support of contractor ability or NAICS code determinations. NAICS Codes are assigned by the office of Equal Employment Opportunity.*

Sincerely,

Patrick Allen, P.E.
Chairman, Prequalification Committee/Contractors

PA:TKA

CITY OF ALPHARETTA
ITB 27-001, FY27 MILLING & RESURFACING
SCHEDULE OF ITEMS

Bidder Name: C.W. Matthews Contracting Co., Inc.

1. This form must be used to submit cost proposal. Do not include a copy in your technical information.
2. All fields must be completed including the bid authorization and contact info at the end of the form.
3. Verify all amounts entered. This form will be used for bid award. Only the grand total will be called during bid opening.
4. Enter unit cost only. Form will calculate the extension automatically.

Mill Existing Asphalt					
Line Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
1.A	Full Width Mill, 1.5" Depth - Daytime	133,233	SY	$ 2.66	$ 354,399.78
1.B	Full Width Mill, 2" Depth - Daytime	68,752	SY	$ 3.36	$ 231,006.72
1.C	Full Width Mill, 3.0" Depth - Daytime	21,526	SY	$ 4.36	$ 93,853.36
				Sub-Total for Milling:	$ 679,259.86

Soil Cement					
Line Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
2.B	Soil Cement - 60 lbs/yd2	21,526	SY	$ 14.94	$ 321,598.44
				Sub-Total for Soil Cement:	$ 321,598.44

Inlay Asphalt					
Line Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
3.A	9.5mm SUPERPAVE	13,055	TN	$ 114.60	$ 1,496,103.00
3.B	12.5mm SUPERPAVE	9,082	TN	$ 112.74	$ 1,023,904.68
				Sub-Total for Asphalt:	$ 2,520,007.68

Miscellaneous					
Line Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
4	19mm SUPERPAVE Patching (including milling)	550	TN	$ 154.84	$ 85,162.00
5	Remove speed bump/table	11	EA	$ 565.11	$ 6,216.21
6	Traffic Control & Temporary Striping	1	LS	$ 87,283.18	$ 87,283.18
7	Mobilization, Bonds, & Insurance	1	LS	$ 245,673.19	$ 245,673.19
				Sub-Total for Misc.:	$ 424,334.58

Grand Total:	**$ 3,945,200.56**

Add Alternate					
Line Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Extension**
A.1	Permanent striping (for roadways resurfaced)	1	LS	$ 83,750.00	$ 83,750.00
A.2	6'X40' Signal Loop Installation	30	LS	$ 1,800.00	$ 54,000.00
A.3	6'X6' Signal Loop Installation	10	LS	$ 1,100.00	$ 11,000.00
				Alternate Total:	**$ 148,750.00**

Bid Price Certification

In compliance with Scope of Project/Sepcifications, the undersigned offers and agrees that if this Bid is accepted by the City Council within one hundred twenty (120) days of the date of ITB Response Due Date and Bid opening, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

Company Name:	C.W. Matthews Contracting Co., Inc.
Company Address:	1600 Kenview Drive, Marietta, Georgia 30060
Authorized Signature(s):	Michael Kleuckling
Print/Type Name(s) and Title(s):	Michael Kleuckling, Vice President
Date Signed:	16-Jul-26
Contact Info - Phone Number:	770-422-7520 Ext. 1254
Contact Info - E-mail Address:	mikek@cwmatthews.com

Question Set 1: Acknowledgements

#	Question	Response	Comment
1.0.1	Addenda Acknowledgement, enter the number of addenda received: Response Type: Select 0, 1, 2, etc.	0	No Addenda for this project
1.0.2	Insurance Requirement Acknowledgement, Response Type: Yes, No entry.	Yes	C. W. Matthews Contracting Co., Inc. can meet the terms of the insurance requirements
1.0.3	Acknowledgment Payment and Performance Bond/ Retainage, Response Type: Yes, No entry.	Yes	C. W. Matthews Contracting Co., Inc. acknowledges the Contract and Terms & Conditions
3 Questions			100.00% Complete

Question Set 2: Requested Information

#	Question	Response	Comment
2.0.1	Authorized signer for contract execution in DocuSign: Name, business title, email address, Response Type: Response Type: text entry.	Michael Kleuckling, Vice President, mikek@cwmatthews.com	
2.0.2	Legal notices contact needed for contracting: Business name and mailing address, contact name, Response Type: text entry.	C. W. Matthews Contracting Co., Inc., P. O. Drawer 970, Marietta, GA 30061, Michael Kleuckling, Vice President	
2.0.3	Unique Entity ID / identifier used at SAM.gov, Response Type: alphanumeric entry	ZL4LAVQSK4V4	
2.0.4	Corporate secretary for contract execution in DocuSign: Name, business title, email address, Response Type: Response Type: text entry.	Michael D. Bell, Corporate Secretary, michaelb@cwmatthews.com	
2.0.5	Note the employee-number category for your company (all locations). Select either 500 or more employees, 100 or more employees, or less than 100 employees.	500 or more employees	C. W. Matthews Contracting Co., Inc. presently has 1,800+ full-time Employees

BID BOND

(Five Percent (5%) of Bid)

Bid Bond # N/A

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigne

C.W. Matthews Contracting Co., Inc., 1600 Kenview Drive NW, Marietta, GA 30060, as **CONTRACTOR**, and

Federal Insurance Company, 202B Hall's Mill Road, Whitehouse Station, NJ 08889, as **SURETY**, a corporation duly organized under the laws of the State of Indiana, are hereby held and firmly bound unto

CITY OF ALPHARETTA, GEORGIA
2 PARK PLAZA
ALPHARETTA, GA 30009 as **CITY** and hereafter called **OBLIGEE**, in the penal sum of

Five Percent (5%) of Grand Total bid price Dollars ($ 5% total bid price), or Five Percent (5 %) of the bid amount, whichever is less, for the payment of which sum well and truly to be made, the said **CONTRACTOR** and the said **SURETY**, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 16th day of July , 20 26 .

The condition of the above obligation is such that whereas the **CONTRACTOR** has submitted to the **OBLIGEE** a certain bid attached hereto and hereby made a part hereof to enter into a contract in writing for

FY27 MILLING & RESURFACING, including, but not limited to, maintaining traffic control measures, milling existing pavement, installing tack coat, installing asphaltic concrete surface course, installing soil cement, performing cleanup, and related work.

NOW, THEREFORE, if the **OBLIGEE** shall accept the bid of the **CONTRACTOR** and the **CONTRACTOR** shall enter into a Contract with the **OBLIGEE** in accordance with the terms of such bid and give such bonds or bond as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the **CONTRACTOR** to enter such Contract and give such bond or bonds, if the **CONTRACTOR** shall pay to the **OBLIGEE** the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the **OBLIGEE** may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

BID BOND

The **SURETY**, for value received, hereby stipulates and agrees that the obligations of said **SURETY** and its bond shall be in no way impaired or affected by any extension of the time within which the **OBLIGEE** may accept such bids and said **SURETY** does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the **CONTRACTOR** and the **SURETY** corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

C.W. Matthews Contracting Co., Inc.
CONTRACTOR

By: _____
Michael Kleuckling, Vice President

C.W. MATTHEWS CONTRACTING CO. INC. MARIETTA GA (SEAL) CORPORATE SEAL

(SEAL)

Federal Insurance Company
SURETY

By: _____
Holli Orr, Attorney-in-Fact
Georgia Representative

Surety Contact Information:

Address: 4004 Summit Blvd, Ste 950, Atlanta, GA 30319

Phone: 404-891-0712

Fax: N/A

Email: holli.orr@americanglobal.com

Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to conduct business in the State of Georgia.

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Holli Orr, Jennifer Westmoreland and Wesley P. Williams of Atlanta, Georgia ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 8th day of **April 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this 8th day of **April, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this July 16, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

THE CITY OF ALPHARETTA GEORGIA

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

32751
Federal Work Authorization User Identification Number

08/18/2006
Date of Authorization

C.W. Matthews Contracting Co., Inc.
Name of Contractor

ITB 27-001: FY27 MILLING & RESURFACING
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 07/16/2026 in Marietta (city), Georgia (state)

C.W. MATTHEWS CONTRACTING CO. INC. MARIETTA GA CORPORATE SEAL

Signature of Authorized Officer or Agent

Michael Kleuckling, Vice President
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 16 DAY OF July, 2026.

NOTARY PUBLIC Katherine Mitchell
My Commission Expires: 04/25/2029

KATHERINE MITCHELL NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 25, 2029
(Notary Stamp)

BIDDER'S DISCLOSURES AND CERTIFICATIONS

PROCUREMENT NUMBER & TITLE: ITB 27-001, FY27 MILLING & RESURFACING

DISCLOSURE FORM AND CERTIFICATION OF NON-COLLUSION

Bidder must disclose any possible conflict of interest and/or any relationship that exists between any principal or employee of your corporation/firm/team/organization and with any City elected official and/or employee. Relationship may be financial, personal, or family or may be in the form of campaign contributions to elected officials. State whether Relationship DOES or DOES NOT exist. Failure to disclose or to submit this completed form may result in response being declared non-responsive and will not be considered further.

Check applicable box. Use additional forms if needed:	No known relationship exists ☒	Yes, Relationship does exist ☐	If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.
City Elected Official and/or Employee Name and position			

Contribution Amount/Value (if any)		Contribution Date and Description	
List other Relationship if not contribution			

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS

The Contractor certifies to the best of its knowledge and belief that neither it nor any of its principals:

1. are presently debarred, suspended, proposed for debarment, or declared ineligible from submitting bids or proposals by any federal, state or local entity, department or agency;
2. have within a three-year period preceding this bid/offer, been convicted or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performance of a public (Federal, state or local) contract or subcontract; violation of Federal or state antitrust statues relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, tax evasion, or receiving stolen property;
3. are presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 2 of this certification;
4. have within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal, state or local public agency.

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards;
- Employees of this company or employees of any company supplying material or subcontracting to do work on this Contract will not engage in business ventures with employees of the CITY or Consulting Engineers nor shall they provide gifts, gratuities, favors, entertainment, loans or other items of value to employees of this Department, and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a City elected official or employee to transact business with the City by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative.

C.W. Matthews Contracting Co., Inc.
Company Name

Signature of Authorized Officer or Agent

07/16/2026
Date

Michael Kleuckling, Vice President
Printed Name & Title of Authorized Officer or Agent

1600 Kenview Drive, Marietta, Georgia 30060
Company Address

C.W. MATTHEWS CONTRACTING CO. INC. MARIETTA GA CORPORATE SEAL

Subscribed and sworn before me on this the

16 day of July, 2026

Notary Public Katherine Mitchell

04/25/2029
My Commission Expires
(Notary Stamp)

KATHERINE MITCHELL NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 25, 2029

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

C. W. MATTHEWS CONTRACTING CO., INC.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

P. O. BOX 970

Requester's name and address (optional)

6 City, state, and ZIP code

MARIETTA, GEORGIA 30061

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

5	8	–	0	6	5	2	7	2	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] **Date** July 16, 2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

27-001 - FY27 MILLING & RESURFACING

PRELIMINARY BID TAB-REVISED

TOTAL COST INCLUDES ALTERNATE SELECTED BY PUBLIC WORKS FOR AWARD RECOMMENDATION

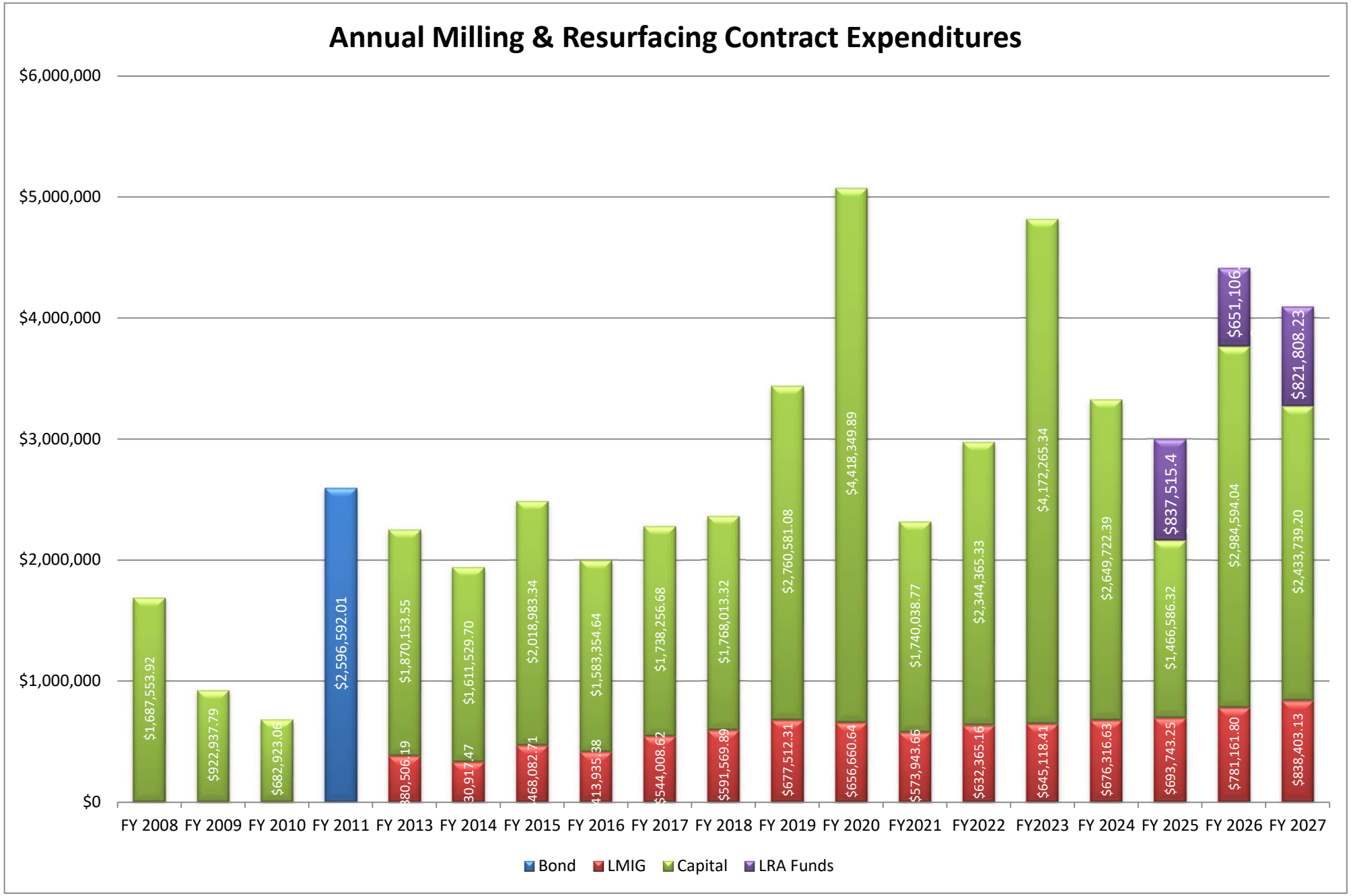
Supplier	Total / 100 pts	A - Group 1 Admin Review / 0 pts	B-1 - SOI / 100 pts	C-1 - Bid Review, Reference Check Pass/Fail
C.W. Matthews Contracting Co., Inc.	100	0	100 ($4,093,950.56)	Pass
Allied Paving	99.11	0	99.11 ($4,130,628.60)	Pass
The Surface Masters, Inc.	98.69	0	98.69 ($4,148,378.21)	Pass
EAST COAST GRADING	98.22	0	98.22 ($4,167,969.56)	Pass
South Georgia Milling	97.56	0	97.56 ($4,196,495.13)	Pass
Blount Construction Company Inc.	92.89	0	92.89 ($4,407,161.24)	Pass
Summit Construction & Development LLC	85.19	0	85.19 ($4,805,390.48)	Pass

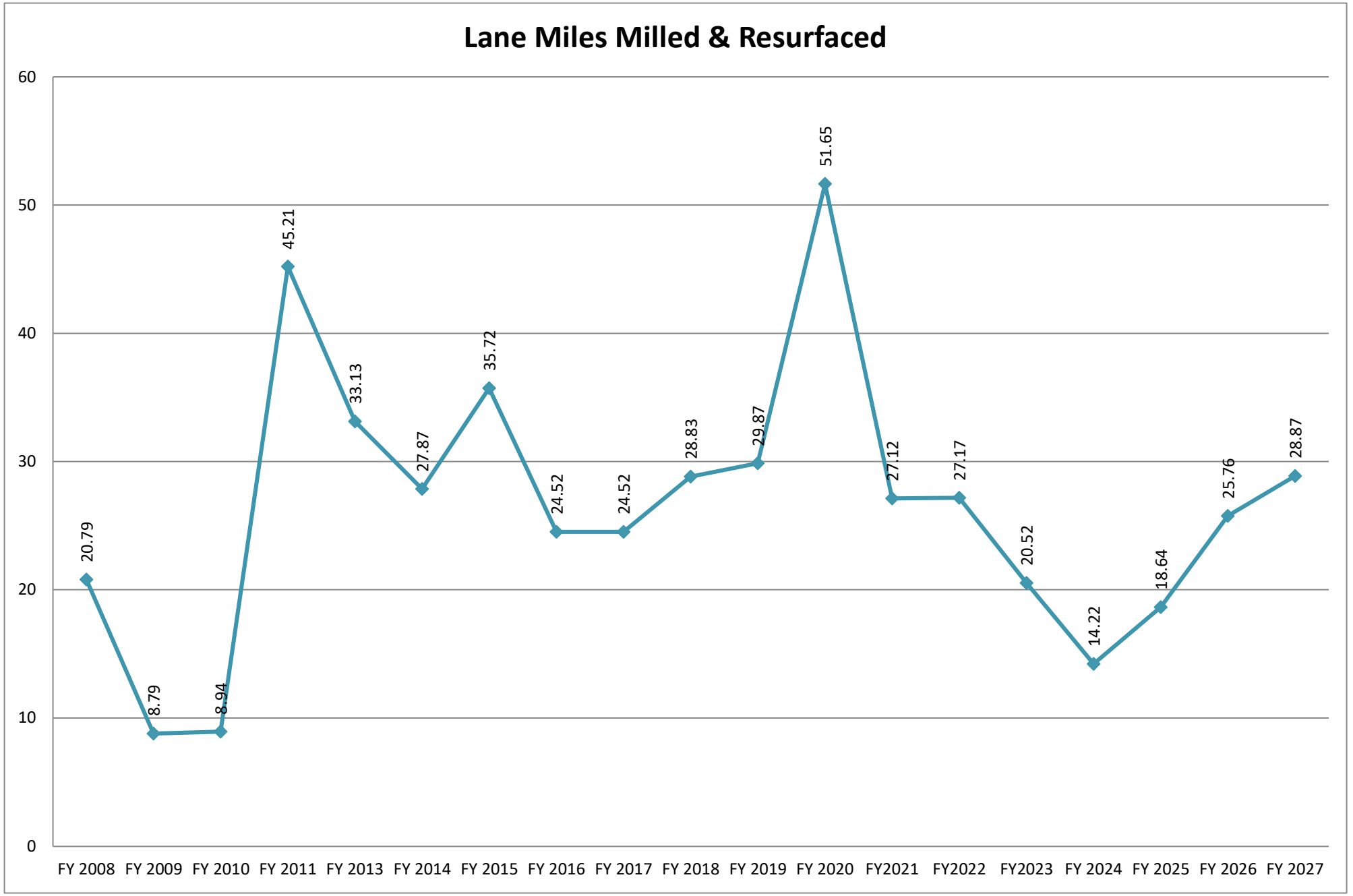
FY 27 Milling and resurfacing Road list

Locations	Extents
North Point Parkway	Old Milton to Kimball Bridge Road
Devore Road	Highway 9 to Haynes Bridge road
Cogburn Road (Soil Cement)	Highway 9 to City Limits
Johnny herron Way(North Park)	Cogburn Road to Bethany Bend
N farm Drive	Carybell Ln to Houze rd
Farm Grove Trace	N Farm Drive to Cul De Sac
Orchard Farm Ln	N Farm Drive to Stepping stone Drive
Stepping Stone Ln	Stepping Stone Dr to Cul De Sac
Hidden Meadow Dr	N Farm Drive to Cul De Sac
Silos Ct	N Farm Drive to Cul De Sac
Stepping Stone Drive	Cul De Sac to Cul De Sac
Mashburn Drive	Seale drive to gunter Court
Seale Drive (soil Cement)	Rockmill to seale drive
N Pine Drive	South Kimball Bridge Crossing to Cul de sac
Acreview Drive	South Kimball Bridge Crossing to Cul de sac
South kimball bridge crossing	Kimball Bridge Road to Kimball Bridge Road
Dashing wave Lane	Clipper Bay Drive to Cul De Sac
Clipper bay	Shirley Bridge Road To Lake Windward Drive
Staghound Ct	Clipper Bay Drive to Cul De Sac
Red jacket Way	Clipper Bay Drive to Cul De Sac
maid marion close	Webb Bridge Road to Cul de sac
nottingham court	Maid Marion Close to Cul De Sac
nottingham point	Maid Marion Close to Cul De Sac
friar ct	Maid Marion Close to Cul De Sac
Brisbane Drive	Rucker Road to Melbourne Trail
Sydney Walk	Brisbane Drive to Cul De Sac
Quay Circle	Melbourne Trail to Cul De Sac
Paddington Court	Melbourne Trail to Cul De Sac
Melbourne Trail	Cul De Sac to Cul De Sac
Daintree drive	Melbourne Trail to Cul De Sac
Canberra way	Daintree Drive to Cul De Sac
Winthrope Park Drive	Highway 9 to Cul De Sac
winthrope commons	Winthrope Park Drive to Cul De Sac
Winston terrace court	Winthrope Commons to Cul De Sac
Weatherford circle	Winthrope Commons to Cul De Sac
Winship court	Weatherford Circle to Cul De Sac
Andover Drive	Hopewell Road to Surrey point
North Trace	Hopewell Road to Cul De Sac

FY 27 Milling and resurfacing Road list

Surrey Point	Hopewell Road to Cul De sac
Surrey Court	Surrey Point to Cul De Sac
Oakmere Drive	Andover to Cul De Sac
Brookford Drive	Oakmere Road to Cul De Sac
Big creek overlook	Webb Bridge Road to Cul de sac
Little Creek Crossing	Big Creek Overlook to End
Big creek court	Big Creek Overlook to End


Annual Milling & Resurfacing Contract Expenditures
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
$1,687,553.92
$922,937.79
$682,923.06
$2,596,592.01
$1,870,153.55
$1,611,529.70
$2,018,983.34
$1,583,354.64
$1,738,256.68
$1,768,013.32
$2,760,581.08
$4,418,349.89
$1,740,038.77
$2,344,365.33
$4,172,265.34
$2,649,722.39
$1,466,586.32
$2,984,594.04
$2,433,739.20
$837,515.4
$651,106
$821,808.23
$544,008.62
$591,569.89
$677,512.31
$656,660.64
$573,943.66
$632,365.16
$645,118.41
$676,316.63
$693,743.25
$781,161.80
$838,403.13
FY 2008
FY 2009
FY 2010
FY 2011
FY 2013
FY 2014
FY 2015
FY 2016
FY 2017
FY 2018
FY 2019
FY 2020
FY2021
FY2022
FY2023
FY 2024
FY 2025
FY 2026
FY 2027
Bond
LMIG
Capital
LRA Funds


Lane Miles Milled & Resurfaced
60
50
40
30
20
10
0
20.79
8.79
8.94
45.21
33.13
27.87
35.72
24.52
24.52
28.83
29.87
51.65
27.12
27.17
20.52
14.22
18.64
25.76
28.87
FY 2008
FY 2009
FY 2010
FY 2011
FY 2013
FY 2014
FY 2015
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FY 2018
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FY 2020
FY2021
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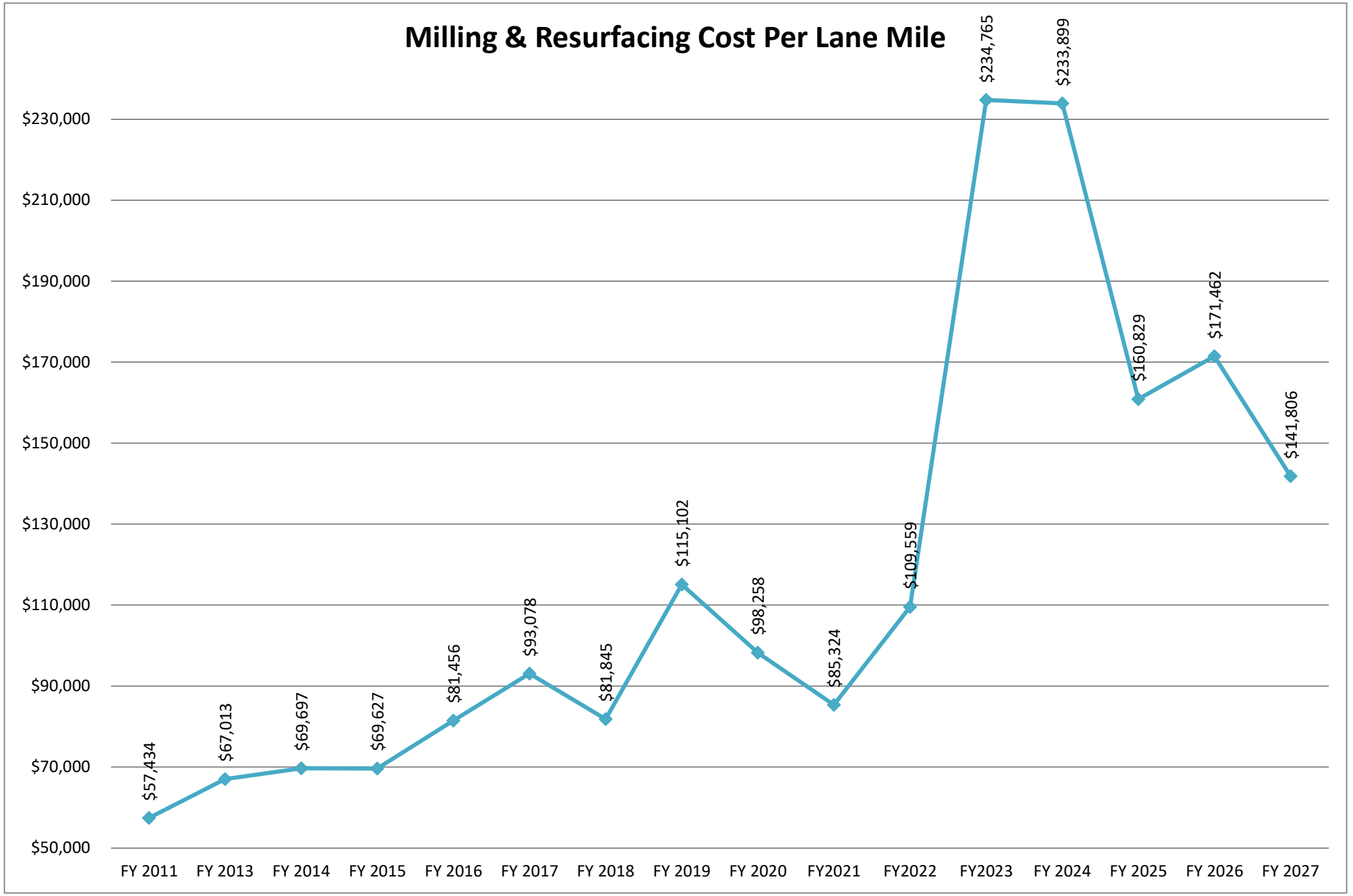
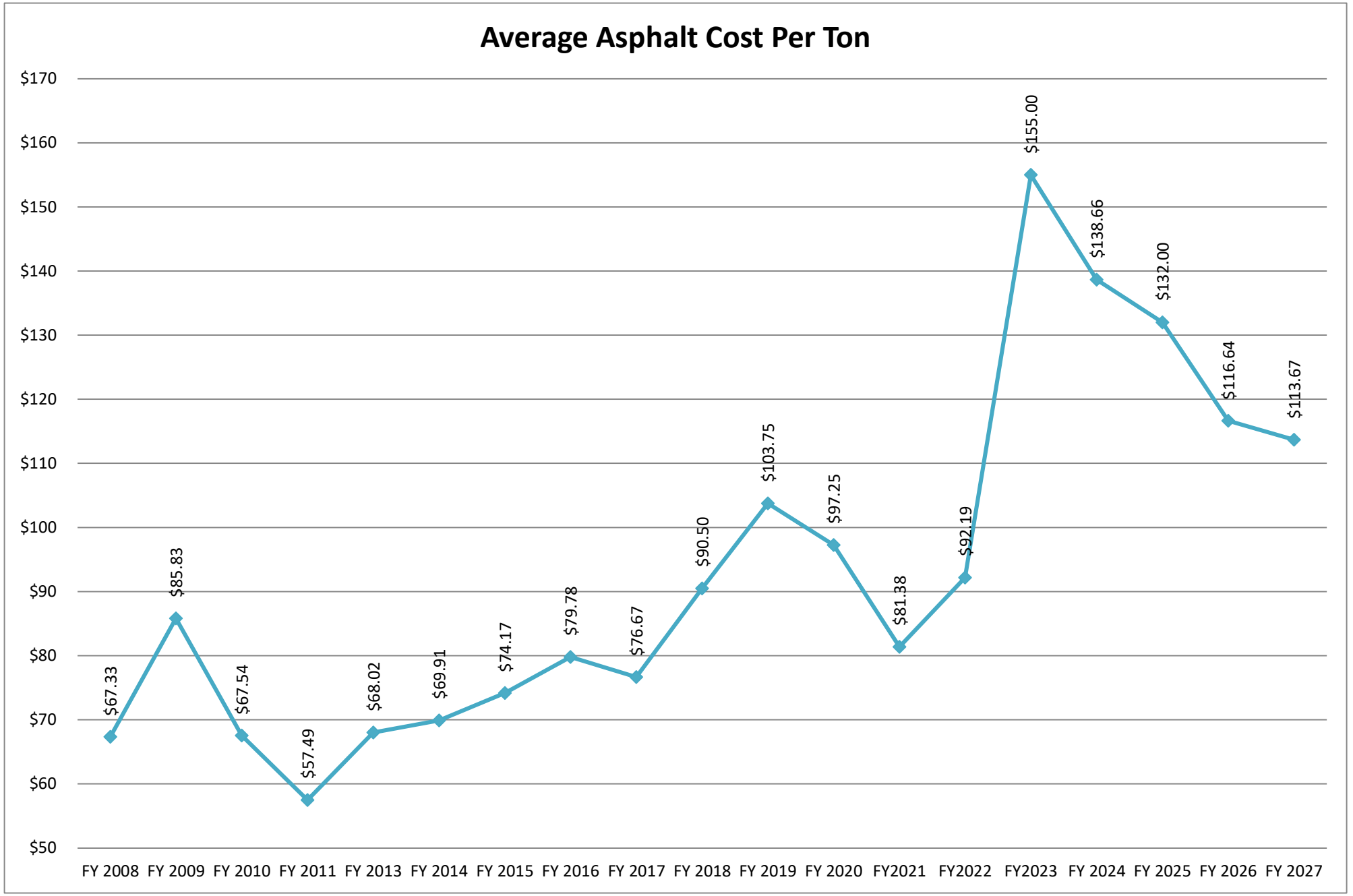
FY 2024
FY 2025
FY 2026
FY 2027


Milling & Resurfacing Cost Per Lane Mile
$230,000
$210,000
$190,000
$170,000
$150,000
$130,000
$110,000
$90,000
$70,000
$50,000
$57,434
$67,013
$69,697
$69,627
$81,456
$93,078
$81,845
$115,102
$98,258
$85,324
$109,559
$234,765
$233,899
$160,829
$171,462
$141,806
FY 2011
FY 2013
FY 2014
FY 2015
FY 2016
FY 2017
FY 2018
FY 2019
FY 2020
FY2021
FY2022
FY2023
FY 2024
FY 2025
FY 2026
FY 2027


Average Asphalt Cost Per Ton
$170
$160
$150
$140
$130
$120
$110
$100
$90
$80
$70
$60
$50
$67.33
$85.83
$67.54
$57.49
$68.02
$69.91
$74.17
$79.78
$76.67
$90.50
$103.75
$97.25
$81.38
$92.19
$155.00
$138.66
$132.00
$116.64
$113.67
FY 2008
FY 2009
FY 2010
FY 2011
FY 2013
FY 2014
FY 2015
FY 2016
FY 2017
FY 2018
FY 2019
FY 2020
FY2021
FY2022
FY2023
FY 2024
FY 2025
FY 2026
FY 2027

Road Name	Weighted Average PCI
Abbey Terrace	94.68
Abernathy Oaks Way	100.00
Academy Street	68.41
Acreview Drive	100.00
Admiral Court	52.33
Admiral Crossing	69.53
Aidan Park	100.00
Alderman Drive	70.12
Alexander Drive	88.65
Allyson Circle	53.91
Amber Park Drive	68.63
Amberlilly Drive	78.76
Ambrose Avenue	81.89
Americas Cup Cove	93.27
Amesdale Court	65.54
Anchor Bend	92.18
Andover	100.00
Anna Lane	93.23
Anson Avenue	86.70
Arbor View	81.52
Arborhill Lane	91.94
Arklow Drive	87.41
Arkwith Way	65.11
Arminda Court	82.92
Arrowood Court	100.00
Arrowood Lane	98.44
Arts Summit Road	66.11
Ash Rill Drive	45.16
Augeron Court	69.28
Autumn Sage Drive	80.64
Aylesworth Cove	69.06
Bannerhorn Run	92.78
Banyon Lane	70.36
Barnesley Lane	62.58
Barnesville Court	77.02
Bascomb Farm Drive	86.32
Bates Road	58.54
Beacon Hill Crossing	92.32
Beacon Hill Way	91.00

Legend	
Color	Range
Very Poor	0 - 24.9
Poor	25 - 49.9
Fair	50 - 74.9
Good	75 - 100

Overall Roadway Average PCI report: Current All Road Average – 78.47 (*This score does not include the FY27 M&R Capital Project) Sections of each roadway may score lower or higher than overall average scoring category. The category rating is for the average score of the entire roadway. Work is often performed on sections of larger roads that score low compared to the overall average. Overall Roadway AveragePCI- 80.66 (After FY27 M&R)

Beacon Knoll Drive	82.37
Beaver Creek Road	77.50
Bellflower Drive	86.56
Belmont Chase Court	89.46
Belvoir Lane	85.97
Benson Court	95.52
Bent Creek Crossing	100.00
Bent Creek Manor	97.67
Bent Creek Terrace	95.57
Bentwood Trace	61.85
Beragio Drive	48.99
Beragio Place	79.21
Berkshire Manor Drive	66.49
Bethany Court	77.55
Bethany Road	91.48
Big Creek Court	100.00
Big Creek Overlook	100.00
Big Horn Circle	100.00
Birch Hollow Drive	82.77
Birch Hollow Place	87.06
Birch Ridge Court	77.47
Birch Ridge Drive	71.06
Birch Rill Drive	46.68
Birchington Close	58.17
Birkdale Court	73.67
Bishops Gate Court	85.23
Bisland Court	34.10
Bittercress Court	67.93
Blackwatch Lane	76.30
Blake Road	87.77
Blue Heron Lane	55.36
Blue Jay Terrace	34.62
Boxgrove Road	89.49
Bracebridge Road	82.89
Bradbury Lane	80.38
Brady Place	59.28
Braeden Way	92.32
Brandywine Trail	78.46
Breckenridge Court	100.00
Breckenridge Lane	100.00
Briar Rose Drive	49.97

Briars Bend	70.93
Bridge Pointe Court	56.47
Bridge Pointe Drive	68.21
Brier Ridge	75.59
Brierfield Lake	78.27
Brierfield Road	78.96
Briers Chute	77.47
Briers Creek Drive	67.97
Brighton Circle	76.19
Brisbane Drive	100.00
Broadwell Oaks Court	75.29
Broadwell Oaks Drive	75.50
Broadwell Road	61.12
Brook Drive	51.35
Brook Landing Court	89.35
Brooke Forest Court	86.91
Brookeview Court	61.69
Brookford Drive	100.00
Brookhill Crossing Court	63.80
Brookhill Crossing Lane	76.30
Brookline Court	85.96
Brookline Drive	86.15
Brookline Ridge	89.56
Brookline Trace	86.25
Brookline Way	85.76
Brookmeadow Court	67.66
Brookmill Point	76.87
Brookridge Terrace	89.51
Brookside Parkway	68.01
Brookstone Court	85.80
Brown Thrasher Court	70.20
Bryn Athyn Court	71.94
Burford Hollow	83.84
Burnett Way	100.00
Cains Cove	47.20
Calla Lane	75.86
Cambridge Court	100.00
Canberra Way	100.00
Caney Creek Landing	85.61
Cannonade Drive	50.57
Cannonero Drive	75.59

Canter Lane	100.00
Canton Street	74.66
Cape York Trace	65.62
Carrara Cove	56.79
Carverton Lane	100.00
Carybell Lane	90.60
Castleton Court	88.84
Cathedral Drive	94.00
Celandine Way	68.93
Celestial Way	86.80
Centennial Drive	63.56
Chantilly Drive	64.75
Chapel Saint Leon Court	91.96
Charlotte Drive	79.27
Chasewood Landing	100.00
Chasewood Trail	100.00
Chasewood Way	100.00
Chelsey Circle	66.43
Chelsey Court	80.03
Chelsey Lane	75.95
Chestnut Court	82.78
Chicory Way	75.60
Christer Court	100.00
Church Street	83.18
Churchill Heights	98.88
Clairborne Drive	100.00
Clairmeade Trail	100.00
Clairmonte Avenue	100.00
Clairview Street	100.00
Clarinbridge Way	60.95
Clipper Bay Drive	100.00
Clipper Court	82.37
Clubhouse Drive	65.26
Cobblestone Court	79.74
Cobblestone Way	83.67
Cogburn Overlook	78.68
Cogburn Pointe	79.53
Cogburn Ridge Road	70.48
Cogburn Ridge Way	72.30
Cogburn Road	100.00
Cold Creek Drive	81.77

Colony Drive	64.65
Columbia Bay	94.00
Commerce Street	83.17
Compass Pointe Chase	72.06
Compass Pointe Crossing	64.12
Compass Pointe Drive	62.70
Compass Pointe Walk	80.10
Concord Street	95.00
Constantine Close	100.00
Copper Circle	93.72
Cornerstone Way	82.68
Cotton Alley	89.80
Cotton Creek Entry	57.52
Cotton Field Court	100.00
Cotton Field Trace	100.00
Cotton Field Way	100.00
Cotton Mill Path	54.17
Cotton Mill Place	59.74
Courageous Wake	89.42
Crabapple Chase Court	59.61
Crabapple Chase Drive	87.99
Crabapple Crescent Court	18.65
Crabapple Farm Drive	78.05
Crabapple Meadow Way	87.48
Crabapple Trace	65.06
Crabapple Tree Court	92.44
Cranchester Way	72.16
Creek Landing Lane	68.02
Creek Ridge Crossing	91.39
Creek Ridge Pointe	81.07
Creek Run Court	100.00
Creek Spring Court	95.00
Creekline Drive	62.49
Creekpark Court	65.23
Crestwood Court	66.05
Cricket Lane	85.35
Crocker Way	100.00
Crofters Pass	51.09
Culworth Manor	69.61
Cumberland Court	61.29
Cumming Street	51.22

Cutty Sark Way	56.42
Daintree Drive	100.00
Dania Drive	90.83
Darvish Lane	92.92
Dashing Wave Lane	100.00
Davis Bend	65.89
Davis Drive	95.17
Davis Island	82.99
Dearborne Lane	79.62
Deerfield Parkway	63.24
Denna Drive	98.66
Denna Place	100.00
Dennis Drive	80.52
Derby Chase Court	85.29
Destiny Trace	100.00
Devon Court	90.15
Devon Lane	94.13
Devore Road	100.00
Dodds Grove Lane	85.32
Dottie Lane	67.73
Douglas Road	50.36
Dover Avenue	83.38
Driffield Court	97.63
Driffield Way	92.72
Dryden Road	63.05
Duke Drive	74.57
Dunoon Drive	57.90
Dunster Court	93.99
Eagles Mere Court	89.70
Earls Court	87.60
Ebley Place	76.40
Eddystone Point	94.70
Edison Drive	68.00
Elizabeth Boulevard	86.10
Ellis Avenue	92.90
Emerson Place	83.60
Emily Lane	83.80
Encore Parkway	77.40
Erin Drive	100.00
Essex Court	90.70
Estates Circle	75.10

Estates Run	89.00
Estates Terrace	66.00
Evergreen Lane	67.00
Eversedge Court	100.00
Eversedge Drive	93.70
Fairfax Drive	97.30
Fairleaf Court	96.20
Fanfare Way	70.30
Farm Grove Trace	100.00
Ferncreek Drive	68.60
Fieldstone Court	91.70
Fieldstone Crossing	85.00
Fieldstone Edge	87.20
Fieldstone Landing	86.30
Fieldstone Path	72.90
Fieldstone Walk	91.00
Fieldstone Way	82.30
Flying Scot Court	53.70
Flying Scot Way	76.10
Forest Path Circle	86.80
Forest Path Lane	91.10
Founders Parkway	62.00
Fox Chase Circle	94.60
Fox Lair Lane	100.00
Fox Road	95.80
Foxthorne Way	95.10
Freemanville Road	100.00
Friar Court	100.00
Gadsden Street	72.50
Gannett Nook	86.30
Garrick Point	90.60
Gate Dancer Way	74.90
Gatehouse Court	100.00
Georgia Lane	53.40
Glen Abbey Drive	95.90
Gleneagles Pointe	80.50
Glenn Knolls Court	59.10
Goldenrod Drive	83.40
Golf Club Drive	80.30
Gramercy Lane	100.00
Gransley Court	66.40

Graystone Crossing	100.00
Graystone Terrace	100.00
Graystone Way	100.00
Great Oaks Way	59.70
Great Rissington Way	82.10
Greatwood Court	70.00
Greatwood Crossing	70.60
Greatwood Lane	72.90
Greatwood Manor	72.40
Greatwood Path	67.20
Greatwood Terrace	79.30
Greenmont Circle	77.80
Greenmont Downs Lane	66.60
Greenmont Downs Trace	64.60
Greenmont Walk	68.20
Greenmont Walk Court	63.90
Greens Creek Lane	84.80
Grenadier Lane	64.60
Grey Abbey Drive	83.10
Gromwell Drive	93.30
Guardsman Court	82.00
Gullwing Court	73.70
Gunter Court	100.00
Hall Court	69.10
Hampton Hill Drive	85.00
Hamptons Chase	81.80
Hamptons Crossing	82.20
Hamptons Passage	78.20
Hamptons Run	83.20
Haney Drive	100.00
Hanlon Way	96.00
Harbour Cove Court	62.40
Harbour Landing	66.50
Harbour Overlook	70.90
Harbour Point	64.10
Harbour Ridge Court	67.70
Harbour Ridge Drive	71.50
Harbour Ridge Run	71.80
Harbour View Drive	72.70
Harrington Drive	92.40
Harris Ridge Court	100.00

Harris Road	100.00
Harrogate Way	78.00
Haven Bluff	90.70
Hawkhorn Court	100.00
Haynes Bridge Road	70.50
Haynes Forest Drive	92.40
Haynes Valley Court	66.30
Hayward Lane	62.90
Hearthstone Way	82.30
Hebden Bridge Lane	53.90
Hedge Lawn Trail	89.00
Hembree Road	70.70
Henderson Court	73.40
Henderson Parkway	92.40
Henley Way	84.90
Heritage Lane	64.70
Hidden Meadow Drive	100.00
High Hampton Chase	85.30
High Hampton Run	95.00
High Vista Court	87.90
Highland Bend Cove	100.00
Highland Glen Court	70.10
Highland Glen Drive	64.00
Highlands Court	88.00
Highmeade Drive	98.50
Highmeade Terrace	97.90
Highview Pines Pass	90.50
Hill Chase	87.60
Hillcrest Heights	91.10
Hollymount Road	73.90
Hook Road	100.00
Hopewell Plantation Drive	100.00
Hopewell Road	78.60
Hughes Branch Close	81.20
Hunters Meadow Lane	100.00
Hunters Oaks Drive	100.00
Hunters Oaks Lane	100.00
Huntington Downs	100.00
Huntington Trace	100.00
Huntington Trace Lane	100.00
Indian Mill Court	36.20

Indian Ridge Court	50.20
Inlet Woods Court	66.50
Innovation Way	100.00
Intreped Cut	65.90
Jacaranda Court	58.90
Jane Wallace Lane	95.00
Javad Lane	68.10
Jay Drive	78.80
Jayne Ellen Court	95.90
Jayne Ellen Way	78.30
Jenkins Court	82.50
Jenny Lind Lane	93.00
Jere Drive	100.00
Jessup Court	100.00
John Christopher Drive	100.00
Johnny Herron Way	100.00
Jon Scott Drive	48.80
Jonquilla Drive	84.50
Jordan Court	100.00
Julep Court	100.00
Karen Drive	71.90
Kearny Court	62.80
Kearny Street	80.80
Keaton Court	88.20
Kenneth Drive	69.10
Kersey Cove	93.10
Kestrel Cove	62.50
Ketton Way	82.30
Keystone Court	85.30
Kia Drive	57.30
Kimball Bridge Cove	94.00
Kimball Bridge Road	100.00
Kimball Crest Court	100.00
Kimball Crest Drive	70.50
Kimball Trace	85.70
Kimball Way	87.20
Kincardine Way	71.20
Kinderhill Court	59.50
Kingry Lane	74.00
Kingsmark Trail	69.70
Kingsport Drive	100.00

Kingspring Court	100.00
Kingswood Place	84.50
Kingsworth Way	100.00
Kinner Circle	100.00
Kirkstall Trail	40.80
Knightsbridge Way	84.10
Knoll Crest Court	84.10
Knoll Ridge Court	39.00
Ladbroke Lane	58.50
Lainston Court	89.50
Lake Pines Pointe	79.30
Lake Shore Landing	100.00
Lake Shore Links	100.00
Lake Shore Overlook	100.00
Lake Windward Drive	78.00
Lake Windward Landing	100.00
Lake Windward Overlook	79.50
Lakeview Parkway	69.70
Lakewind Court	54.10
Lakewind Way	59.70
Lambdin Lane	92.00
Landings Chase	100.00
Landings Court	92.20
Landings Overlook	84.90
Lansburgh Turn	96.00
Lantern Ridge Court	87.20
Lantern Ridge Drive	98.10
Laurelwood Farm Drive	75.80
Laurelwood Lane	76.40
Lauren Hall Court	86.20
Laurens Oak Court	60.50
Leafwing Court	94.70
Lee Drive	70.40
Leeward Run Court	100.00
Leeward Run Drive	100.00
Leeward Walk Circle	69.20
Leeward Walk Lane	68.30
Lewiston Court	82.10
Leycroft Court	79.40
Liana Point	78.00
Lighthouse Lane	94.80

Lighthouse Pointe Court	94.50
Lillian Drive	87.80
Lily Garden Place	91.70
Linkside Drive	75.00
Linkside Hollow	71.00
Linkside Overview	83.90
Linkside Terrace	66.90
Little Creek Crossing	100.00
Little Pine Trail	92.00
Locust Grove Court	77.40
Long Indian Creek Court	54.90
Longcreek Pointe	84.70
Longstone Landing	93.20
Lullwater Way	85.90
Lunetta Lane	58.40
Lunsford Circle	100.00
Lyerly Pointe	100.00
Lynne Circle	65.30
Mae Lane	100.00
Maid Marion Close	100.00
Mainstay Place	86.40
Maisie Court	70.70
Malbrough Drive	93.60
Mallory Manor Court	69.60
Mamie Court	100.00
Mandi Way	62.90
Manning Drive	84.90
Manning Street	37.20
Mansell Court	68.30
Mansell Road	81.90
Maple Lane	85.30
Marconi Drive	63.40
Marianna Lane	89.10
Marietta Street	79.90
Marin Court	78.80
Mariners Court	100.00
Mariners Cove	100.00
Mariners Ridge	98.10
Marjean Way	92.00
Marka Lane	83.40
Market Place	59.80

Market Street	62.60
Marstrow Drive	83.10
Mashburn Drive	100.00
Maxwell Road	65.70
May Apple Court	93.60
May Apple Drive	88.30
May Apple Lane	92.60
May Apple Trace	76.60
Mayfield Circle	50.00
Mayfield Manor Drive	82.70
Mayfield Road	70.60
McCoy Way	83.10
McGinnis Ferry Road	61.20
Meadow Drive	66.80
Meadow Spring Court	66.50
Meeting Street	96.00
Melbourne Trail	100.00
Meridian Court	83.60
Meridian Crossing	79.70
Merroway Court	89.00
Michael Drive	58.70
Michaela Drive	63.50
Mid Broadwell Road	59.70
Mid Broadwell Trace	80.00
Mill Creek Avenue	64.50
Millstone Court	94.60
Millstone Drive	93.00
Milton Avenue	67.80
Milton Park Court	72.40
Milton Park Drive	67.80
Minsterworth Drive	83.70
Mist Green Court	93.80
Misty Moon Court	83.40
Monroe Court	95.60
Monroe Drive	93.40
Monroe Way	93.00
Montauk Way	62.20
Morning Mist Court	80.40
Morning Mist Drive	86.90
Morning Mist Way	90.50
Morris Road	70.50

Morrison Parkway	72.10
Mossy Place	72.10
Mountain Pine Lane	64.20
Murdock Lane	84.10
Myers Drive	71.90
Nasser Avenue	87.30
Nathan Circle	95.00
Needham Street	100.00
Newcastle Drive	98.80
Newport Bay Cove	72.40
Newport Bay Drive	65.20
Newport Bay Passage	80.00
Newport Court	83.70
Newport Fairway	84.40
Newport Green	91.10
Newport Heights	85.10
Newport Hollow	81.60
Newport Shore	80.10
Newport Terrace	82.10
Newport Trace	81.90
Nobel Court	29.40
Norcross Street	69.00
North Bluff	62.50
North Broad Street	74.60
North Creek Circle	100.00
North Creek Court	100.00
North Farm Drive	100.00
North Fulton Industrial Boule	65.40
North Hickory Trace	68.30
North Pine Drive	100.00
North Point Center East	84.30
North Point Court	52.40
North Point Drive	74.50
North Point Parkway	80.00
North Saint Phillip Lane	93.40
North Somerset Lane	81.60
North Trace	100.00
Northwinds Parkway	58.90
Nottingham Court	100.00
Nottingham Point	100.00
Oak Falls Drive	66.40

Oak Terrace	68.70
Oak Tree Hollow	49.60
Oakland Lane	95.00
Oakmere	100.00
Oakvale Rise	77.40
Oakview Court	91.80
Old Alabama Road Connecto	82.00
Old Canton Street	77.40
Old Milton Parkway	84.80
Old Morris Road	100.00
Old Roswell Road	67.90
Old Roswell Street	100.00
Old Station Place	77.90
Olde Lauren Court	89.20
Orchard Farm Lane	100.00
Osprey Drive	75.40
Owens Oak Circle	79.50
Paddington Court	100.00
Paddock Court	100.00
Park Bridge Parkway	84.70
Park Brooke Court	87.60
Park Brooke Drive	71.70
Park Brooke Trace	82.80
Park Brooke Walk Way	93.60
Park Brooke Way	79.90
Park Creek Drive	83.80
Park Creek Ridge	87.90
Park Creek Trace	91.90
Park Creek Way	66.00
Park Glenn Drive	74.10
Park Plaza	76.20
Park Street	60.20
Park Woods Circle	71.20
Parkcreek Court	80.40
Parkerwood Way	62.10
Parkmont Drive	62.80
Parkmont Trace	74.90
Parkside Close	98.00
Peace Creek Trace	87.90
Pearles Court	64.50
Pearson Court	86.00

Pebble Trail	71.60
Pebblestone Court	91.80
Penn Oak Court	75.00
Peyton Farm Drive	50.60
Peyton Farm Way	62.00
Pilgrimage Point	74.30
Pin Oak Lane	66.00
Pinchon Place	67.10
Pindell Circle	93.00
Pine Grove Drive	100.00
Pine Isle Court	40.80
Pine Knoll	72.80
Pine Rise Court	70.70
Pine Top Court	64.00
Pine Valley Drive	53.70
Pine Vista Boulevard	72.90
Pinebrook Court	100.00
Pinehigh Drive	62.10
Pinehollow Court	67.00
Pineset Drive	67.20
Pinetree Circle	75.40
Pinewalk Drive	53.90
Pinewalk Forest Circle	71.30
Pinewalk Forest Court	68.40
Pinewalk Way	41.80
Piney Hill Court	56.80
Piney Hill Trace	65.50
Plymouth Lane	93.20
Pointe Place	50.50
Portico Point	61.30
Portsmouth Court	100.00
Preservation Drive	88.30
Preston Court	100.00
Preston Ridge Road	76.30
Princeton Court	71.80
Providence Place Drive	100.00
Providence Place Way	100.00
Providence Road	93.50
Providence Square	81.60
Pruitt Drive	88.00
Quay Circle	100.00

Radlett Lane	90.40
Rainwater Boulevard	73.10
Rainwater Drive	82.10
Ramsden Run	58.00
Ranger Passage	78.30
Ratcliff Cove	67.10
Red Jacket Way	100.00
Red Oak Lane	64.50
Redbud Drive	82.20
Redmond Ridge Circle	100.00
Reece Road	69.20
Relais Trace	100.00
Reserve Court	85.90
Rexford Lane	100.00
Rheims Way	98.70
Rhodes Chase Court	70.60
Rhodes Creek Court	76.10
Rhodes Creek Trail	94.00
Richards Circle	85.10
Ridge Court	100.00
Ridge Haven Run	86.90
Ridge Oak Place	87.50
Ridge Run Avenue	72.30
Ridgewood Way	63.50
Rill Crest Court	64.80
Rillridge Court	74.40
Risen Star Lane	77.10
Rock Mill Road	100.00
Rock Mill Way	45.00
Rolling Mist Court	71.40
Rosalie Court	67.70
Rossiter Ridge	63.70
Roswell Street	73.50
Rowan Avenue	88.50
Royal Boulevard South	76.00
Royal Drive	68.10
Ruby Lane	82.10
Rucker Road	83.00
Rumson Court	56.90
Rumson Lane	57.70
Ruths Farm Way	79.20

Safe Haven Place	95.90
Sailmaker Circle	90.70
Saint Michelle Court	61.30
Saint Michelle Drive	67.00
Saint Michelle Lane	72.50
Saint Michelle Place	66.50
Saint Michelle Way	52.00
Salem Drive	62.30
Salisbury Drive	83.60
Samuel Close Court	86.90
Sandridge Court	49.20
School Drive	65.90
Schooner Ridge	88.10
Scranton Court	91.70
Seale Drive	100.00
Seale Lane	100.00
Seale Trail	100.00
Sedalia Court	88.60
Seeleys Bay Court	89.50
Selbridge Way	93.00
Serenity Court	76.20
Seven Seas Court	78.10
Shade Tree Way	82.60
Shadow Springs Drive	88.80
Shady Grove Lane	74.40
Sharpe Lane	66.00
Sheridan Ridge Court	92.10
Sherman Oaks Way	70.10
Sherry Drive	69.30
Shirley Bridge Road	65.50
Signal Pointe	58.40
Silos Court	100.00
Silverleaf Way	64.70
Singletree Trace	67.60
Smokehouse Court	97.80
Snow Chief Court	76.90
Society Street	64.30
Sophia Cove	28.90
Sorrel Lane	84.50
South Broad Street	65.10
South Kimball Bridge Crossir	100.00

South Somerset Lane	82.90
Southbridge Parkway	60.60
Southerby Lane	77.70
Southlake Court	77.70
Southlake Drive	57.00
Spence Street	76.40
Spence Way	63.80
Spinnaker Circle	86.10
Spinnaker Drive	82.50
Spinnaker Lane	82.10
Spring Gate Lane	60.10
Spring Place Lane	87.60
Spruell Circle	61.20
Staghound Court	100.00
Stanyan Place	82.70
Stanyan Street	84.80
Starboard Way	89.30
Stelten Way	100.00
Stepping Stone Drive	100.00
Stepping Stone Lane	100.00
Stone Creek Court	53.60
Stonebury Drive	93.80
Stonehaven Lane	88.90
Stream Valley Court	93.30
Stream Valley Trail	89.30
Stuart Court	75.70
Stuart Drive	85.40
Sugar Valley Trail	97.00
Sulling Way	100.00
Summer Breeze Court	86.30
Summer Breeze Terrace	86.60
Summerfield Court	88.30
Summerfield Drive	52.40
Summerhill Place	79.20
Sundew Court	100.00
Sundew Drive	100.00
Surrey Court	100.00
Surrey Point	100.00
Sweetwater Trace	75.50
Sydney Walk	100.00
Tadfield Trace	64.00

Tahoe Pines Circle	100.00
Tahoe Pines Way	100.00
Tamarack Court	100.00
Tamarack Way	100.00
Tammany Pointe	100.00
Tate Drive	94.40
Tatum Court	100.00
Tatum Drive	100.00
Teasley Place	88.00
Teasley Street	79.60
Tempo Lane	70.60
Thermopylae Court	90.40
Thomas Street	62.80
Thompson Street	73.60
Thornberry Drive	67.40
Thornbury View	97.40
Thornbury Way	94.30
Tidewater Crossing	63.00
Tidewater Way	76.80
Timberline Place	100.00
Tiverton Court	98.30
Tividale Court	68.50
Tracy Court	77.90
Tradewinds Parkway	75.30
Trammell Court	70.60
Trammell Drive	64.00
Trammell Place	68.50
Traywick Chase	100.00
Trellis Court	89.20
Tumbling Creek Drive	86.30
Turlough Trail	96.00
Tuscany Court	69.00
Tuxford Drive	55.50
Union Hill Road	88.30
Upper Hembree Road	100.00
Upshaw Drive	65.00
Vance Court	78.40
Vantage Point	45.10
Varina Way	49.30
Vaughan Drive	67.40
Veranda Court	100.00

Village Court	65.50
Village Green Way	63.10
Violet Garden Walk	88.00
Vista Forest Drive	96.60
Wallace Woods Lane	92.70
Walnut Creek Crossing	100.00
Walnut Creek Drive	100.00
Walnut Creek Trail	100.00
Warsaw Road	74.60
Water Lilly Drive	86.70
Watermill Falls	80.00
Waters Cove Way	81.30
Waters Ferry Drive	64.20
Waters Ferry Way	45.80
Waters Glen Way	95.00
Waters Mill Circle	79.40
Waters Mill Court	77.50
Waters Mill Drive	58.70
Waters Mill Trail	72.40
Waters Ridge Drive	69.00
Waters Road	65.30
Waters Run Drive	69.50
Waterview Drive	93.30
Waterview Trail	87.50
Weatherford Circle	100.00
Weatherly Run	92.50
Weatherstone Court	82.60
Weatherstone Way	87.00
Webb Bridge Park	100.00
Webb Bridge Road	57.20
Webb Bridge Way	89.00
Webley Lane	75.60
Wedgewood Drive	78.40
Wednesbury Road	80.30
Welford Trace	85.30
Wellington Place	78.00
Wellisford Court	54.70
Welwyn Walk	62.00
Wendy Hill Drive	83.10
Wessex Court	88.30
Westchester Way	86.40

Westfield Drive	100.00
Westminster Court	74.40
Westre Way	100.00
Westside Court	100.00
Westside Parkway	75.00
Westside Way	79.40
Westwind Lane	92.60
Westwind Pointe	96.90
White Oak Pass	79.60
Wildwood Court	86.10
Willow Overlook	66.60
Willow Tree Way	61.10
Wills Drive	96.60
Wills Lane	96.70
Wills Road	98.50
Willshire Glen	62.10
Winans Walk	77.00
Windfall Court	100.00
Windham Way	54.50
Windsor Court	63.60
Windward Concourse	59.20
Windward Parkway	68.30
Windward Plaza	88.70
Winship Court	100.00
Winston Terrace Court	100.00
Winthrope Chase Court	90.90
Winthrope Chase Drive	87.60
Winthrope Commons	100.00
Winthrope Park Drive	100.00
Winthrope Way Drive	91.40
Wittenridge Court	44.20
Wittenridge Drive	55.50
Wood Shoals Court	70.80
Wood Trace Court	79.90
Wood Trace Drive	68.80
Woodbury Way	49.10
Woodfield Lane	70.40
Woodlake Court	75.10
Woods Ridge Drive	83.20
Wynridge Crossing	90.50
Wynridge Landing	94.00

Wynridge Path	91.10
Wynridge Pointe	92.20
Wynridge Trace	94.90
Yasha Court	90.40
Zephyr Way	96.00

SCHEDULE OF ITEMS FY 27 MILLING & RESURFACING ITB #27-001				Blount Construction Company, LLC		Allied Paving Contractors, INC		C.W. Matthews Contractors		Summit Construction & Development LLC		East Coast Grading		South Georgia Milling LLC		Surface Masters	
Line Item	Description	Quantity	Unit	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
	Mill Existing Asphalt			**Milling**		**Milling**		**Milling**		**Milling**		**Milling**		**Milling**		**Milling**	
1.A	Full Width Mill, 1.5" Depth - Daytime	133,233	SY	$ 3.63	$ 483,635.79	$ 2.10	$ 279,789.30	$ 2.66	$ 354,399.78	$ 2.00	$ 266,466.00	$ 2.00	$ 266,466.00	$ 2.47	$ 329,085.51	$ 1.47	$ 195,852.51
1.B	Full Width Mill, 2" Depth - Daytime	68,752	SY	$ 4.16	$ 286,008.32	$ 2.65	$ 182,192.80	$ 3.36	$ 231,006.72	$ 2.50	$ 171,880.00	$ 2.75	$ 189,068.00	$ 2.73	$ 187,692.96	$ 2.00	$ 137,504.00
1.E	Full Width Mill, 3.0" Depth - Daytime	21,526	SY	$ 4.69	$ 100,956.94	$ 4.15	$ 89,332.90	$ 4.36	$ 93,853.36	$ 4.40	$ 94,714.40	$ 4.00	$ 86,104.00	$ 3.85	$ 82,875.10	$ 2.04	$ 43,913.04
				Sub-Total for Milling:	$ 870,601.05	**Sub-Total for Milling:**	$ 551,315.00	**Sub-Total for Milling:**	$ 679,259.86	**Sub-Total for Milling:**	$ 533,060.40	**Sub-Total for Milling:**	$ 541,638.00	**Sub-Total for Milling:**	$ 599,653.57	**Sub-Total for Milling:**	$ 377,269.55
	Soil Cement			**Soil Cement**		**Soil Cement**		**Soil Cement**		**Soil Cement**		**Soil Cement**		**Soil Cement**		**Soil Cement**	
2.A	Soil Cement - 60 lbs / yd2	21,526	SY	$ 12.25	$ 263,693.50	$ 11.35	$ 244,320.10	$ 14.94	$ 321,598.44	$ 18.65	$ 401,459.90	$ 16.00	$ 344,416.00	$ 13.50	$ 290,601.00	$ 10.65	$ 229,251.90
				Sub-Total for Soil Cement:	$ 263,693.50	**Sub-Total for Soil Cement:**	$ 244,320.10	**Sub-Total for Soil Cement:**	$ 321,598.44	**Sub-Total for Soil Cement:**	$ 401,459.90	**Sub-Total for Soil Cement:**	$ 344,416.00	**Sub-Total for Soil Cement:**	$ 290,601.00	**Sub-Total for Soil Cem**	$ 229,251.90
	Inlay Asphalt			**Asphalt**		**Asphalt**		**Asphalt**		**Asphalt**		**Asphalt**		**Asphalt**		**Asphalt**	
3.A	9.5mm SUPERPAVE	13,055	TN	$ 121.94	$ 1,591,926.70	$ 130.50	$ 1,703,677.50	$ 114.60	$ 1,496,103.00	$ 122.00	$ 1,592,710.00	$ 126.00	$ 1,644,930.00	$ 128.82	$ 1,681,745.10	$ 138.10	$ 1,802,895.50
3.B	12.5mm SUPERPAVE	9,082	TN	$ 117.05	$ 1,063,048.10	$ 125.50	$ 1,139,791.00	$ 112.74	$ 1,023,904.68	$ 123.50	$ 1,121,627.00	$ 126.00	$ 1,144,332.00	$ 123.87	$ 1,124,987.34	$ 135.93	$ 1,234,516.26
				Sub-Toal for Asphalt:	$ 2,654,974.80	**Sub-Toal for Asphalt:**	$ 2,843,468.50	**Sub-Toal for Asphalt:**	$ 2,520,007.68	**Sub-Toal for Asphalt:**	$ 2,714,337.00	**Sub-Toal for Asphalt:**	$ 2,789,262.00	**Sub-Toal for Asphalt:**	$ 2,806,732.44	**Sub-Toal for Asphalt:**	$ 3,037,411.76
4	19mm SUPERPAVE Patching (including milling)	550	TN	$ 154.34	$ 84,887.00	$ 200.00	$ 110,000.00	$ 154.84	$ 85,162.00	$ 175.00	$ 96,250.00	$ 165.00	$ 90,750.00	$ 165.17	$ 90,843.50	$ 170.90	$ 93,995.00
5	Remove speed bump/table	11	EA	$ 366.48	$ 4,031.28	$ 575.00	$ 6,325.00	$ 565.11	$ 6,216.21	$ 1,515.98	$ 16,675.78	$ 1,500.00	$ 16,500.00	$ 570.38	$ 6,274.18	$ 475.00	$ 5,225.00
6	Traffic Control & Temporary Striping	1	LS	$ 220,280.50	$ 220,280.50	$ 140,000.00	$ 140,000.00	$ 87,283.18	$ 87,283.18	$ 784,153.95	$ 784,153.95	$ 170,000.00	$ 170,000.00	$ 190,700.00	$ 190,700.00	$ 114,350.00	$ 114,350.00
7	Mobilization, Bonds, & Insurance	1	LS	$ 80,493.11	$ 80,493.11	$ 14,500.00	$ 14,500.00	$ 245,673.19	$ 245,673.19	$ 73,703.45	$ 73,703.45	$ 25,000.00	$ 25,000.00	$ 62,940.44	$ 62,940.44	$ 64,325.00	$ 64,325.00
				Grand Total:	**$ 4,178,961.24**	**Grand Total:**	**$ 3,909,928.60**	**Grand Total:**	**$ 3,945,200.56**	**Grand Total:**	**$ 4,619,640.48**	**Grand Total:**	**$ 3,977,566.00**	**Grand Total:**	**$ 4,047,745.13**	**Grand Total:**	**$ 3,921,828.21**
	Add Alternate																
	*** These alternates Shall Include all labor and material to complete all striping and loop installation associated with this contract if approved by the City.**																
Line Item	Description	Quantity	Unit	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
A.1	Permanent striping (For roadways Resurfaced)	1	LS	$ 93,800.00	$ 93,800.00	$ 96,500.00	$ 96,500.00	$ 83,750.00	$ 83,750.00	$ 83,750.00	$ 83,750.00	$ 63,403.56	$ 63,403.56	$ 83,750.00	$ 83,750.00	$ 96,312.50	$ 96,312.50
A.2	6'x40' Traffic Loop Installation	30	LS	$ 3,920.00	$ 117,600.00	$ 3,450.00	$ 103,500.00	$ 1,800.00	$ 54,000.00	$ 2,800.00	$ 84,000.00	$ 3,700.00	$ 111,000.00	$ 1,800.00	$ 54,000.00	$ 3,651.25	$ 109,537.50
A.3	6'x6' Traffic Loop Installation	10	LS	$ 1,680.00	$ 16,800.00	$ 2,070.00	$ 20,700.00	$ 1,100.00	$ 11,000.00	$ 1,800.00	$ 18,000.00	$ 1,600.00	$ 16,000.00	$ 1,100.00	$ 11,000.00	$ 2,070.00	$ 20,700.00
				Add Alternate Total:	$ 228,200.00	Add Alternate Total:	$ 220,700.00	Add Alternate Total:	$ 148,750.00	Add Alternate Total:	$ 185,750.00	Add Alternate Total:	$ 190,403.56	Add Alternate Total:	$ 148,750.00	Add Alternate Total:	$ 226,550.00
				Total with Alternate:	**$ 4,407,161.24**	**Total with Alternate:**	**$ 4,130,628.60**	**Total with Alternate:**	**$ 4,093,950.56**	**Total with Alternate:**	**$ 4,805,390.48**	**Total with Alternate:**	**$ 4,167,969.56**	**Total with Alternate:**	**$ 4,196,495.13**	**Total with Alternate:**	**$ 4,148,378.21**

STAFF REPORT

Department: Information Technology
Submitted By: Adam Montgomery
Meeting Date: August 17, 2026

AGENDA ITEM:

Microsoft Enterprise Agreement for Software Services with Dell Marketing LP
Consideration of approval of the procurement of the Microsoft Enterprise Agreement from Dell Marketing LP for one year, plus two renewal periods that are renewed annually for the amount of $372,391.27 using state contract number 9999-SPD-SPD0000060-0006, and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the agreement and purchase order for Microsoft Enterprise Agreement to Dell Marketing LP using state contract number 99999-SPD-SPD0000060-0006 for $372,391.27 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: $1,117,173.81 (TOTAL OVER 3-YEAR TERM)

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
IT Professional Services (allocated across departments; 523900 object)	$372,391.27

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
.	$0

ITEM DESCRIPTION:

This agreement allows the City to deploy Windows Desktop and Server operating systems, Office 365 applications and systems, SQL Server licenses for database management, mobile device management, and other Microsoft applications and services. This agreement is essential to the operations of the City as it supports all major systems and departmental functions. This is the first year of an agreement that is renewed annually at a fixed cost for two more years.

This Microsoft Enterprise Agreement is funded in the fiscal year 2027 budget. A single quote using Georgia statewide contract 99999-SPD-SPD0000060-0006 is provided. The previous three-year agreement was $290,479.78. This is an increase of $81,911.49. This increase is the result of additional licenses purchased during the current agreement ($21,153.05), announced price increases by Microsoft ($29,849.74), additional Microsoft 365 Copilot licenses ($28,125.00), and a correction of CAL licenses for our G1 users ($2,783.70). These increases were budgeted into the fiscal year 2027 operating budget and are within budget.

ALTERNATIVES:

Dell Marketing LP was awarded a statewide contract through the Georgia Department of Administrative Services for providing State of Georgia master agreements with Microsoft.

ATTACHMENTS:

1. City of Alpharetta PKG07647437
2. US_QUOTE_3000205306351.1
3. Dell State Contract
4. MS EA Breakdown-Council Presentation

Microsoft Volume Licensing

Program Signature Form

MBA/MBSA number	
Agreement number	8718335

AMD000512809

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of this form, "Customer" can mean the signing entity, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
Product Selection Form	3219876.008_PSF
Enterprise Amendment	M97 - (73077485)
Enterprise Enrollment (Indirect)	X20-10637

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer
Name of Entity (must be legal entity name)* City of Alpharetta
Signature* _____
Printed First and Last Name*
Printed Title
Signature Date*
Tax ID

** indicates required field*

Microsoft Affiliate
Microsoft Corporation
Signature _____
Printed First and Last Name
Printed Title
Signature Date (date Microsoft Affiliate countersigns)
Agreement Effective Date (may be different than Microsoft's signature date)

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer
Name of Entity (must be legal entity name)*
Signature* _____
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

Outsourcer
Name of Entity (must be legal entity name)*
Signature* _____
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

If Customer requires additional contacts or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature form is signed by the Customer, send it and the Contract Documents to Customer's channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
Dept. 551, Volume Licensing
6880 Sierra Center Parkway
Reno, Nevada 89511
USA

Microsoft

Enterprise Enrollment State and Local

Enterprise Enrollment number *(Microsoft to complete)*	73077485
Previous Enrollment number *(Reseller to complete)*	8512206
Framework ID *(if applicable)*	

This Enrollment must be attached to a signature form to be valid.

This Microsoft Enterprise Enrollment is entered into between the entities as identified in the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or an Affiliate of the Customer, that entered into the Enterprise Agreement identified on the program signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Microsoft Products and Services Data Protection Addendum, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, and (7) any order submitted under this Enrollment. This Enrollment may only be entered into under a 2011 or later Enterprise Agreement. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement.

All terms used but not defined are located at http://www.microsoft.com/licensing/contracts. In the event of any conflict the terms of this Agreement control.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to "anniversary date" refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. The renewal term will expire 36 full calendar months after the effective date of the renewal term.

Terms and Conditions

1. Definitions.

Terms used but not defined in this Enrollment will have the definition in the Enterprise Agreement. The following definitions are used in this Enrollment:

"Additional Product" means any Product identified as such in the Product Terms and chosen by Enrolled Affiliate under this Enrollment.

"Community" means the community consisting of one or more of the following: (1) a Government, (2) an Enrolled Affiliate using eligible Government Community Cloud Services to provide solutions to a Government or a qualified member of the Community, or (3) a Customer with Customer Data that is subject to Government regulations for which Customer determines and Microsoft agrees that the use of Government Community Cloud Services is appropriate to meet Customer's regulatory requirements.

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Membership in the Community is ultimately at Microsoft's discretion, which may vary by Government Community Cloud Service.

"Enterprise Online Service" means any Online Service designated as an Enterprise Online Service in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Online Services are treated as Online Services, except as noted.

"Enterprise Product" means any Desktop Platform Product that Microsoft designates as an Enterprise Product in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Products must be licensed for all Qualified Devices and Qualified Users on an Enterprise-wide basis under this program.

"Expiration Date" means the date upon which the Enrollment expires.

"Federal Agency" means a bureau, office, agency, department or other entity of the United States Government.

"Government" means a Federal Agency, State/Local Entity, or Tribal Entity acting in its governmental capacity.

"Government Community Cloud Services" means Microsoft Online Services that are provisioned in Microsoft's multi-tenant data centers for exclusive use by or for the Community and offered in accordance with the National Institute of Standards and Technology (NIST) Special Publication 800-145. Microsoft Online Services that are Government Community Cloud Services are designated as such in the Use Rights and Product Terms.

"Industry Device" (also known as line of business device) means any device that: (1) is not useable in its deployed configuration as a general purpose personal computing device (such as a personal computer), a multi-function server, or a commercially viable substitute for one of these systems; and (2) only employs an industry or task-specific software program (e.g. a computer-aided design program used by an architect or a point of sale program) ("Industry Program"). The device may include features and functions derived from Microsoft software or third-party software. If the device performs desktop functions (such as email, word processing, spreadsheets, database, network or Internet browsing, or scheduling, or personal finance), then the desktop functions: (1) may only be used for the purpose of supporting the Industry Program functionality; and (2) must be technically integrated with the Industry Program or employ technically enforced policies or architecture to operate only when used with the Industry Program functionality.

"Managed Device" means any device on which any Affiliate in the Enterprise directly or indirectly controls one or more operating system environments. Examples of Managed Devices can be found in the Product Terms.

"Qualified Device" means any device that is used by or for the benefit of Enrolled Affiliate's Enterprise and is: (1) a personal desktop computer, portable computer, workstation, or similar device capable of running Windows Pro locally (in a physical or virtual operating system environment), or (2) a device used to access a virtual desktop infrastructure ("VDI"). Qualified Devices do not include any device that is: (1) designated as a server and not used as a personal computer, (2) an Industry Device, or (3) not a Managed Device. At its option, the Enrolled Affiliate may designate any device excluded above (e.g., Industry Device) that is used by or for the benefit of the Enrolled Affiliate's Enterprise as a Qualified Device for all or a subset of Enterprise Products or Online Services the Enrolled Affiliate has selected.

"Qualified User" means a person (e.g., employee, consultant, contingent staff) who: (1) is a user of a Qualified Device, or (2) accesses any server software requiring an Enterprise Product Client Access License or any Enterprise Online Service. It does not include a person who accesses server software or an Online Service solely under a License identified in the Qualified User exemptions in the Product Terms.

"Reseller" means an entity authorized by Microsoft to resell Licenses under this program and engaged by an Enrolled Affiliate to provide pre- and post-transaction assistance related to this agreement;

"Reserved License" means for an Online Service identified as eligible for true-ups in the Product Terms, the License reserved by Enrolled Affiliate prior to use and for which Microsoft will make the Online Service available for activation.

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"State/Local Entity" means (1) any agency of a state or local government in the United States, or (2) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state's jurisdiction and geographic boundaries.

"Tribal Entity" means a federally recognized tribal entity performing tribal governmental functions and eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.

"Use Rights" means, with respect to any licensing program, the use rights or terms of service for each Product and version published for that licensing program at the Volume Licensing Site and updated from time to time. The Use Rights include the Product-Specific License Terms, the License Model terms, the Universal License Terms, the Data Protection Terms, and the Other Legal Terms. The Use Rights supersede the terms of any end user license agreement (on-screen or otherwise) that accompanies a Product.

"Volume Licensing Site" means http://www.microsoft.com/licensing/contracts or a successor site.

2. Order requirements.

a. Minimum order requirements. Enrolled Affiliate's Enterprise must have a minimum of 250 Qualified Users or Qualified Devices. The initial order must include at least 250 Licenses for Enterprise Products or Enterprise Online Services.

(i) Enterprise commitment. Enrolled Affiliate must order enough Licenses to cover all Qualified Users or Qualified Devices, depending on the License Type, with one or more Enterprise Products or a mix of Enterprise Products and the corresponding Enterprise Online Services (as long as all Qualified Devices not covered by a License are only used by users covered with a user License).

(ii) Enterprise Online Services only. If no Enterprise Product is ordered, then Enrolled Affiliate need only maintain at least 250 Subscription Licenses for Enterprise Online Services**.**

b. Additional Products. Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products.

c. Use Rights for Enterprise Products. For Enterprise Products, if a new Product version has more restrictive use rights than the version that is current at the start of the applicable initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.

d. Country of usage. Enrolled Affiliate must specify the countries where Licenses will be used on its initial order and on any additional orders.

e. Resellers. Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.

f. Adding Products.

(i) Adding new Products not previously ordered. New Enterprise Products or Enterprise Online Services may be added at any time by contacting a Microsoft Account Manager or Reseller. New Additional Products, other than Online Services, may be used if an order is placed in the month the Product is first used. For Additional Products that are Online Services, an initial order for the Online Service is required prior to use.

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(ii) Adding Licenses for previously ordered Products. Additional Licenses for previously ordered Products other than Online Services may be added at any time but must be included in the next true-up order. Additional Licenses for Online Services must be ordered prior to use, unless the Online Services are (1) identified as eligible for true-up in the Product Terms or (2) included as part of other Licenses.

g. True-up requirements. Enrolled Affiliate must submit an annual true-up order that accounts for any changes since the initial order or last order. If there are no changes, then an update statement must be submitted instead of a true-up order.

(i) Enterprise Products. For Enterprise Products, Enrolled Affiliate must determine the number of Qualified Devices and Qualified Users (if ordering user-based Licenses) at the time the true-up order is placed and must order additional Licenses for all Qualified Devices and Qualified Users that are not already covered by existing Licenses, including any Enterprise Online Services.

(ii) Additional Products. For Additional Products that have been previously ordered under this Enrollment, Enrolled Affiliate must determine the maximum number of Additional Products used since the latter of the initial order, the last true-up order, or the prior anniversary date and submit a true-up order that accounts for any increase.

(iii) Online Services. For Online Services identified as eligible for true-up in the Product Terms, Enrolled Affiliate may place a reservation order for the additional Licenses prior to use and payment may be deferred until the next true-up order. Microsoft will provide a report of Reserved Licenses ordered but not yet invoiced to Enrolled Affiliate and its Reseller. Reserved Licenses will be invoiced retrospectively to the month in which they were ordered.

(iv) Subscription License reductions. Enrolled Affiliate may reduce the quantity of Subscription Licenses at the Enrollment anniversary date on a prospective basis if permitted in the Product Terms, as follows:

1) For Subscription Licenses that are part of an Enterprise-wide purchase, Licenses may be reduced as long as (a) the initial order minimum requirements are maintained and (b) the total quantity of Licenses and Software Assurance for an applicable group meets or exceeds the quantity of Qualified Devices and Qualified Users (if ordering user-based Licenses) identified on the Product Selection Form, and includes any additional Qualified Devices and Qualified Users added in any prior true-up orders. Step-up Licenses do not count towards this total count.

2) For Enterprise Online Services in a given Product pool that are not a part of an Enterprise-wide purchase, Licenses can be reduced as long as (a) the initial order minimum requirements are maintained and (b) all then-active users of each Online Service are included the total quantity of Licenses remaining after the reduction. An Enrolled Affiliate may reduce Licenses for Online Services on or before the Enrollment anniversary date and place a reservation order for such licenses within 90 days after the anniversary date; however, any licenses ordered as described in this section will be invoiced to the Enrolled Affiliate for the time period the licenses were made available. Subscription Licenses ordered upfront may not be reduced.

3) For Additional Products available as Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, then Enrolled Affiliate's use of the applicable Subscription License will be cancelled.

Invoices will be adjusted to reflect any reductions in Subscription Licenses at the true-up order Enrollment anniversary date and effective as of such date.

(v) Update statement. An update statement must be submitted instead of a true-up order if, since the initial order or last true-up order, Enrolled Affiliate's Enterprise: (1) has not changed the number of Qualified Devices and Qualified Users licensed with Enterprise Products or Enterprise Online Services; and (2) has not increased its usage of Additional

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Products. This update statement must be signed by Enrolled Affiliate's authorized representative.

(vi) True-up order period. The true-up order or update statement must be received by Microsoft between 60 and 30 days prior to each Enrollment anniversary date. The last true-up order or update statement during an Enrollment term is due within 30 days prior to the Expiration Date, and any license reservations within this 30-day period will not be accepted. Enrolled Affiliate may submit true-up orders more often to account for increases in Product usage, but an annual true-up order or update statement must still be submitted during the annual order period.

(vii) Late true-up order. If the true-up order or update statement is not received when due, Microsoft may invoice Reseller for all Reserved Licenses not previously invoiced and Subscription License reductions cannot be reported until the following Enrollment anniversary date (or at Enrollment renewal, as applicable).

h. Step-up Licenses. For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

(i) For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up process.

(ii) If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled "Adding new Products not previously ordered," then for additional step-up Licenses, by following the true-up order process.

i. Clerical errors. Microsoft may correct clerical errors in this Enrollment, and any documents submitted with or under this Enrollment, by providing notice by email and a reasonable opportunity for Enrolled Affiliate to object to the correction. Clerical errors include minor mistakes, unintentional additions and omissions. This provision does not apply to material terms, such as the identity, quantity or price of a Product ordered.

j. Verifying compliance. Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Enterprise Agreement.

3. Pricing.

a. Price Levels. For both the initial and any renewal term Enrolled Affiliate's Price Level for all Products ordered under this Enrollment will be Level "D" throughout the term of the Enrollment.

b. Setting Prices. Unless otherwise expressly agreed to by the parties and except for Online Services designated in the Product Terms as being exempt from fixed pricing, Enrolled Affiliate's prices for each Product or Service will be established by its Reseller. As long as Enrolled Affiliate continues to qualify for the same price level, Microsoft's prices for Resellers for each Product or Service ordered will be fixed throughout the applicable initial or renewal Enrollment term. Microsoft's prices to Resellers are reestablished at the beginning of the renewal term.

4. Payment terms.

For the initial or renewal order, Microsoft will invoice Enrolled Affiliate's Reseller in three equal annual installments. The first installment will be invoiced upon Microsoft's acceptance of this Enrollment and remaining installments will be invoiced on each subsequent Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront for Online Services and upfront for all other Licenses.

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5. End of Enrollment term and termination.

a. General. At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but has not previously submitted an order, except as otherwise provided in this Enrollment.

b. Renewal option. At the Expiration Date of the initial term, Enrolled Affiliate may request to renew Products and Services under this Enrollment for one additional 36-month term. Microsoft may make changes to this program that will make it necessary for Customer and its Enrolled Affiliates to enter into new agreements or Enrollments in order to renew. In order for a renewal request to be considered, Microsoft must receive a Renewal Form, Product Selection Form, and renewal request prior to or at the Expiration Date. Microsoft will review a renewal request made under this section in good faith and may accept or reject such request in its sole discretion.

c. If Enrolled Affiliate elects not to renew.

(i) Software Assurance. If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.

(ii) Online Services eligible for an Extended Term. For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.

1) Extended Term. Licenses for Online Services will automatically expire in accordance with the terms of the Enrollment. An extended term option that allows Online Services to continue month-to-month ("Extended Term") is available. During the Extended Term, Online Services will be invoiced monthly at the then-current published price as of the Expiration Date plus a 3% administrative fee for up to one year. If Enrolled Affiliate wants an Extended Term, Enrolled Affiliate must submit a request to Microsoft at least 30 days prior to the Expiration Date.

2) Cancellation during Extended Term. At any time during the first twelve months of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, Microsoft may condition the continued use of each Online Service on the acceptance of new terms by the Enrolled Affiliate. Enrolled Affiliate will be notified in writing of any new terms at least 60 days before any such changes take effect. Enrolled Affiliate acknowledges and agrees that after the notice described in this section, its continued use of each Online Service after the effective date provided in the notice will constitute its acceptance of the new terms. If Enrolled Affiliate does not agree to the new terms, it must stop using the Online Services and terminate the Extended Term as provided in this section. Enrolled Affiliate's termination under this section will be effective at the end of the month following 30 days after Microsoft has received the notice.

(iii) Subscription Licenses and Online Services not eligible for an Extended Term. If Enrolled Affiliate elects not to renew, the Licenses will be cancelled and will terminate as of the Expiration Date. Any associated media must be uninstalled and destroyed and Enrolled Affiliate's Enterprise must discontinue use. Microsoft may request written certification to verify compliance.

d. Termination for cause. Any termination for cause of this Enrollment will be subject to the "Termination for cause" section of the Agreement. In addition, it shall be a breach of this Enrollment if Enrolled Affiliate or any Affiliate in the Enterprise that uses Government Community Cloud Services fails to meet and maintain the conditions of membership in the definition of Community.

e. Early termination. Any early termination of this Enrollment will be subject to the "Early Termination" Section of the Enterprise Agreement.

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For Subscription Licenses, in the event of a breach by Microsoft, or if Microsoft terminates an Online Service for regulatory reasons, Microsoft will issue Reseller a credit for any amount paid in advance for the period after termination.

6. Government Community Cloud.

a. Community requirements. If Enrolled Affiliate purchases Government Community Cloud Services, Enrolled Affiliate certifies that it is a member of the Community and agrees to use Government Community Cloud Services solely in its capacity as a member of the Community and, for eligible Government Community Cloud Services, for the benefit of end users that are members of the Community. Use of Government Community Cloud Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly prohibited and could result in termination of Enrolled Affiliate's license(s) for Government Community Cloud Services without notice. Enrolled Affiliate acknowledges that only Community members may use Government Community Cloud Services.

b. All terms and conditions applicable to non-Government Community Cloud Services also apply to their corresponding Government Community Cloud Services, except as otherwise noted in the Use Rights, Product Terms, and this Enrollment.

c. Enrolled Affiliate may not deploy or use Government Community Cloud Services and corresponding non-Government Community Cloud Services in the same domain.

d. Use Rights for Government Community Cloud Services. For Government Community Cloud Services, notwithstanding anything to the contrary in the Use Rights:

(i) Government Community Cloud Services will be offered only within the United States.

(ii) Additional European Terms, as set forth in the Use Rights, will not apply.

(iii) References to geographic areas in the Use Rights with respect to the location of Customer Data at rest, as set forth in the Use Rights, refer only to the United States.

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Enrollment Details

1. Enrolled Affiliate's Enterprise.

Make an election for including Affiliates in the Enterprise (Required).

Check **only one box** in this section. If no boxes are checked, Microsoft will deem the Enterprise to include the Enrolled Affiliate only. If more than one box is checked, Microsoft will deem the Enterprise to include the largest number of Affiliates:

☒ **Enrolled Affiliate only.**

☐ **All Affiliates.** All Affiliates of Enrolled Affiliate are hereby included in the Enterprise. Enrolled Affiliate represents that its Affiliates are entire offices, bureaus, agencies, departments, or other entities, not partial offices, bureaus, agencies, or departments, or other partial entities. Enrolled Affiliate may order Products for use by its Affiliates. If it does, the licenses granted to Enrolled Affiliate under this Enrollment will apply to such Affiliates, but Enrolled Affiliate will have the sole right to enforce the Agreement and this Enrollment against Microsoft. Enrolled Affiliate will remain responsible for all obligations under this Enrollment and for its Affiliates' compliance with this Enrollment.

☐ **Enrolled Affiliate including.** Only the Enrolled Affiliate and the Affiliates listed below will be included in the Enterprise. Enrolled Affiliate represents that its Affiliates are entire offices, bureaus, agencies, departments, or other entities, not partial offices, bureaus, agencies, or departments, or other partial entities. Enrolled Affiliate may order Products for use by its Affiliates. If it does, the licenses granted to Enrolled Affiliate under this Enrollment will apply to such Affiliates, but Enrolled Affiliate will have the sole right to enforce the Agreement and this Enrollment against Microsoft. Enrolled Affiliate will remain responsible for all obligations under this Enrollment and for its Affiliates' compliance with this Enrollment.

The following Affiliates are included in the Enterprise:

Notwithstanding anything to the contrary in the Agreement, the parties acknowledge and agree to the following:

Products ordered under this Enrollment may be subject to U.S. and other countries' export jurisdictions. Each party will comply with all laws and regulations applicable to the import or export of the Products, including, without limitation, trade laws of the U.S., EU, and UK, such as the U.S. Export Administration Regulations, sanctions regulations administered by the U.S. Office of Foreign Assets Control, the EU Dual Use Regulation 2021/821, and/or other end-user, end use, and destination restrictions ("Trade Laws"). Customer will not, and will ensure its Affiliates will not, take any action that causes Microsoft to violate applicable Trade Laws. Microsoft may suspend or terminate this Enrollment immediately without notice to the extent that Microsoft reasonably believes that performance would cause it to violate Trade Laws or put it at risk of becoming subject to sanctions and penalties under such laws. Customer remains responsible for its and for its Affiliates' compliance with this section and, to the extent applicable, a Regional Trade Compliance Supplemental Terms incorporated herein by reference.

2. Contact information.

Each party will notify the other in writing if any of the information in the following contact information page(s) changes. The asterisks (*) indicate required fields. By providing contact information, Enrolled Affiliate consents to its use for purposes of administering this Enrollment by Microsoft, its Affiliates, and other parties that help administer this Enrollment. The personal information provided in connection with this Enrollment will be used and protected in accordance with the privacy statement available at https://privacy.microsoft.com/privacystatement.

a. Primary contact. This contact is the primary contact for the Enrollment from within Enrolled Affiliate's Enterprise. This contact may also be an Online Administrator for Volume Licensing

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in the Microsoft 365 Admin Center (MAC)and may grant online access to others. The primary contact will be the default contact for all purposes unless separate contacts are identified for specific purposes

Name of entity (must be legal entity name)* City of Alpharetta
Contact name: First* Adam **Middle** **Last*** Montgomery
Contact email address* amontgomery@alpharetta.ga.us
Street address* 2 Park Plaza .
City* Alpharetta
State* GA
Postal code* 30009-2041-
(Please provide the zip + 4, e.g. xxxxx-xxxx)
Country* United States
Phone* 678-297-6035
Tax ID
Work or School (WSA) Account ID amontgomery@alpharetta.ga.us
** indicates required fields*

b. Notices contact and Online Administrator. This contact (1) receives the contractual notices, (2) is the Online Administrator for Volume Licensing in the Microsoft 365 Admin Center (MAC)and may grant online access to others, and (3) is authorized to order Reserved Licenses for eligible Online Servies, including adding or reassigning Licenses and stepping-up prior to a true-up order.

☐ Same as primary contact (default if no information is provided below, even if the box is not checked).

Contact name: First* Adam **Middle** **Last*** Montgomery
Contact email address* amontgomery@alpharetta.ga.us
Street address* 2 Park Plaza .
City* Alpharetta
State* GA
Postal code* 30009-2041-
(Please provide the zip + 4, e.g. xxxxx-xxxx)
Country* United States
Phone* 678-297-6035
Work or School (WSA) Account ID amontgomery@alpharetta.ga.us
Language preference. Choose the language for notices. English
☐ This contact is a third party (not the Enrolled Affiliate). Warning: This contact receives personally identifiable information of the Customer and its Affiliates.
** indicates required fields*

c. Online Services Manager. This contact is authorized to manage the Online Services ordered under the Enrollment and (for applicable Online Services) to add or reassign Licenses and step-up prior to a true-up order.

☐ Same as notices contact and Online Administrator (default if no information is provided below, even if box is not checked)

Contact name: First* **Middle** **Last***
Contact email address*
Phone*
Work or School (WSA) Account ID
This contact is from a third party organization (not the entity). Warning: This contact receives personally identifiable information of the entity.
** indicates required fields*

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d. Reseller information. Reseller contact for this Enrollment is:

Reseller company name* Dell Inc.
Street address (PO boxes will not be accepted)* One Dell Way
City* Round Rock
State* TX
Postal code* 78682
Country* United States
Contact name* Government ContractAdmin*
Phone* 847-465-3700
Contact email address* US_MS_VL_Admin@Dell.com
** indicates required fields*

By signing below, the Reseller identified above confirms that all information provided in this Enrollment is correct.

Signature* Jordan Ortiz
Printed name* Jordan Ortiz
Printed title* Sr. Analyst
Date* 7/29/2026

** indicates required fields*

Changing a Reseller. If Microsoft or the Reseller chooses to discontinue doing business with each other, Enrolled Affiliate must choose a replacement Reseller. If Enrolled Affiliate or the Reseller intends to terminate their relationship, the initiating party must notify Microsoft and the other party using a form provided by Microsoft at least 90 days prior to the date on which the change is to take effect.

e. If Enrolled Affiliate requires a separate contact for any of the following, attach the Supplemental Contact Information form. *Otherwise, the notices contact and Online Administrator remains the default.*

(i) Additional notices contact
(ii) Software Assurance manager
(iii) Subscriptions manager
(iv) Customer Support Manager (CSM) contact

3. Financing elections.

Is a purchase under this Enrollment being financed through MS Financing? ☐ Yes, ☒ No.

If a purchase under this Enrollment is financed through MS Financing, and Enrolled Affiliate chooses not to finance any associated taxes, it must pay these taxes directly to Microsoft.

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Enterprise Enrollment Product Selection Form

Microsoft | Volume Licensing

Proposal ID

3219876.008

Enrollment Number

Language: English (United States)

Enrolled Affiliate's Enterprise Products and Enterprise Online Services summary for the initial order:				
Profile	Qualified Devices	Qualified Users	Device / User Ratio	CAL Licensing Model
Enterprise	578	713	0.8	User Licenses
City Board and Commissioners	135	135	1.0	User Licenses
Total	713	848		

Products	Enterprise Quantity	City Board and Commissioners Quantity
Office 365 Plans		
O365 G1 GCC	-	135
Client Access License (CAL)		
Core CAL		
Bridge for Office 365	-	135
Microsoft 365 Enterprise		
M365 G5 GCC	20	-
M365 G3 GCC USL Unified	108	-
M365 G3 GCC FromSA Unified Renewal	450	-

Enrolled Affiliate's Product Quantities:				
Price Group	1	2	3	4
Enterprise Products	Office Professional Plus + M365 Apps for Enterprise + Office 365 (Plans E3 and E5) + Microsoft 365 Enterprise	Client Access License + Office 365 (Plans E1, E3 and E5) + Microsoft 365 Enterprise	Client Access License + Windows Intune + EMS USL + Microsoft 365 Enterprise	Win E3 + Win E5 + Win VDA + Microsoft 365 Enterprise
Quantity	578	713	578	578

Enrolled Affiliate's Price Level:	
Product Offering / Pool	**Price Level**
Enterprise Products and Enterprise Online Services USLs: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Groups 1 through 4.	D
Additional Product Application Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 1.	D
Additional Product Server Pool: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Group 2 or 3.	D
Additional Product Systems Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 4.	D

Notes

Unless otherwise indicated in the associated contract documents, the price level for each Product offering / pool is set as described above, based upon the quantity to price level mapping below:

Quantity of Licenses and Software Assurance	Price Level
2,399 and below	A
2,400 to 5,999	B
6,000 to 14,999	C
15,000 and above	D

Note 1: In the following countries, any direct Enrollment consisting of only Enterprise Online Services will not be eligible for the Renewal option described in Section 5.b. of the Enrollment or for a new Enrollment due to program changes: Argentina, Australia, Austria, Belgium, Canada, Chile, Cyprus, Denmark, Finland, France, Germany, Greece, Iceland, Ireland, Jamaica, Italy, Lichtenstein, Luxemburg, Malta, Netherlands, Norway, Portugal, Puerto Rico, South Africa, Spain, Sweden, Switzerland, Trinidad & Tobago, United Kingdom, United States, and Uruguay.

Note 2: Enterprise Online Services may not be available in all locations. Please see the Product List for a list of locations where these may be purchased.

Note 3: Unless otherwise indicated in the associated Agreement documents, the CAL selection must be the same across the Enterprise for each Profile.

Note 4: If Enrolled Affiliate does not order an Enterprise Product or Enterprise Online Service associated with an applicable Product pool, the price level for Additional Products in the same pool will be price level "A" throughout the term of the Enrollment. Refer to the Qualifying Government Entity Addendum pricing provision for more details on price leveling.

Note 5: Bridge CAL, Office 365 Plan E3 Add Ons, EMS Add Ons, Windows Ent SA Per User Add Ons, and Enterprise Cloud Suite Add On quantities are not included for Price Leveling, as License quantities are determined by the corresponding Enterprise Online Service(s).

Microsoft Volume Licensing

Amendment to Contract Documents

Enrollment Number

AMD000512809

This amendment ("Amendment") is entered into between the parties identified on the attached program signature form. It amends the Enrollment or Agreement identified above. All terms used but not defined in this Amendment will have the same meanings provided in that Enrollment or Agreement.

Enterprise Enrollment
Invoice for Quoted Price
Amendment ID M97

The price quoted to Enrolled Affiliate is a fixed price based on an estimated order submission date. Microsoft will invoice Enrolled Affiliate based on this fixed price quote. If this order is submitted later than the estimated order submission date, Enrolled Affiliate will be charged for net new Monthly Subscriptions (including Online Services) for the period during which these services were not provided. For Indirect models, Pricing to Enrolled Affiliate is agreed between Enrolled Affiliate and Enrolled Affiliate's Reseller.

SKU Number	SKU Description	Existing Quantity	Incremental quantities
8S2-00003	Copilot Studio Legacy USL GCC Sub Per User	10	0
4ES-00001	EOA Exchange Online GCC Sub Per User	135	0
AAD-34700	M365 G3 Unified FSA Renewal GCC Sub Per User	450	0
AAD-34704	M365 G3 Unified FUSL GCC Sub Per User	108	0
AAL-45735	M365 G5 GCC Sub Per User	20	0
M9T-00002	O365 Extra File Storage GCC Sub Add-on Extra Storage 1 GB	2,500	0
U4S-00002	O365 G1 GCC Sub Per User	134	1
7MS-00001	Planner & Project P3 GCC Sub Per User	11	0
PF1-00002	Planner Plan 1 GCC Sub Per User	9	0
1O5-00001	Power Automate Premium GCC Sub Per User	1	0

SKU Number	SKU Description	Existing Quantity	Incremental quantities
DDJ-00001	Power BI Pro GCC Sub Per User	13	0
NYH-00001	Teams AC with Dial Out US/CA GCC Sub Add-on	693	0
P3U-00001	Visio P2 GCC Sub Per User	180	0
YGD-00001	Copilot Studio GCC Sub (Messages)	1	0
EP2-24658	M365 Copilot GCC Sub Add-on	25	75
AAA-12414	CCAL Bridge O365 Sub Per User	0	135

Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

This Amendment must be attached to a signature form to be valid.

Microsoft Internal Use Only:

"(M97)EnrAmend(Ind)(InvoiceforQuotedPrice)(WW)(ENG)(Dec2025)(IU).docx"		M97	Lime

Previous Enrollment(s)/Agreement(s) Form

Entity Name: City of Alpharetta
Contract that this form is attached to: State Local Government

For the purposes of this form, "entity" can mean the signing entity, Customer, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

Please provide a description of the previous Enrollment(s), Agreement(s), Purchasing Account(s), and/or Affiliate Registration(s) being renewed or consolidated into the new contract identified above.

a. Entity may select below any previous contract(s) from which to transfer MSDN subscribers to this new contract. Entity shall ensure that each MSDN subscriber transferred is either properly licensed under the new contract or is removed.

b. Entity may select below only one previous contract from which to transfer the Software Assurance (SA) Benefit contact details, i.e., benefits contact (*not* the SA manager) and the program codes, to this new contract.

c. An Open License cannot be used to transfer either the SA Benefit details or MSDN subscribers.

d. The date of the earliest expiring Enrollment/Agreement that contains SA or Online Services will be the effective date of the new contract (or SA coverage period for Select Plus).

e. Please insert the number of the earliest expiring Enrollment/Agreement with SA or Online Services in the appropriate fields of the new contract.

Enrollment/Agreement/ Purchasing Account/Affiliate Registration Description	Enrollment/Agreement/ Purchasing Account/Affiliate Registration Public Customer Number	Transfer SA Benefit Contact	Transfer MSDN Subscribers
Standard Enrollment	8512206	X	X

Your Quote is ready.

Your personalized Quote is now available for purchase.

Complete your order through our secure online checkout before your Quote expires.

Order Now

Quote No.	**3000205306351.1**	Sales Rep	Andrea Anderson
Total	**$372,391.27**	Phone	512-720-3027
Customer #	105334299	Email	Andrea.Anderson1@Dell.com
Quoted On	Jul. 29, 2026	**Billing To**	ADAM MONTGOMERY
Expires by	Sep. 01, 2026		GA-L CITY OF ALPHARETTA
Contract Name	Georgia Software Contract		2 PARK PLZ
Contract Code	C000000181026		ALPHARETTA, GA 30009-3680
Customer Agreement #	SPD-SPD0000060-0006		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Andrea Anderson

Shipping Group

Shipping To

ADAM MONTGOMERY
GA-L CITY OF ALPHARETTA
TWO SOUTH MAIN ST
ALPHARETTA, GA 30004
(673) 297-6053

Shipping Method

Standard Delivery

	Quantity	Unit Price	Subtotal
MICROSOFT SLG EA 6.0 - TBD JLO			
1. VLA ENTERPRISE VISUAL STUDIO ENT W/ MSDN SA ALL LANGUAGES	**2**	**$1,103.00**	**$2,206.00**
2. VLA ENTERPRISE VISUAL STUDIO PRO W/ MSDN SA ALL LANGUAGES	**1**	**$315.88**	**$315.88**
3. VLA ENTERPRISE SQL SERVER ENT SA PER 2 CORE LIC ALL LANGUAGES	**6**	**$2,544.00**	**$15,264.00**
4. VLA ENTERPRISE SQL SERVER STD SA PER 2 CORE LIC ALL LANGUAGES	**15**	**$663.50**	**$9,952.50**
5. VLA ENTERPRISE SYSCTRSTDCORE ALNG SA MVL 2LIC CORELIC	**8**	**$20.25**	**$162.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

6. VLA ENTERPRISE WINDOWS REMOTE DESKTOP SERVICES USER CAL SA ALL LANGUAGES	100	$26.75	$2,675.00
7. VLA ENTERPRISE WIN SVR DC CORE ALNG SA MVL 2LIC CORELIC	118	$142.50	$16,815.00
8. VLA ENTERPRISE WIN SVR STD CORE ALNG SA MVL 2LIC CORELIC	160	$21.88	$3,500.80
9. VLA ENTERPRISE M365 E3 FROMSA GCC UNIFIED SHRDSVR ALNG SUBSVL MVL PERUSR	450	$364.62	$164,079.00
10. VLA ENTERPRISE M365 E3 GCC UNIFIED SHRDSVR ALNG SUBSVL MVL PERUSR	108	$429.00	$46,332.00
11. VLA ENTERPRISE M365 E5 GCC ALNG SUBSVL MVL PERUSR	20	$660.00	$13,200.00
12. VLA ENTERPRISE CORECAL BRIDGE OFF365 SUBLIC PER USR ALL LNG	135	$20.62	$2,783.70
13. VLA ENTERPRISE OFFICE365 PLAN G1 SHRDSVR PERUSER MONTHLY SUBLIC ALL LANGS	135	$110.00	$14,850.00
14. VLA ENTERPRISE COPILOT STUDIO LEGACY USL GCC SUB PER USER	10	$0.00	$0.00
15. VLA ENTERPRISE M365 COPILOT GCC SUB ADD-ON	100	$375.00	$37,500.00
16. VLA ENTERPRISE VISIO ONLN P2 GCC SHRDSVR ALNG SUBSVL MVL PERUSR	180	$140.25	$25,245.00
17. VLA ENTERPRISE COPILOT STUDIO GCC SUB (MESSAGES)	1	$2,500.00	$2,500.00
18. VLA ENTERPRISE EXCHANGE ONLINE ARCHIVE G SHRDSVR PER USER SUBLIC ALL LANGS	135	$29.00	$3,915.00
19. VLA ENTERPRISE O365XTRAFILESTRGGCC SHRDSVR ALNG SUBSVL MVL ADDON XTRASTRG1GB	2500	$2.25	$5,625.00
20. VLA ENTERPRISE PROJECT P3 GCC SUB PER USER	11	$280.50	$3,085.50
21. VLA ENTERPRISE PROJECT P1 GCC SUB PER USER	9	$93.50	$841.50
22. VLA ENTERPRISE PWRATMTPERUSRRPAPLNGCC SHRDSVR ALNG SUBSVL MVL PERUSER	1	$165.00	$165.00
23. VLA ENTERPRISE POWERBIPROGOV SHRDSVR ALNG SUBSVL MVL	13	$106.03	$1,378.39
24. VLA ENTERPRISE AUDIO CONFERENCING SELECT DIAL OUT GCC SUB	693	$0.00	$0.00

Subtotal:	$372,391.27
Shipping:	$0.00
Non-Taxable Amount:	$372,391.27
Taxable Amount:	$0.00
Estimated Tax:	$0.00
Total:	$372,391.27

Special pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.



Shipping Group Details

Shipping To

ADAM MONTGOMERY
GA-L CITY OF ALPHARETTA
TWO SOUTH MAIN ST
ALPHARETTA, GA 30004
(673) 297-6053

Shipping Method

Standard Delivery

	Quantity	Unit Price	Subtotal
MICROSOFT SLG EA 6.0 - TBD JLO			
1. VLA ENTERPRISE VISUAL STUDIO ENT W/ MSDN SA ALL LANGUAGES	**2**	**$1,103.00**	**$2,206.00**
SKU: AD916230 **MFG Part #:** MX3-00117 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
2. VLA ENTERPRISE VISUAL STUDIO PRO W/ MSDN SA ALL LANGUAGES	**1**	**$315.88**	**$315.88**
SKU: AD916231 **MFG Part #:** 77D-00111 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
3. VLA ENTERPRISE SQL SERVER ENT SA PER 2 CORE LIC ALL LANGUAGES	**6**	**$2,544.00**	**$15,264.00**
SKU: AD916232 **MFG Part #:** 7JQ-00343 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
4. VLA ENTERPRISE SQL SERVER STD SA PER 2 CORE LIC ALL LANGUAGES	**15**	**$663.50**	**$9,952.50**
SKU: AD916233 **MFG Part #:** 7NQ-00292 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
5. VLA ENTERPRISE SYSCTRSTDCORE ALNG SA MVL 2LIC CORELIC	**8**	**$20.25**	**$162.00**
SKU: AD916234 **MFG Part #:** 9EN-00198 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
6. VLA ENTERPRISE WINDOWS REMOTE DESKTOP SERVICES USER CAL SA ALL LANGUAGES	**100**	**$26.75**	**$2,675.00**
SKU: AD916235 **MFG Part #:** 6VC-01254 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
7. VLA ENTERPRISE WIN SVR DC CORE ALNG SA MVL 2LIC CORELIC	**118**	**$142.50**	**$16,815.00**
SKU: AD916236 **MFG Part #:** 9EA-00278 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
8. VLA ENTERPRISE WIN SVR STD CORE ALNG SA MVL 2LIC CORELIC	**160**	**$21.88**	**$3,500.80**
SKU: AD916237 **MFG Part #:** 9EM-00270 **OLS Purchase Type:**			
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029			
9. VLA ENTERPRISE M365 E3 FROMSA GCC UNIFIED SHRDSVR ALNG SUBSVL MVL PERUSR	**450**	**$364.62**	**$164,079.00**

SKU: AD916238 **MFG Part #:** AAD-34700 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

10. VLA ENTERPRISE M365 E3 GCC UNIFIED SHRDSVR ALNG SUBSVL MVL PERUSR **108** **$429.00** **$46,332.00**

SKU: AD916239 **MFG Part #:** AAD-34704 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

11. VLA ENTERPRISE M365 E5 GCC ALNG SUBSVL MVL PERUSR **20** **$660.00** **$13,200.00**

SKU: AD916240 **MFG Part #:** AAL-45735 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

12. VLA ENTERPRISE CORECAL BRIDGE OFF365 SUBLIC PER USR ALL LNG **135** **$20.62** **$2,783.70**

SKU: AD916241 **MFG Part #:** AAA-12414 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

13. VLA ENTERPRISE OFFICE365 PLAN G1 SHRDSVR PERUSER MONTHLY SUBLIC ALL LANGS **135** **$110.00** **$14,850.00**

SKU: AD916242 **MFG Part #:** U4S-00002 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

14. VLA ENTERPRISE COPILOT STUDIO LEGACY USL GCC SUB PER USER **10** **$0.00** **$0.00**

SKU: AD916243 **MFG Part #:** 8S2-00003 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

15. VLA ENTERPRISE M365 COPILOT GCC SUB ADD-ON **100** **$375.00** **$37,500.00**

SKU: AD916244 **MFG Part #:** EP2-24658 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

16. VLA ENTERPRISE VISIO ONLN P2 GCC SHRDSVR ALNG SUBSVL MVL PERUSR **180** **$140.25** **$25,245.00**

SKU: AD916245 **MFG Part #:** P3U-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

17. VLA ENTERPRISE COPILOT STUDIO GCC SUB (MESSAGES) **1** **$2,500.00** **$2,500.00**

SKU: AD916246 **MFG Part #:** YGD-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

18. VLA ENTERPRISE EXCHANGE ONLINE ARCHIVE G SHRDSVR PER USER SUBLIC ALL LANGS **135** **$29.00** **$3,915.00**

SKU: AD916247 **MFG Part #:** 4ES-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

19. VLA ENTERPRISE O365XTRAFILESTRGGCC SHRDSVR ALNG SUBSVL MVL ADDON XTRASTRG1GB **2500** **$2.25** **$5,625.00**

SKU: AD916248 **MFG Part #:** M9T-00002 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

20. VLA ENTERPRISE PROJECT P3 GCC SUB PER USER **11** **$280.50** **$3,085.50**

SKU: AD916249 **MFG Part #:** 7MS-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

21. VLA ENTERPRISE PROJECT P1 GCC SUB PER USER	**9**	**$93.50**	**$841.50**

SKU: AD916250 **MFG Part #:** PF1-00002 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

22. VLA ENTERPRISE PWRATMTPERUSRRPAPLNGCC SHRDSVR ALNG SUBSVL MVL PERUSER	**1**	**$165.00**	**$165.00**

SKU: AD916251 **MFG Part #:** 1O5-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

23. VLA ENTERPRISE POWERBIPROGOV SHRDSVR ALNG SUBSVL MVL	**13**	**$106.03**	**$1,378.39**

SKU: AD916252 **MFG Part #:** DDJ-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

24. VLA ENTERPRISE AUDIO CONFERENCING SELECT DIAL OUT GCC SUB	**693**	**$0.00**	**$0.00**

SKU: AD916253 **MFG Part #:** NYH-00001 **OLS Purchase Type:**
Current Duration: 12 **Total Duration:** 48 **Maint. End Date:** Aug. 31, 2029

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

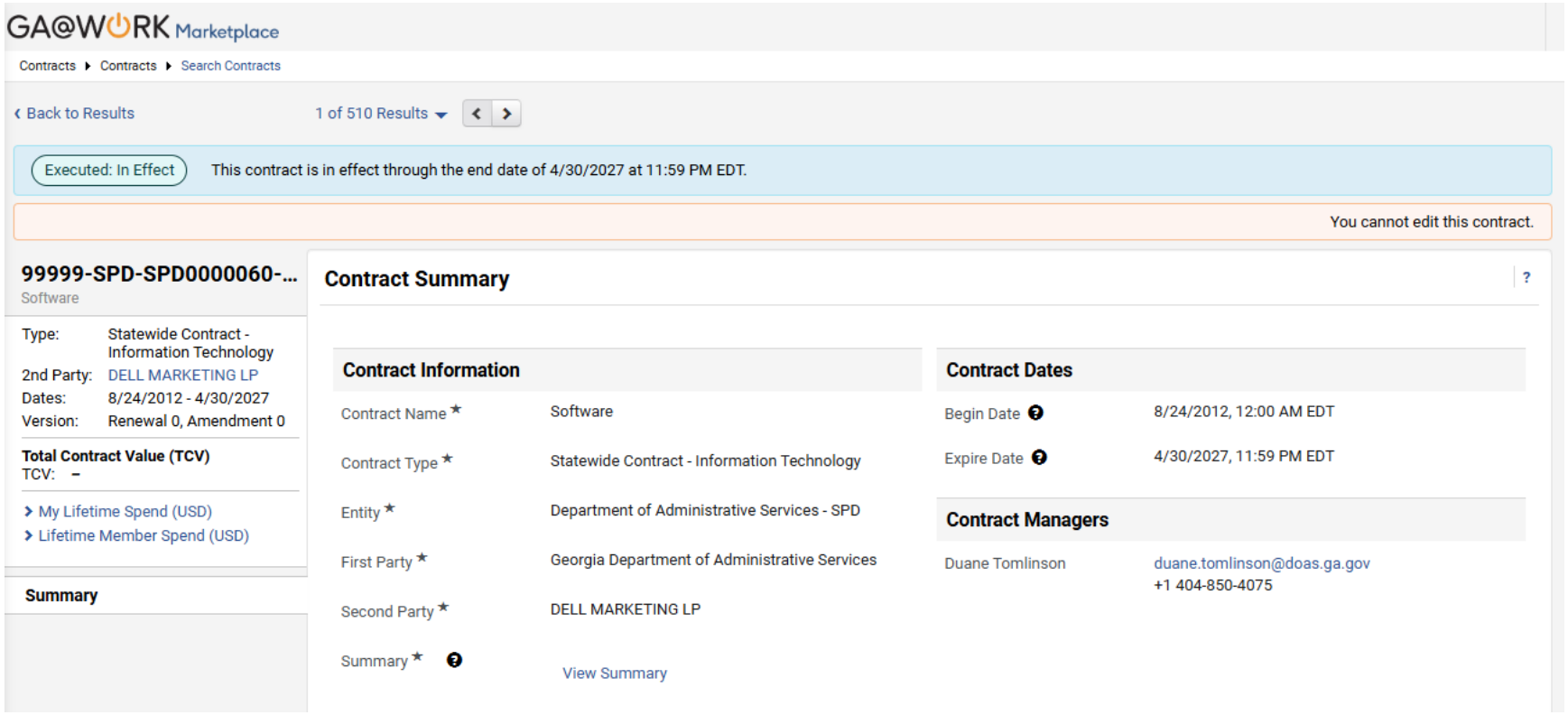
In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.


GA@WORK Marketplace
Contracts ▸ Contracts ▸ Search Contracts
‹ Back to Results
1 of 510 Results
Executed: In Effect
This contract is in effect through the end date of 4/30/2027 at 11:59 PM EDT.
You cannot edit this contract.
99999-SPD-SPD0000060-...
Software
Type: Statewide Contract - Information Technology
2nd Party: DELL MARKETING LP
Dates: 8/24/2012 - 4/30/2027
Version: Renewal 0, Amendment 0
Total Contract Value (TCV)
TCV: –
› My Lifetime Spend (USD)
› Lifetime Member Spend (USD)
Summary
Contract Summary
Contract Information
Contract Name ★ Software
Contract Type ★ Statewide Contract - Information Technology
Entity ★ Department of Administrative Services - SPD
First Party ★ Georgia Department of Administrative Services
Second Party ★ DELL MARKETING LP
Summary ★
View Summary
Contract Dates
Begin Date 8/24/2012, 12:00 AM EDT
Expire Date 4/30/2027, 11:59 PM EDT
Contract Managers
Duane Tomlinson duane.tomlinson@doas.ga.gov
+1 404-850-4075

DELL MARKETING, L.P.
SWC FOR SOFTWARE
PRICE SCHEDULE
CONTRACT ID #99999-SPD-SPD0000060-0006
EXHIBIT "A"

Category 1: End User Software
Category 2: Enterprise Software
Category 3: Microsoft Reseller Services

ITEM/APPROVED CATEGORY	MSRP/DISCOUNT
Business Applications	5.75%
Communication	5.75%
Education	5.75%
Graphic & Design networking & Servers	5.75%
Operating Systems Programing & Web Development	5.75%
Security	5.75%
Utilities	5.75%
Virtualization	5.75%
Anti-Virus	5.75%
File and Data Security	5.75%
Virus Protection	5.75%
Business Software	5.75%
Database Software	5.75%
Development Tools Education/Entertainment Software	5.75%
Gaming Software	5.75%
Graphics, Audio, Video Software	5.75%
Internet/Communications	5.75%
Networking	5.75%
Project Management /Storage Management	5.75%
System Management	5.75%
Identity Management	5.75%
Backup Disaster Recovery System BYOD	5.75%
Migration Enterprise Software	5.75%
Analytics Intelligence	5.75%
Automation	5.75%
Mobile Technology	5.75%
Software Development	5.75%
Workforce Software	5.75%

State of Georgia
Statewide Standard Contract Form

Solicitation Title	Solicitation Number	Contract Number
Statewide Contracts for Software	**RFP 99999-SPD-SPD0000060**	sol99999-SPD-SPD0000060-0006

1. This Contract is entered into between the Agency and the Contractor named below:

Agency's Name
Georgia Department of Administrative Services
(hereafter called Agency)

Contractor's Name
Dell Marketing LP
(hereafter called Contractor)

2. Contract to Begin:	Date of Completion:	Renewals:
August 24, 2012	June 30, 2012	Four (4) one-year options to renew

3. Performance Bond, if any:	Other Bonds, if any:
N/A	N/A

4. Authorized Person to Receive Contract Notices for Agency:	Authorized Person to Receive Contract Notices for Contractor:
Elizabeth Eason, Category Manager - IT	**Public Contract Manager with cc to Dell General Counsel**

5. The parties agree to comply with the terms and conditions of the following attachments which are by this reference made a part of the Statewide Contract:

Attachment 1: **Statewide Contract for Software and Ancillary Services**
Attachment 2: **Solicitation (referenced above)**
Attachment 3: **Contractor's Final Response**

IN WITNESS WHEREOF, this Contract has been executed by the parties hereto.

6.

Contractor

Contractor's Name *(if other than an individual, state whether a corporation, partnership, etc.)*
Dell Marketing LP

By *(Authorized Signature)*	Date Signed
Lauren Newberry	8/24/2012

Printed Name and Title of Person Signing
Lauren D. Newberry, Contracts Consultant

Address
One Dell Way, MS RR8-07, Round Rock, Texas 78682

7.

Agency

Agency Name
Georgia Department of Administrative Services

By *(Authorized Signature)*	Date Signed
Leslie Lowe	8/24/2012

Printed Name and Title of Person Signing
Leslie Lowe, Deputy Commissioner for Procurement

Address
200 Piedmont Ave., SE, Suite 1308, West Tower, Atlanta, GA 30334-9010

STATE OF GEORGIA
STATEWIDE CONTRACT
Attachment 1
Contract Terms and Conditions for Software and Ancillary Services

A. DEFINITIONS AND GENERAL INFORMATION

1. **Definitions.** The following words shall be defined as set forth below:

(i) **"Agency"** means the Department of Administrative Services of the State of Georgia.

(ii) **"Awarded Item Schedule"** means the summarizing document, if any, listing the Software and Services as awarded to Contractor.

(iii) **"Contract"** or **"Statewide Contract"** means the agreement between the Agency and Contractor as defined by the Statewide Contract Form and its incorporated documents.

(iv) **"Contractor"** means the provider(s) of the Software and Services under the Statewide Contract as identified in the Statewide Contract Form.

(v) "**Facilities Manager**" means one or more of any persons in the business of providing computer facilities management and/or Outsourcing services.

(vi) **"Intellectual Property Rights"** means rights to patents, utility models, mask works, copyrights, trademarks, trade secrets, and any other form of protection afforded by law to inventions, models, designs, technical information, or applications

(vii) **"Outsourcing"** means obtaining computing or related services from a source outside of the State. Computing or related services may include programming and/or executing the State's Software (including Software the State licenses from Contractor or third parties) on the State's CPUs, programming and/or executing the State's Software on an Outsourcing company's CPUs, or any mix thereof.

(viii) **"Purchase Instrument"** means the documentation a User Agency issues to Contractor for an acquisition of Software and/or Services in accordance with the terms and conditions of the Statewide Contract. The Purchase Instrument should reference the Statewide Contract and may include an identification of the Software and/or Services to be acquired, the delivery date and location at which the Software is to be installed and/or that the Services are to be delivered, the address where Contractor should submit the invoices, and any other requirements that the Agency or User Agency deem necessary.

(ix) **"Response", "Contractor's Response" or "Final Response"** means Contractor's submitted response to the RFX, including any modifications or clarifications accepted by the Agency.

(x) **"RFX"** means the Request for Proposals, Request for Bids, or other solicitation document (and any amendments or addenda thereto) specifically identified in the Statewide Contract Form that was issued to solicit the Software and/or Services that are subject to the Statewide Contract.

(xi) **"Services"** means the services and deliverables described in the RFX including

administration, distribution, installation, configuration, support and training services as further described by the Response and the Statewide Contract.

(xii) **"Software"** means the computer programs described in the RFX Category or Categories for which Contractor is awarded a Statewide Contract, as further described in Exhibit A to this Statewide Contract for Software and Ancillary Services, together with all documentation (both hard copy and online) for the described computer programs, and all updates to the computer programs and the documentation during the term of a license for Software under this Statewide Contract.

(xiii) **"State"** means the State of Georgia of the United States of America, the Agency, User Agency, and any other authorized entities identified by the RFX issuing Purchase Instruments against the Statewide Contract.

(xiv) **"Statewide Contract Form"** means the document that contains basic information about the Statewide Contract and incorporates by reference the applicable Contract Terms and Conditions, the RFX, Contractor's Response to the RFX, the final pricing documentation and any mutually agreed clarifications, modifications, additions and deletions resulting from final contract negotiations. No objection or amendment by a Contractor to the RFX requirements or the Statewide Contract shall be incorporated by reference into this Statewide Contract unless the Agency has accepted Contractor's objection or amendment in writing. The Statewide Contract Form is defined separately and referred to separately throughout the Statewide Contract Terms and Conditions as a means of identifying the location of certain information. For example, the initial term of the Statewide Contract is defined by the dates in the Statewide Contract Form.

(xv) **"User Agency"** or **"User Agencies"** means any offices, agencies, departments, boards, bureaus, commissions, institutions, or other entities of the State of Georgia entitled to or required to make purchases from this Statewide Contract.

2. **Certified Source of Supply.** Pursuant to Section 50-5-57 of the Official Code of Georgia Annotated (O.C.G.A.), the Agency hereby certifies Contractor as a source of supply to the User Agencies of the Software and Services identified in this Statewide Contract. Orders shall be placed individually and from time to time by the User Agencies. The execution of this Statewide Contract only establishes Contractor as an authorized source of supply by the Agency and creates no financial obligation on the part of the Agency.

3. **Priority of Contract Provisions**. Any pre-printed contract terms and conditions included on Contractor's forms (whether in hard copy or electronic format) or invoices shall be null and void. The terms of this Statewide Contract shall supersede any contract terms and conditions included as part of delivered software, products and services. Notwithstanding anything to the contrary herein, as a reseller of Third Party software, Dell is not authorized to modify the third party license agreement or to directly license such software. All software will be licensed subject to the terms of the applicable License Agreement provided with the software.

4. **Reporting Requirements.** Contractor shall provide all reports required by the RFX. In addition, unless otherwise provided in the RFX, Contractor shall keep a record of the purchases made pursuant to the Statewide Contract and shall submit a quarterly written report to the Agency.

B. DURATION OF CONTRACT

1. **Contract Term.** The Statewide Contract shall begin and end on the dates specified in the

Statewide Contract Form unless terminated earlier in accordance with the applicable terms and conditions. Pursuant to O.C.G.A. Section 50-5-64, this Statewide Contract shall not be deemed to create a debt of the State for the payment of any sum beyond the fiscal year of execution or, in the event of a renewal, beyond the fiscal year of such renewal.

2. **Contract Renewal.** The Agency shall have the option, in its sole discretion, to renew the Statewide Contract for additional terms on a year-to-year basis by giving Contractor written notice of the renewal decision at least sixty (60) days prior to the expiration of the initial term or renewal term. Renewal will depend upon the best interests of the State, funding, and Contractor's performance. Renewal will be accomplished through the issuance of a Notice of Award Amendment. Upon the Agency's election, in its sole discretion, to renew any part of this Statewide Contract, Contractor shall remain obligated to perform in strict accordance with this Statewide Contract unless otherwise agreed by the Agency and Contractor.

3. **Contract Extension.** In the event that this Statewide Contract shall terminate or be likely to terminate prior to the making of an award for a new contract for the identified Software and Services, the Agency may, with the written consent of Contractor, extend this Statewide Contract for such period as may be necessary to afford the State a continuous supply of the identified Software and Services.

C. DESCRIPTION OF SOFTWARE AND SERVICES

1. **Specifications in Bidding Documents.** Contractor shall provide all Software, Services, and other deliverables in compliance with the specifications contained in the RFX and the terms of the Statewide Contract,

2. **Software Licenses.** Contractor shall provide Software in compliance with the specifications contained in the RFX and the terms of the Statewide Contract. Subject to User Agency's compliance with the payment provisions of this Statewide Contract, Contractor shall deliver to User Agency the Software, which shall be licensed to User Agency under the following terms.

   To the extent allowed by the applicable publisher's end user license agreement, Contractor shall cause the publisher of the Software to grant User Agency a non-exclusive license and/or sublicense to use, execute, maintain, reproduce, modify, display, test copy (as set forth herein) and perform the Software and accompanying documentation in accordance with the licensing capacity (if any) and for the period of time specified in the Statewide Contract and/or applicable Purchase Instrument. If no time period is stated, then User Agency shall be granted a perpetual license. User Agency may copy the Software as necessary to efficiently use the Software. Without limiting the generality of the foregoing, User Agency's rights shall include copying rights for the following purposes:

   a. for backup, archive or emergency restart purposes;

   b. for disaster recovery and disaster recovery testing purposes;

   c. to migrate the software for use on other computers and/or hardware; and

   d. to store the software at any off premise location that the User Agency uses for storage purposes.

   If the Contractor is acting as a reseller of the Software, Contractor must provide the Licenses, as required by the Software publishers, to the User Agencies and shall use commercially reasonable efforts to cooperate with any negotiations of such Licenses as may be conducted

among the Agency, User Agencies and the Software publishers. All licenses provided hereunder shall remain in effect perpetually unless otherwise stated in writing.

To the extent allowed by the applicable publisher's license agreement, User Agencies that are part of the Georgia Enterprise Services Contract (sometimes referred to as the "GETS" agencies) shall be granted permission for the State's Facilities Manager(s) to use, execute, maintain, copy (as set forth herein), test and perform the Software and accompanying documentation and exercise all other license rights on behalf of the User Agencies.

As a reseller of third party software, Dell is not authorized to modify the third party license agreement or to license directly such software to User Agencies. All software will be licensed subject to the terms of the applicable license agreement provided with the software. For any non-Contractor branded products, software or services, Contractor agrees to flow down any indemnification protection, including indemnification for infringement of any intellectual property rights that Contractor currently or subsequently has in place with the manufacturer or publisher. Notwithstanding anything to the contrary in this Contract, products, software and services are provided subject to the manufacturer, provider or publisher's applicable warranty and software license agreement subject to negotiations between the User Agency and the publisher.

3. **Exclusions.** Except as expressly permitted by this Statewide Contract, the license for the Software may require that the User Agency agree that it will not:

   (i) lease, loan, resell, sublicense or otherwise distribute the Software to parties who are not State of Georgia government entities;

   (ii) create derivative works based on the software; or

   (iii) reverse engineer, disassemble, or decompile the software

4. **Services and other Deliverables.** Contractor shall provide Services and other deliverables in compliance with the specifications contained in the RFX and the terms of the Statewide Contract. Contractor and all personnel of Contractor shall perform the Services on time, in a workmanlike manner, and consistent with the level of care and skill ordinarily exercised by other providers of similar services at the time the Services are provided.

5. **Ordering and Technical Assistance.** User Agencies may place orders individually from time to time in any manner permitted by applicable State purchasing policy and the terms of this Statewide Contract. Contractor shall provide technical assistance as reasonably required for the User Agencies to place online orders through Contractor's website.

6. **Product Shipment and Delivery and Acceptance.** Unless the RFX requires otherwise, all Software shall be made available either by online download or shall be shipped F.O.B. destination, freight prepaid. Destination shall be the location(s) specified in the RFX or any provided Purchase Instrument. All shipped items shall be at Contractor's risk until they have been accepted by the User Agency. All items shall be subject to inspection on delivery. Hidden damage will remain the responsibility of Contractor to remedy without cost to the User Agency, regardless of when the hidden damage is discovered.

   (i) Fixed Pricing Services. Certain Services as defined by Contractor's Response will be provided on a fixed price basis and will be delivered to User Agency in accordance with the Purchase Instrument.

(ii) Time and Materials Services. Certain deliverables and services as defined by Contractor's Response may be provided on a time and materials basis in accordance with the hourly rates and fees identified in Contractor's Response. These deliverables and services may be requested by User Agency on an "as needed" and "as budgeted" basis and must include a defined maximum price cap that shall not be exceeded without the User Agency's prior written approval. In the event Contractor provides services to a User Agency on a time and materials basis, Contractor must provide work progress reports and copies of time cards to the User Agency on a weekly basis.

(iii) Acceptance Process. Upon completion of any deliverable or service, Contractor shall provide written documentation of completion of the deliverable and/or service to User Agency. Contractor will demonstrate to User Agency that the deliverable conforms to the requirements of the Statewide Contract. If the deliverable does not conform to the requirements of the Statewide Contract, User Agency must provide written notice to Contractor identifying the deliverable as nonconforming and providing a description of the deficiencies of the deliverable. Software and Services will be deemed accepted unless User Agency provides notice of the rejection of a deliverable within thirty (30) days from the date of Contractor's submission of the Software and Services or Contractor's demonstration of the Software and Services, if installed by Contractor, whichever occurs last; provided that, in limited circumstances, a longer reasonable period of time may be agreed to in writing between Contractor and User Agency. Contractor shall use reasonable efforts to promptly cure any identified deficiencies in the deliverable. After completing the cure, Contractor shall resubmit the deliverable for User Agency's review and, if requested by User Agency, provide a demonstration that the resubmitted deliverable conforms to the requirements of the Statewide Contract. User Agency shall have at least thirty (30) days from the date of Contractor's resubmission of the deliverable or Contractor's demonstration of the resubmitted deliverable, whichever occurs last, to accept or reject the resubmitted deliverable. In the event Contractor has failed to cure the deliverable, the User Agency may, at its discretion, allow Contractor an additional opportunity to cure, proceed to terminate the Purchase Instrument for default, or pursue any other available remedy. Nothing contained in this provision shall limit the warranties and representations or the available remedies set forth in this Statewide Contract. Notwithstanding anything to the contrary herein, acceptance does not waive warranty or return rights for any Software or other deliverables under this Contract.

(iv) Return of Unused Software. Contractor shall comply with the return requirements stated in the RFP provided that, with respect to third party software, such return is allowed by the third party software publisher and then only in accordance with the terms of the state's master agreement with such software publisher, if there is one, or the documentation provided with the software. Dell agrees to work with state and make "Ordering and Return Instructions," consistent with the technical requirements of the RFP, available to Customer on the Contractor website established for this contract through a link on the home page of the website, or on the quote. Such instructions will direct the Customer to contact their sales representative for assistance with returns.

7. **Non-Exclusive Rights.** The Statewide Contract is not exclusive. Agency reserves the right to select other contractors to provide Software and Services similar or identical to the Software and Services described in the Statewide Contract during the term of the Statewide Contract. User Agencies may obtain similar Software and Services from other contractors.

8. **No Minimums Guaranteed.** The Statewide Contract does not guarantee any minimum level

of purchases or use of Software or Services.

D. COMPENSATION

1. **Pricing and Payment.** Contractor will be paid for the Software and Services licensed or sold pursuant to the terms of the Statewide Contract and in accordance with the RFX and final pricing documents as incorporated into the Statewide Contract Form and the terms of the Statewide Contract. All prices or discounts in accordance with the discount schedule provided in Dell's proposal are "not to exceed" prices or are minimum discounts. Contractor may negotiate more favorable prices with User Agency. Prices include, but are not limited to freight, insurance, fuel surcharges and customs duties. User Agencies are solely and individually financially responsible for their respective purchases. Agency shall not be responsible for payment of any amounts owed by other User Agencies.

2. **Billings.** If applicable, and unless the RFX provides otherwise, Contractor shall submit, on a regular basis, individual invoices for the Software and Services supplied to User Agencies under the Statewide Contract at the billing addresses specified in the Purchase Instruments. Each invoice shall be accompanied by a schedule that details the Services and deliverables provided (if any) including the resources in support of those Services and/or deliverables. The invoice shall comply with all applicable rules concerning payment of claims. User Agencies shall pay all approved invoices in arrears within forty-five (45) days of date of an undisputed invoice subject to acceptance as specified in Section (C)(6)iii) above, and in accordance with applicable provisions of State law.

   Unless otherwise agreed in writing by the Agency and Contractor, Contractor shall not be entitled to receive any other payment or compensation from the User Agencies for any Software or Services provided by or on behalf of Contractor under the Statewide Contract. Contractor shall be solely responsible for paying all costs, expenses and charges it incurs in connection with its performance under the Statewide Contract.

3. Dell will communicate to all third party publishers that User Agencies generally cannot enter into multi-year agreements for maintenance. Instead, a User Agency will generally enter into a one year agreement that gives the User Agency options to renew for subsequent fiscal year periods – depending on availability of funds during those subsequent fiscal years.

   A User Agency may, however, enter into a multi-year agreement with a term of more than one fiscal year if the User Agency has on hand at the time of signing the agreement available appropriated funds necessary to meet its entire obligation for that multi-year term. The general rule limiting User Agencies to contracting for one fiscal year at a time is based on the prohibition on pledging the state's credit or creating debt by agreeing to a payment obligation for which funds are not currently available. When the User Agency has on hand at the time of signing an agreement funds to meet the entire obligation for the term (whatever that term may be) and encumbers same, the state agency has not pledged the state's credit or created debt.

4. **Delay of Payment Due to Contractor's Failure.** If a User Agency in good faith determines that Contractor has failed to perform or deliver any Software or Service as required by the Statewide Contract, Contractor shall not be entitled to any compensation under the Statewide Contract until the Software or Service is delivered [or performed]. In this event, the User Agency may withhold the portion of Contractor's compensation that represents payment for Software and/or Services that were not delivered [or performed]. To the extent that Contractor fails to perform or deliver as required by the terms of the Agreement and fails to correct such failure in accordance with the Notice of Default provisions under Section E, and such failure results in additional cost to the User Agency to procure replacement Software or

Services, then User Agency may deduct from payments due to Contractor the difference between the contract price and the lesser of the current market price or actual price paid for such replacement Software or alternative Services. The User Agency's authority to deduct such incurred costs shall not in any way affect the Agency's sole authority to terminate the Statewide Contract.

5. **Set-Off Against Sums Owed by Contractor.** In the event that Contractor owes the User Agency any sum or the User Agency must obtain substitute performance, the User Agency may set off the sum Contractor owes User Agency against any sum User Agency owes Contractor.

E. TERMINATION

1. Termination of the Statewide Contract.

(i) Immediate Termination. Agency may terminate the Statewide Contract effective immediately without advance notice for any one or more of the following reasons:

a. in the event Contractor is required to be certified or licensed as a [requirement for being awarded this Statewide Contract to provide Software and/or Services, the revocation or loss of the required license or certification may result in immediate termination of the Statewide Contract effective as of the date on which the license or certification is no longer in effect;

b. Agency determines that the actions or failure to act of Contractor, its agents, employees or subcontractors have caused or reasonably could cause life, health or safety to be jeopardized;

c. Contractor fails to comply with confidentiality laws or provisions; and/or

d. Contractor furnished any statement, representation or certification in connection with the Statewide Contract or the bidding process that is materially false, deceptive, incorrect or incomplete.

(ii) Termination for Cause. The occurrence of any one or more of the following events shall constitute cause for Agency to declare Contractor in default of its obligations under the Statewide Contract:

a. Contractor has delivered nonconforming Software or Services or fails to deliver or perform, to the Agency's satisfaction, any material requirement of the Statewide Contract or is in violation of a material provision of the Statewide Contract, including, but without limitation, the express warranties made by Contractor;

b. Agency determines that satisfactory performance of the Statewide Contract is substantially endangered or that a default is likely to occur;

c. Contractor fails to make substantial and timely progress toward performance of the Statewide Contract;

d. to the extent allowed by applicable federal or state law, including bankruptcy laws, Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law; Contractor terminates or suspends its business; or Agency reasonably believes that Contractor has become insolvent or unable to

pay its obligations as they accrue;

e. Contractor has failed to comply with applicable federal, state and local laws, rules, ordinances, regulations and orders when performing within the scope of the Statewide Contract;

f. Contractor has engaged in conduct that has exposed or may expose Agency or the State to liability, as determined in Agency's sole discretion; or

g. Contractor has infringed any patent, trademark, copyright, trade dress or any other intellectual property right of Agency, the State, or a third party.

(iii) **Termination upon Notice.** Following thirty (30) days' written notice, Agency may terminate the Statewide Contract in whole or in part without paying any penalty or incurring any further obligation to Contractor. Following termination upon notice, Contractor shall be entitled to compensation from User Agencies upon submission of invoices and proper proof of claims, for Software and/or Services provided under the Statewide Contract to User Agencies up to and including the date of termination.

(iv) **Termination Due to Change in Law.** Agency shall have the right to terminate this Statewide Contract without penalty by giving thirty (30) days' written notice to Contractor as a result of any of the following:

a. Agency's authorization to operate is withdrawn or there is a material alteration in the programs administered by the Agency; and/or

b. Agency's duties are substantially modified.

2. **Agency's Notice of Default.** If Contractor has caused or permitted a default event, with the exception of an emergency situation, Agency shall provide written notice to Contractor requesting that the breach or noncompliance be remedied within thirty (30) days of Contractor's receipt of Agency's written notice to Contractor. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the Agency may:

(i) immediately terminate the Statewide Contract without additional written notice; and/or

(ii) procure substitute Software and/or Services from another source and charge the difference between the Statewide Contract and the lesser of the reasonable retail market price or actual price paid for such substitute Software and/or Services to the defaulting Contractor; and/or,

(iii) enforce the terms and conditions of the Statewide Contract and seek any legal or equitable remedies.

The State shall not be liable for any costs incurred by Contractor in its performance of the Statewide Contract, including, but not limited to, startup costs, overhead or other costs associated with the performance of the Statewide Contract.

3. **Termination of a User Agency's Transaction.**

(i) **Immediate Termination.** Pursuant to O.C.G.A. Section 50-5-64, any purchase [or license for a future period not yet paid] made pursuant to this Statewide Contract will terminate immediately and absolutely if a User Agency determines that adequate funds

are not appropriated or granted or funds are de-appropriated so that the User Agency cannot fulfill its obligations under the Statewide Contract; the determination shall be at the User Agency's sole discretion and shall be conclusive.

(ii) **Termination for Cause.** User Agency shall have the right to terminate any purchase in the event of Contractor's material breach if the breach is not cured within thirty (30) days of Contractor's receipt of a written default notice from User Agency.

In the event of termination of the Statewide Contract for any reason by Agency, the User Agencies shall pay only those amounts, if any, due and owing to Contractor for Software and Services actually provided up to the date specified in the notice of termination as provided above. Payment will be made only upon submission of invoices and proper proof of Contractor's claim. This provision in no way limits the remedies available to the State under the Statewide Contract in the event of termination.

4. **Contractor's Termination Duties**. Upon receipt of notice of termination or upon request of Agency, Contractor shall:

(i) cease work under the Statewide Contract and take all necessary or appropriate steps to limit disbursements and minimize costs, and furnish a report within thirty (30) days of the date of notice of termination, describing the status of all work under the Statewide Contract, including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the Agency may require;

(ii) immediately cease using and return to the State, any personal property or materials, whether tangible or intangible, provided by the State to Contractor;

(iii) comply with the State's instructions for the timely transfer of any active files and work product produced by Contractor under the Statewide Contract;

(iv) cooperate in good faith with the Agency, the User Agencies, and their employees, agents and contractors during the transition period between the notification of termination and the substitution of any replacement contractor; and

(v) immediately return to the User Agencies any payments made by the User Agencies for Software or Services that were not delivered by Contractor.

Notwithstanding the provisions above, Software licenses that the State has obtained for Software delivered under this Statewide Contract and maintenance agreements that the State has entered directly with the publishers of Software delivered under this Statewide Contract when the publisher is not Contractor shall not terminate as the result of termination of the Statewide Contract.

F. CONFIDENTIAL INFORMATION

1. **Access to Confidential Data.** Contractor's employees, agents and subcontractors may, to the extent necessary to carry out Contractor's responsibilities under the Statewide Contract, have access to confidential data, including, but not limited, personally identifiable information, maintained by the State. Contractor shall presume that all information received pursuant to the Statewide Contract is confidential unless otherwise designated by the State. No later than ten (10) days from the date this Statewide Contract is fully executed, Contractor shall comply

with the following requirements:

(i) Contractor shall provide to the State a written description of Contractor's policies and procedures to safeguard confidential information;

(ii) policies of confidentiality shall address, as appropriate, information conveyed in verbal, written, and electronic formats;

(iii) The Contractor's designated Contract Manager shall remain the single point of contact with respect to Contractor's compliance with the requirements of this Section F; and

(iv) Contractor shall provide adequate supervision and training to its agents, employees and subcontractors to ensure compliance with the terms of the Statewide Contract.

The private or confidential data shall remain the property of the discloser at all times. Some Services performed for Agency and/or User Agencies may require Contractor and its employees to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Statewide Contract.

2. **No Dissemination of Confidential Data.** No confidential data collected, maintained, or used in the course of performance of the Statewide Contract shall be disseminated except as authorized by law and with the written consent of the discloser, either during the period of the Statewide Contract or thereafter. Any data supplied to or created by Contractor uniquely and specifically for the User Agency during the performance of this Agreement shall be considered the property of the State. Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Statewide Contract, in whatever form it is maintained, promptly at the request of the State.

3. **Subpoena.** In the event that a subpoena or other legal process for records containing confidential information is served upon Contractor, Contractor shall promptly notify the State and cooperate with the State in any lawful effort to protect the confidential information.

4. **Reporting of Unauthorized Disclosure.** Contractor shall immediately report in writing to the State any unauthorized disclosure of confidential information

5. **Survives Termination.** Contractor's confidentiality obligation under the Statewide Contract shall survive termination of the Statewide Contract.

G. INDEMNIFICATION

1. **Contractor's Indemnification Obligation.** Contractor agrees to indemnify and hold harmless the State and State officers, employees, agents, and volunteers (collectively, "Indemnified Parties") from any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments, including reasonable value of the time spent by the Attorney General's Office, related to or arising from:

(i) any breach of the Statewide Contract;

(ii) any negligent or wrongful act or omission of Contractor or any employee, agent or subcontractor utilized or employed by Contractor resulting in personal injury or death or damage to real property or tangible personal property;

(iii) any failure of Software or Services to comply with applicable specifications, warranties, and certifications under the Statewide Contract;

(iv) the negligence or fault of Contractor in design, testing, development, manufacture, installation, operation or otherwise with respect to the Software or Services provided under the Statewide Contract;

(v) claims, demands, or lawsuits that, with respect to the Software or any parts thereof, allege product liability, strict product liability, or any variation thereof;

(vi) any failure by Contractor to comply with the "Compliance with the Law" provision of the Statewide Contract;

(vii) any infringement of any copyright, trademark, trade secret, patent, trade dress, or other intellectual property right; or

(viii) any failure by Contractor to adhere to the confidentiality provisions of the Statewide Contract.

Notwithstanding anything to contrary herein, non-Contractor branded products and services are provided subject to the third party manufacturer or licensor's applicable software license and warranty. For any non-Contractor branded products or services, Contractor agrees to flow down any indemnification protection, including indemnification for infringement of any intellectual property rights that Contractor currently or subsequently has in place with the manufacturer or publisher, to the extent that the manufacturer or publisher has given Contractor warranties or indemnities that may be passed through to customers.

2. **Duty to Reimburse State Tort Claims Fund.** To the extent such damage or loss as covered by this indemnification is covered by the State of Georgia Tort Claims Fund ("the Fund"), Contractor agrees to reimburse the Fund. To the full extent permitted by the Constitution and the laws of the State and the terms of the Fund, Contractor waive any right of subrogation against the State, the Indemnified Parties, and the Fund and insurers participating thereunder to the full extent of this indemnification.

3. **Litigation and Settlements.** Contractor shall, at its own expense, be entitled to and shall have the duty to participate in the defense of any suit against the Indemnified Parties. No settlement or compromise of any claim, loss or damage entered into by the Indemnified Parties shall be binding upon Contractor unless approved in writing by Contractor. No settlement or compromise of any claim, loss or damage entered into by Contractor shall be binding upon the Indemnified Parties unless approved in writing by the Indemnified Parties. Subject to approval of the Attorney General of the State of Georgia, the Agency shall tender defense of any such action to Contractor upon request by Contractor

4. **Intellectual Property Infringement Indemnification.**

With respect to third party claims, the State (or its representative) shall notify Contractor of the claim no later than thirty (30) days after the State receives notice of the claim (or sooner if required by law). Notwithstanding the foregoing, the failure by the State or its representatives to notify Contractor within thirty (30) days after the the State receives notice of the claim shall not relieve Contractor of its indemnification obligations unless Contractor demonstrates that it has suffered material prejudice to its defense of the claim as a result of the delay in notification.

Contractor shall, at its own expense, be entitled to and shall have the duty to participate in the defense of any suit instituted against the State and indemnify the State against any award of damages and costs made against the State by a final judgment of a court of last resort in such suit insofar as the same is based on any claim that any of the Contractor Branded Software or Services infringes any United States Letters Patent, copyright, trademark, trade secret or other intellectual property right, provided the State gives the Contractor immediate notice in writing of the institution of such suit, permits Contractor to fully participate in the defense of the same, and gives Contractor all available information, assistance and authority to enable Contractor to do so. Subject to approval of the Attorney General of the State of Georgia, Agency shall tender defense of any such action to Contractor upon request by Contractor. Contractor shall not be liable for any award of judgment against the State reached by compromise or settlement unless Contractor accepts the compromise or settlement. Contractor shall have the right to enter into negotiations for and the right to effect settlement or compromise of any such action, but no such settlement shall be binding upon the State unless approved by the State.

In case any of the Contractor branded services or Software is in any suit held to infringe a third party's intellectual property right and its use is enjoined, Contractor shall, at its option and expense:

(i) procure for the State the right to continue using the Software;
(ii) replace or modify the same so that it becomes non-infringing; or
(iii) remove the same and cancel any future charges pertaining thereto.

Contractor, however, shall have no liability to the State if any patent, copyright, trademark, trade secret or other intellectual property infringement or claim thereof is based upon or arises out of:

(i) compliance with designs, plans or specifications furnished by or on behalf of the User Agency as to the software;
(ii) use of the Software in combination with apparatus or devices not supplied by Contractor;
(iii) use of the Software in a manner for which the same was neither designed nor contemplated; or
(iv) the claimed infringement of any patent or copyright in which the Agency or any affiliate or subsidiary of the Agency has any direct interest by license or otherwise.

For any non-Contractor branded products or services, Contractor agrees to flow down any indemnification protection and intellectual property rights that Contractor currently or subsequently has in place with the manufacturer or publisher, to the extent that the manufacturer or publisher has given Contractor warranties or indemnities that may be passed through to customers.

5. **Survives Termination.** The indemnification obligation of Contractor shall survive termination of the Statewide Contract.

H. INSURANCE

The supplier shall procure and maintain insurance which shall protect the supplier and the State of Georgia (as an additional insured) from any claims for bodily injury, property damage, or personal and advertising injury in support of the indemnification obligations set forth in the statewide contract attached to this solicitation throughout the duration of the statewide contract. The supplier shall procure and maintain the insurance policies described below at the supplier's own expense and shall furnish DOAS an insurance certificate listing the State of Georgia as certificate holder and as an additional insured with respect to the commercial general liability

and automobile liability insurance policies. The Commercial General Liability insurance coverage purchased by the supplier shall include contractual liability coverage applicable to the statewide contract. In addition, the insurance certificate must provide the following information: the name and address of the insured; name, address, telephone number and signature of the authorized agent; name of the insurance company (authorized to operate in Georgia); a description of coverage in detailed standard terminology (including policy period, policy number, and limits of liability.

The supplier is required to maintain the following insurance coverage's during the term of the statewide contract:

1) Workers Compensation Insurance (Occurrence) in the amounts of the statutory limits established by the General Assembly of the State of Georgia (A self-insurer must submit a certificate from the Georgia Board of Workers Compensation stating that the supplier qualifies to pay its own workers compensation claims.) In addition, the supplier shall require all subcontractors occupying the premises or performing work under the statewide contract to obtain an insurance certificate showing proof of Workers Compensation Coverage with the following minimum coverage:

Bodily injury by accident - per employee	$100,000;
Bodily injury by disease - per employee	$100,000;
Bodily injury by disease – policy limit	$500,000.

2) Commercial General Liability Policy with the following minimum coverage:

Each Occurrence Limit	$1,000,000
Personal & Advertising Injury Limit	$1,000,000
General Aggregate Limit	$2,000,000
Products/Completed Ops. Aggregate Limit	$2,000,000

3) Automobile Liability

Combined Single Limit	$1,000,000

The foregoing policies shall contain a provision that coverage afforded under the policies will not be canceled, or not renewed or allowed to lapse for any reason until at least thirty (30) days prior written notice has been given to the named insured. Certificates of Insurance showing such coverage to be in force shall be filed with DOAS prior to commencement of any work under the statewide contract. The foregoing policies shall be obtained from insurance companies licensed to do business in Georgia and shall be with companies acceptable to DOAS, which must have a minimum A.M. Best rating of A-. All such coverage shall remain in full force and effect during the term and any renewal or extension thereof.

Within ten (10) business days of award, the awarded supplier must procure the required insurance and provide DOAS with two (2) Certificates of Insurance. Certificates must reference the contract number. The supplier's submitted pricing must include the cost of the required insurance. No contract performance shall occur unless and until the required insurance certificates are provided.

I. BONDS

Contractor shall provide all required bonds in accordance with the terms of the RFX and as stated in the Statewide Contract Form.

J. WARRANTIES

1. **Construction of Warranties Express in the Contract with Warranties Implied by Law.** All warranties made by Contractor and/or subcontractors in all provisions of the Statewide Contract and Contractor's Response, whether or not the Statewide Contract specifically denominates Contractor's and/or subcontractors' promise as a warranty or whether the warranty is created only by Contractor's affirmation or promise, or is created by a description of the Software and Services to be provided, or by provision of samples to the State, shall not be construed as limiting or negating any warranty provided by law. The warranties express in the Statewide Contract are intended to modify the warranties implied by law only to the extent that they expand the warranties applicable to the Software and Services provided by Contractor. Contractor shall assign and pass through to the State all applicable third party software publishers' warranties, covenants and indemnification provisions, to the extent that the manufacturer or publisher has given Contractor warranties or indemnities that may be passed through to customers. The provisions of this section apply during the term of the Statewide Contract and any extensions or renewals thereof.

2. **Warranty – Nonconforming Software or Services.** All Software and Services that Contractor delivers to User Agencies shall be free from any defects in design, material, or workmanship. Following acceptance, if any Software or Service offered by Contractor is found to be defective in material or workmanship or does not conform to manufacturer's or publisher's warranty, User Agency shall have the option of returning, repairing, or replacing the defective Software or Service at Contractor's expense in accordance with the terms of the applicable warranty.

   Payment for the defective Software or Service shall not constitute acceptance. Acceptance by a User Agency shall not relieve Contractor of its warranty or any other obligation under the Statewide Contract.

3. **Compliance with Federal Acts.** To the extent such requirements are applicable to the subject Software, Contractor warrants and guarantees to State that the Software provided under the Statewide Contract is in compliance with Sections 5 and 12 of the Federal Trade Commission Act; the Fair Packaging and Labeling Act; the Federal Food, Drug, and Cosmetic Act; the Consumer Product Safety Act; the Federal Environmental Pesticide Control Act; the Federal Hazardous Substances Act; the Fair Labor Standards Act; the Wool Products Labeling Act; the Flammable Fabrics Act; the Occupational Safety and Health Act; the Office of Management and Budget A-110 Appendix A; and the Anti-Kickback Act of 1986.

   NOTHING IN THIS SECTION J SHALL EXCLUDE OR LIMIT DELL'S WARRANTY OR LIABILITY FOR LOSSES THAT MAY NOT BE LAWFULLY EXCLUDED OR LIMITED BY APPLICABLE LAW. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF CERTAIN WARRANTIES OR CONDITIONS OR THE LIMITATION OR EXCLUSION OF LIABILITY FOR LOSS OR DAMAGE CAUSED BY NEGLIGENCE, BREACH OF CONTRACT, BREACH OF IMPLIED TERMS, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME JURISDICTIONS DO NOT ALWAYS ENFORCE CLASS ACTION OR JURY WAIVERS, AND MAY LIMIT FORUM SELECTION CLAUSES AND STATUTE OF LIMITATIONS PROVISIONS, AS SUCH, ONLY THE LIMITATIONS THAT ARE LAWFULLY APPLIED TO YOU IN YOUR JURISDICTION WILL APPLY TO YOU, AND DELL'S LIABILITY WILL BE LIMITED TO THE MAXIMUM EXTENT PERMITTED BY LAW.

   Notwithstanding any term to the contrary in this Agreement, to the maximum extent permitted by law, Non-Dell branded Software and Services are provided subject to the third party publisher or providor's applicable warranties and software license. Dell

agrees to pass through to purchaser any indemnification or warranty provided by the provider, publisher, licensor with respect to intellectual property, infringement or indemnification with respect thereto, to the extent that the manufacturer or publisher has given Contractor warranties or indemnities that may be passed through to customers.

4. **Conformity with Contractual Requirements.** Contractor represents and warrants that the Software and Services provided in accordance with the Statewide Contract will appear and operate in conformance with the terms and conditions of the Statewide Contract.

5. **Authority to Enter into Contract.** Contractor represents and warrants that it has full authority to enter into the Statewide Contract and that it has not granted and will not grant any right or interest to any person or entity that might derogate, encumber or interfere with the rights granted to the State.

6. **Obligations Owed to Third Parties.** Contractor represents and warrants that all obligations owed to third parties with respect to the activities contemplated to be undertaken by Contractor pursuant to the Statewide Contract are or will be fully satisfied by Contractor so that the State will not have any obligations with respect thereto.

7. **Title to Property.** Contractor represents and warrants that for third party products, it is authorized by the publisher to deliver the third party Software provided under this Agreement; and for Dell-branded Software title to any Software or property assigned, conveyed or licensed to the State is good and that transfer of title or license to the State is rightful and that all property shall be delivered free of any security interest or other lien or encumbrance. Title to any supplies, materials, or equipment shall remain in the Contractor until acceptance by the User Agencies. The Software provided by Dell hereunder shall be sourced through only authorized distributors or providers. Except as otherwise expressly authorized by the Agency, all materials produced uniquely and specifically for the User Agency by Contractor personnel in performance of Services, including but not limited to software, charts, graphs, diagrams, video tapes and other project documentation shall be deemed to be works made for hire and shall be the property of the State of Georgia; subject to the following:
   (i) Dell has received full payment for the deliverables and applicable Services, and
   (ii) each party will retain all Intellectual Property Rights that it owned or controlled prior to the effective date of this Agreement or that it develops or acquires from activities independent of the Services performed under this Agreement ("Background IP"),

8. **Industry Standards.** Contractor represents and expressly warrants that all aspects of the Software and Services provided or used by it shall at a minimum conform to the standards in Contractor's industry. This requirement shall be in addition to any express warranties, representations, and specifications included in the Statewide Contract, which shall take precedence.

9. **Contractor's Personnel and Staffing.** Contractor warrants that all persons assigned to perform Services under this Statewide Contract are either lawful employees of Contractor or lawful employees of a subcontractor authorized by the Agency as specified in the RFX. All of Contractor's or any subcontractor's personnel shall comply with the confidentiality requirements of the Statewide Contract and the security requirements of the applicable Agency or User Agencies while on State property. In the event that any of Contractor's or subcontractor's personnel do not comply with such confidentiality and security requirements, the Agency or User Agencies may have the personnel removed from the premises.

   All persons assigned to perform Services under this Statewide Contract shall be qualified to

perform such Services. Personnel assigned by Contractor shall have all professional licenses required to perform the Services. If the Agency or a User Agency believes that the performance or conduct of any person employed or retained by Contractor to perform any Services hereunder is unsatisfactory for any reason or is not in compliance with the provisions of this Statewide Contract, the Agency or User Agencies shall notify Contractor in writing and Contractor shall promptly address the performance or conduct of such person, or, at the Agency or User Agency's request, immediately replace such person with another person acceptable to the Agency or User Agency and with sufficient knowledge and expertise to perform the Services in accordance with this Contract.

Contractor warrants that an adequate number of appropriately qualified personnel will be employed and available to provide the Services in accordance with the schedule and maintenance requirements set forth in the RFX and this Statewide Contract.

10. **State Security.** Agency requires that a criminal background investigation be made of any and all Contractor personnel used to provide Services to the State

Dell Marketing L.P. ("Dell") hereby affirms that a security background check ("SBC") is performed on each Dell employee, intern, and potential new hire. This SBC consists of criminal county searches, federal searches, and verification of personally identifying information. Dell's SBC standards require that an individual's SBC reflects:

- No felony conviction or "nolo contendre" or "no contest" plea within the preceding seven years;
- No conviction of or "nolo contendre" or "no contest" plea to a disqualifying misdemeanor offense within the preceding five years;
- No uncompleted deferred adjudication, probation, or parole for any felony or disqualifying misdemeanor offense (regardless of whether the conviction itself is within the preceding seven or five year period);
- No pending court date, charge, or warrant relating to any felony or any violent misdemeanor;
- No identification as an active sex offender using an available sex offender database;
- Provided that Dell generally will not disqualify an individual for employment if the individual's SBC reflects a single conviction, charge, or warrant for certain minor misdemeanor offenses related to gambling, alcohol, tobacco, licenses or moving violations, except in the instance of injury or damage to people or property or a second offense of DWI without injury.

Dell further affirms that a drug screen is performed on each Dell employee, intern, and potential new hire and all contractors. This drug screen checks for the presence of amphetamine metabolites (1000 ng/mL), cocaine metabolites (300 ng/mL), marijuana (50 ng/mL), opiate metabolites (2000 ng/mL) and phencyclidine metabolites (25 ng/mL).

Contractor agrees to comply with User Agency on-site safety and security requirements that are provided to Contractor prior to the provision of on-site services. Contractor represents and warrants that Contractor shall refrain from assigning personnel to any task under this Statewide Contract if Contractor's investigation or an investigation by the State reveals a disregard for the law or other background that indicates an unacceptable security risk as determined by the State. Contractor's employees, agents and subcontractors may be granted access to State computers, hardware, software, programs and/or information technology infrastructure or operations to the extent necessary to carry out Contractor's responsibilities under the Statewide Contract. Such access may be terminated at the sole discretion of the State. Contractor shall provide immediate notice to Agency of any employees, agents and/or

subcontractors suspected of abusing or misusing such access privilege. Contractor represents and warrants that Contractor shall provide prompt notice to Agency of the changed status of any employee, agent or subcontractor granted access to State computers, hardware, software, programs and/or information technology infrastructure or operations, including, but not limited to, termination or change of the position or contract relationship.

11. **Use of State Vehicles.** Contractor warrants that no State vehicles will be used by Contractor for the performance of Services under this Statewide Contract. Contractor shall be responsible for providing transportation necessary to perform all Services.

K. PRODUCT RECALL

In the event that any of the Software or materials are found by Contractor, the State, any governmental agency, or court having jurisdiction to contain a defect, serious quality or performance deficiency, or not to be in compliance with any standard or requirement so as to require or make advisable that such Software be reworked or recalled, Contractor will promptly communicate all relevant facts to Agency and undertake all corrective actions, including those required to meet all obligations imposed by laws, regulations, or orders, and shall file all necessary papers, corrective action programs, and other related documents, provided that nothing contained in this section shall preclude Agency from taking such action as may be required of it under any such law or regulation. Contractor shall perform all necessary repairs or modifications at its sole expense except to any extent that Contractor and the State shall agree to the performance of such repairs by the State upon mutually acceptable terms.

L. CONTRACT ADMINISTRATION

1. **Order of Preference.** In the case of any inconsistency or conflict among the specific provisions of the Statewide Contract Terms and Conditions (including any amendments accepted by both Agency and Contractor and the Awarded Item Schedule, if any), the RFX (including any subsequent addenda and written responses to bidders' questions), and Contractor's Response, any inconsistency or conflict shall be resolved as follows:

   (i) First, by giving preference to this Statewide Contract.

   (ii) Second, by giving preference to the specific provisions of the RFX.

   (iii) Third, by giving preference to the specific provisions of Contractor's Response, except that objections or amendments by Contractor that have not been explicitly accepted by Agency in writing shall not be included in this Statewide Contract and shall be given no weight or consideration.

2. **Intent of References to Bid Documents.** The references in this document to the parties' obligations are intended to supplement or clarify the obligations as stated in the RFX and Contractor's Response. The failure of the parties to make reference to the terms of the RFX or Contractor's Response in this document shall not be construed as creating a conflict and will not relieve Contractor of the contractual obligations imposed by the terms of the RFX and Contractor's Response. The contractual obligations of the Agency cannot be implied from Contractor's Response.

3. **Compliance with the Law.** Contractor, its employees, agents, and subcontractors shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations and orders now or hereafter in effect when performing under the Statewide Contract, including without limitation, all laws applicable to the prevention of discrimination in employment and the

use of targeted small businesses as subcontractors or contractors. Dell requires its subcontractors to self-certify to state law requirements. Dell will use commercially reasonable efforts to ensure legally required certifications are made.

Certain equipment, software and technical data that may be provided hereunder may be subject to export and re-export controls under the U.S. Export Administration Regulations, International Traffic in Arms Regulations, U.S. Department of Energy Regulations, U.S. Nuclear Regulatory Commission Regulations and/or similar laws and regulations of the United States or other countries. Contractor shall comply with all export and re-export laws and regulations, including without limitation laws and regulations that may apply to certain equipment, software and technical data provided hereunder.

Contractor shall also comply with all import and customs laws and regulations, with all local license and permit requirements, with the European Data Protection Directive, with the U.S. Foreign Corrupt Practices Act, and with all applicable foreign corrupt practices acts.

Contractor, its employees, agents and subcontractors shall also comply with all federal, state and local laws regarding business permits and licenses that may be required to carry out the work performed under the Statewide Contract. Contractor and Contractor's personnel shall also comply with all State, Agency, and User Agency policies and standards in effect during the performance of the Statewide Contract, including but not limited to the Agency and User Agencies' policies and standards relating to personnel conduct, security, safety, confidentiality, and ethics. Further, the provisions of O.C.G.A. Section 45-10-20 et seq. have not been and must not be violated under the terms of this Statewide Contract.

Contractor shall require its subcontractors to self-certify to state law requirements and shall cause its subcontractors to obtain and maintain all approvals, permissions, permits, licenses, and other documentation required to comply with all applicable laws, rules or regulations. Contractor agrees that any failure by Contractor or Contractor's employees to comply with any of the obligations of this section may be treated by the Agency as a material breach of this Statewide Contract by Contractor.

4. **Drug-free Workplace.** Contractor hereby certifies as to items (i) and (ii) below and under item (iii) below Contractor will require all its subcontractors to comply with all applicable Federal and state laws and regulations and to self-certify such compliance:

   (i) Contractor will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of this Statewide Contract; and

   (ii) if Contractor has more than one employee, including Contractor, Contractor shall provide for such employee(s) a drug-free workplace, in accordance with the Georgia Drug-free Workplace Act as provided in O.C.G.A. Section 50-24-1 et seq., throughout the duration of this Statewide Contract; and

   (iii) Contractor will secure from any subcontractor hired to work on any job assigned under this Statewide Contract the following written certification: "As part of the subcontracting agreement with (Contractor's Name), (Subcontractor's Name) certifies to the contractor that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph 7 of subsection (b) of Official Code of Georgia Annotated Section 50-24-3."

Contractor may be suspended, terminated, or debarred if it is determined that:

(i) Contractor has made false certification hereinabove; or

(ii) Contractor has violated the certification by failure to carry out the requirements of O.C.G.A. Section 50-24-3(b).

5. **Amendments.** The Statewide Contract may be amended in writing from time to time by mutual consent of the parties and upon approval by Agency. All amendments to the Statewide Contract must be in writing and fully executed by duly authorized representatives of Agency and Contractor.

6. **Third Party Beneficiaries.** There are no third-party beneficiaries of the Statewide Contract. The Statewide Contract is intended only to benefit the State and Contractor.

7. **Choice of Law and Forum.** The laws of the State of Georgia shall govern and determine all matters arising out of or in connection with this Statewide Contract without regard to the choice of law provisions of State law. In the event any proceeding of a quasi-judicial or judicial nature is commenced in connection with this Statewide Contract, such proceeding shall solely be brought in a court or other forum of competent jurisdiction within Fulton County, Georgia. This provision shall not be construed as waiving any immunity to suit or liability, including without limitation sovereign immunity, which may be available to the State.

8. **Parties' Duty to Provide Notice of Intent to Litigate and Right to Demand Mediation.** In addition to any dispute resolution procedures otherwise required under this Statewide Contract or any informal negotiations that may occur between the State and Contractor, no civil action with respect to any dispute, claim or controversy arising out of or relating to this Statewide Contract may be commenced without first giving fourteen (14) calendar days written notice to the State of the claim and the intent to initiate a civil action. At any time prior to the commencement of a civil action, either the State or Contractor may elect to submit the matter for mediation. Either the State or Contractor may exercise the right to submit the matter for mediation by providing the other party with a written demand for mediation setting forth the subject of the dispute. The parties will cooperate with one another in selecting a mediator and in scheduling the mediation proceedings. Venue for the mediation will be in Atlanta, Georgia; provided, however, that any or all mediation proceedings may be conducted by teleconference with the consent of the mediator. The parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs; provided, however, that the cost to the State shall not exceed five thousand dollars ($5,000.00).

All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the parties, their agents, employees, experts and attorneys, and by the mediator or employees of any mediation service, are inadmissible for any purpose (including but not limited to impeachment) in any litigation or other proceeding involving the parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Inadmissibility notwithstanding, all written documents shall nevertheless be subject to the Georgia Open Records Act, O.C.G.A. Section 50-18-70 et seq.

No party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, forty-five (45) calendar days after the date of filing the written request for mediation with the mediator or mediation service, or sixty (60) calendar days after the delivery of the written demand for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action, if the parties so desire.

9. **Assignment and Delegation.** The Statewide Contract may not be assigned, transferred or conveyed in whole or in part without the prior written consent of Agency. For the purpose of construing this clause, a transfer of a controlling interest in Contractor shall be considered an assignment.

10. **Use of Third Parties.** Except as may be expressly agreed to in writing by Agency, Contractor shall not subcontract, assign, delegate or otherwise permit anyone other than Contractor or Contractor's personnel to perform any of Contractor's obligations under this Statewide Contract or any of the work subsequently assigned under this Statewide Contract. Agency's designated contract administrator shall have the right to approve the addition of any new subcontractors. No subcontract that Contractor enters into with respect to performance of obligations or work assigned under the Statewide Contract shall in any way relieve Contractor of any responsibility, obligation or liability under this Statewide Contract or for the act or omission of any subcontractor, agent, or employee. All restrictions, obligations and responsibilities of Contractor under the Statewide Contract shall also apply to each subcontractor. Any contract with a subcontractor must also preserve the rights of Agency. Agency shall have the right to request the removal of a subcontractor from the Statewide Contract for good cause.

11. **Integration.** The Statewide Contract represents the entire agreement between the parties. The parties shall not rely on any representation that may have been made that is not included in the Statewide Contract.

12. **Headings or Captions.** The paragraph headings or captions used in the Statewide Contract are for identification purposes only and do not limit or construe the contents of the paragraphs.

13. **Not a Joint Venture.** Nothing in the Statewide Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, (or other association of any kind or agent and principal relationship) between the parties thereto. Each party shall be deemed to be an independent contractor contracting for Software and Services and acting toward the mutual benefits expected to be derived herefrom. Neither Contractor nor any of Contractor's agents, servants, employees, subcontractors or contractors shall become or be deemed to become agents, servants, or employees of the State. Contractor shall therefore be responsible for compliance with all laws, rules and regulations involving its employees and any subcontractors, including but not limited to employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to the Statewide Contract.

14. **Joint and Several Liability.** If Contractor is a joint entity, consisting of more than one individual, partnership, corporation or other business organization, all such entities shall be jointly and severally liable for carrying out the activities and obligations of the Statewide Contract, and for any default of activities or obligations.

15. **Supersedes Former Contracts or Agreements.** Unless otherwise specified in the Statewide Contract, this Statewide Contract supersedes all prior contracts or agreements between Agency and Contractor for the Software and Services provided in connection with the Statewide Contract.

16. **Waiver.** Except as specifically provided for in a waiver signed by duly authorized representatives of Agency and Contractor, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Statewide Contract shall not be construed as affecting any subsequent right to require performance or to claim a

breach.

17. **Notice.** Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail, return receipt requested, by receipted hand delivery, by Federal Express, courier or other similar and reliable carrier and shall be addressed to the person who signed the Statewide Contract on behalf of the party at the address identified in the Statewide Contract Form. Each such notice shall be deemed to have been provided:

    (i) at the time it is actually received; or,

    (ii) within one (1) day in the case of overnight hand delivery, courier or services such as Federal Express with guaranteed next day delivery; or,

    (iii) within five (5) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

    From time to time, the parties may change the name and address of the person designated to receive notice. Such change of the designated person shall be in writing to the other party and as provided herein.

18. **Cumulative Rights.** The various rights, powers, options, elections and remedies of any party provided in the Statewide Contract shall be construed as cumulative and not one of them is exclusive of the others or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of any party to pursue any other equitable or legal remedy to which any party may be entitled as long as any default remains in any way unremedied, unsatisfied or undischarged.

19. **Severability.** If any provision of the Statewide Contract is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of the Statewide Contract. Further, if any provision of the Statewide Contract is determined to be unenforceable by virtue of its scope, but may be made enforceable by a limitation of the provision, the provision shall be deemed to be amended to the minimum extent necessary to render it enforceable under the applicable law. Any agreement of Agency and Contractor to amend, modify, eliminate, or otherwise change any part of this Statewide Contract shall not affect any other part of this Statewide Contract, and the remainder of this Statewide Contract shall continue to be of full force and effect.

20. **Time is of the Essence.** Time is of the essence with respect to the performance of the terms of the Statewide Contract. Contractor shall ensure that all personnel providing Software and Services to the State are responsive to the State's requirements and requests in all respects.

21. **Authorization.** The persons signing this Statewide Contract represent and warrant to the other parties that:

    (i) the party on whose behalf it signs has the right, power and authority to enter into and perform its obligations under the Statewide Contract; and

    (ii) it has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery and performance of the Statewide Contract and the Statewide Contract constitutes a legal, valid and binding obligation upon itself in accordance with its terms.

22. **Successors in Interest.** All the terms, provisions, and conditions of the Statewide Contract

shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.

23. **Record Retention and Access.** Contractor shall maintain books, records and documents that sufficiently and properly document and calculate all charges billed to the State throughout the term of the Statewide Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Contractor should maintain separate accounts and records for Agency and the User Agencies. Records to be maintained include both financial records and service records. DOAS may audit contractor no more often than once per year, unless otherwise required by applicable law or agreed to by the parties, Contractor shall permit the Auditor of the State of Georgia or any authorized representative of the State, and where federal funds are involved, the Comptroller General of the United States, or any other authorized representative of the United States government, to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of Contractor relating to orders, invoices or payments or any other documentation or materials pertaining to the Statewide Contract, wherever such records may be located during normal business hours. Contractor shall not impose a charge for audit or examination of Contractor's books and records. If an audit discloses incorrect billings or improprieties, the State reserves the right to charge Contractor for the cost of the audit and appropriate reimbursement. Evidence of criminal conduct will be turned over to the proper authorities.

24. **Solicitation.** Contractor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Statewide Contract upon an agreement or understanding for commission, percentage, brokerage or contingency.

25. **Public Records.** The laws of the State of Georgia, including the Georgia Open Records Act, as provided in O.C.G.A. Section 50-18-70 et seq., require procurement records and other records to be made public unless otherwise provided by law.

26. **Clean Air and Water Certification.** Contractor certifies that none of the facilities it uses to provide Software or Services under the Statewide Contract are on the Environmental Protection Agency (EPA) List of Violating Facilities. Contractor will immediately notify the Agency of the receipt of any communication indicating that any of Contractor's facilities is under consideration to be listed on the EPA List of Violating Facilities.

27. **Debarred, Suspended, and Ineligible Status.** Contractor certifies that neither Contractor nor any of its subcontractors has been debarred, suspended, or declared ineligible by any agency of the State of Georgia or as defined in the Federal Acquisition Regulations (FAR) 48 C.F.R. Ch.1 Subpart 9.4. Contractor will immediately notify Agency if Contractor is debarred by the State or placed on the Consolidated List of Debarred, Suspended, and Ineligible Contractors by a federal entity.

28. **Use of Name or Intellectual Property**. Contractor agrees it will not use the name or any intellectual property, including but not limited to, State trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the State.

29. **Taxes.** User Agencies are exempt from Federal Excise Taxes, and no payment will be made for any taxes levied on Contractor's employee's wages. User Agencies are exempt from State and Local Sales and Use Taxes on the services. Tax Exemption Certificates will be furnished upon request.

30. **Certification Regarding Sales and Use Tax.** By executing the Statewide Contract the Contractor certifies it either (a) is registered with the State Department of Revenue, collects, and remits State sales and use taxes as required by Georgia law, including Chapter 8 of Title 48 of the O.C.G.A.; or (b) is not a "retailer" as defined in O.C.G.A. Section 48-8-2. Contractor also acknowledges that the State may declare the Statewide Contract void if the above certification is false. Contractor also understands that fraudulent certification may result in Agency or its representative filing for damages for breach of contract.

31. **Delay or Impossibility of Performance.** Neither party shall be in default under the Statewide Contract if performance is delayed or made impossible by an act of God. In each such case, the delay or impossibility must be beyond the control and without the fault or negligence of Contractor. If delay results from a subcontractor's conduct, negligence or failure to perform, Contractor shall not be excused from compliance with the terms and obligations of the Statewide Contract.

32. **Limitation of Contractor's Liability to the State.** Except as otherwise provided in this Statewide Contract, Contractor's liability to the State for any claim of damages arising out of this Statewide Contract shall be limited to direct damages and shall not exceed 125% of the total amount paid to Contractor during the prior 12 months of this Agreement for its performance under this Statewide Contract..

    No limitation of Contractor's liability shall apply to Contractor's liability for loss or damage to State equipment or other property due to Contractor's negligent or intentional wrongful act or omission while such equipment or other property is in the sole care, custody, and control of Contractor's personnel. Contractor hereby expressly agrees to assume all risk of loss or damage to any such State equipment or other property in the care, custody, and control of Contractor's personnel. Contractor further agrees that equipment transported by Contractor personnel in a vehicle belonging to Contractor (including any vehicle rented or leased by Contractor or Contractor's personnel) shall be deemed to be in the sole care, custody, and control of Contractor's personnel while being transported.

    NEITHER PARTY SHALL BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PRODUCTS, SOFTWARE, OR SERVICES PROVIDED HEREUNDER. EXCEPT FOR CUSTOMER'S BREACH OF PAYMENT OBLIGATIONS, NEITHER PARTY SHALL HAVE LIABILITY FOR THE FOLLOWING: (1) LOSS OF REVENUE, INCOME, PROFIT, OR SAVINGS; (2) LOST OR CORRUPTED DATA OR SOFTWARE, LOSS OF USE OF A SYSTEM OR NETWORK OR THE RECOVERY OF SUCH, PROVIDED THAT THIS LIMITATION SHALL NOT APPLY TO DAMAGES ARISING DIRECTLY FROM A PARTY'S INTENTIONAL WRONGFUL ACTS OR A PARTY'S FAILURE TO BACK-UP DATA IF SUCH PARTY SPECIFICALLY AGREES WITHIN A STATEMENT OF WORK TO BE RESPONSIBLE FOR BACKING-UP DATA; (3) LOSS OF BUSINESS OPPORTUNITY; OR (4) DELIVERABLES, DELL PRODUCTS, OR THIRD-PARTY PRODUCTS NOT BEING AVAILABLE FOR USE.

    Nothing in this section shall limit or affect Contractor's liability arising from claims brought by any third party.

33. **Obligations Beyond Contract Term.** The Statewide Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to the Statewide Contract. All obligations of Contractor incurred or existing under the Statewide Contract as of the date of expiration, termination or cancellation will survive the termination, expiration or

conclusion of the Statewide Contract.

34. **Counterparts.** Agency and Contractor agree that the Statewide Contract has been or may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts shall together constitute one and the same instrument.

35. **Further Assurances and Corrective Instruments.** Agency and Contractor agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, supplements hereto and further instruments as may reasonably be required for carrying out the express intention of the Statewide Contract.

36. **Transition Cooperation and Cooperation with other Contractors.** Contractor agrees that upon termination of this Statewide Contract for any reason, it shall provide sufficient efforts and cooperation to ensure an orderly and efficient transition of services to the State or another contractor. Contractor shall provide full disclosure to the State and the third-party contractor about the equipment, software, or services required to deliver or run Software and to perform Services for the State. Contractor shall transfer licenses or assign agreements for any software or third-party services used to provide the Services to the State or to another contractor.

    Further, in the event that the State has entered into or enters into agreements with other contractors for additional work related to services rendered under the Statewide Contract, Contractor agrees to cooperate fully with such other contractors. Contractor shall not commit any act that will interfere with the performance of work by any other contractor.

Exhibit A
AWARDED SOFTWARE CATEGORY DESCRIPTION

(Awarded Item Schedule)

The Georgia Department of Administrative Services ("DOAS" or "Agency") on behalf of the State of Georgia awards to Dell Marketing, L.P. ("Dell" or "Contractor") a Statewide Contract for Software in the following Categories:

Category 1: End User Software; and

Category 2: Enterprise Software; and

Category 3: Microsoft Reseller Services; and

Category 4: Oracle;

subject to the following:

The Services that Contractor provides as all or part of a User Agency acquisition through or under the Statewide Contract for Software may include support, maintenance, training, consulting and installation but not implementation services.

The Statewide Contract for Software does not offer services that are in the nature of project work. Accordingly, Services for Software consulting or installation that Contractor provides a User Agency through the Statewide Contract for Software shall not exceed (a) seven (7) days' or one calendar week's effort by a team of Dell professionals (including simultaneous concurrent efforts of multiple professionals that do not exceed one week's duration); or (b) eighty (80) hours (total) of billable work provided at the rates contained in Dell's proposal that forms part of the contract, whichever is greater.

Installation is defined for purposes of this Contact to include performing site surveys, installs, tests, and validating operational automation and communications equipment/software as specified by installation standards, manufacturer's guidance, and safety codes.

Although Dell's proposal may include products for hosted services and software as a service ("Saas"), **the Statewide Contract awarded does not currently include any product, software or service to be hosted on a server other than a server under the direct control of the State or the State's Facilities Manager (as that term is defined in this Contract); the Statewide Contract Award does not include SaaS or hosted Software.**

However, the State acknowledges that some hosted software or software as a service

may be within the scope of the RFP, and the State may amend the Contract Award to include these products after the State and Contractor agree upon additional terms and conditions for hosted services consistent with the GTA Enterprise Operational Environment standard (standard SO-10-003.02 – available at http://gta.georgia.gov/vgn/images/portal/cit_1210/3/62/148819638Enterprise%20Operational%20Environment,%20SO-10-003.02.pdf).

Statewide Contract Information Sheet

Statewide Contract Number	**99999-SPD-SPD0000060**	**NIGP Code**	**See page 5**
Name of Contract	**Statewide Contracts for Software and Ancillary Services**		
Effective Date	**August 2012**	**Expiration Date**	**April 30, 2022**

Contract Table of Contents

Suppliers Awarded	**6**	**Contract Information:**	**Categories 1, 2, 3, 4 Convenience**

Contract Information for Supplier	**Page Number**
Dell Marketing, LP (Categories 1, 2 and 3)	**2, 3**
Additional Contract Information	
General Contract Information	**2**
Category Description	**4**
DOAS Contact Information	**5**

Georgia®
Department of Administrative Services
Customer Focused. Performance Driven

Supplier Information Sheet

Contract Information	
Statewide Contract Number	**99999-SPD-SPD0000060-0006**
Contract Name	**Statewide Contracts for Software and Ancillary Services**
PeopleSoft Supplier Number	**0000015689**
Supplier Name & Address	
Dell Marketing, LP One Dell Way Round Rock, TX 78682	(Categories 1, 2 and 3)
Contract Administrator	
Katherine Dunay Contract Program Manager Dell Legal 512-723-0818 Katherine_Dunay@Dell.com	
Contact Details	
Ordering Information	To place an order: 1. Obtain a new quote from: Mike Stynda Solutions Account Executive AL/GA/MS Dell, Inc. 727-365-6618 Mike.Stynda@dell.com (DOAS recommends obtaining quotes from more than one supplier.) 2. Verify %age discount matches contract 3.Submit order to vendor per instructions provided on vendor quote according to your preferred payment method (PO, Pcard or other).

Remitting Information	Dell Marketing, L.P. c/o Dell USA L.P. P.O. Box 534118 Atlanta, GA 30353-4118
Delivery Days	Purchase Order must be placed prior to download or installation of each copy of software and prior to each subsequent renewal term.
Discounts	See minimum discounts on cost sheet.
Payment Terms	Net 30 Days
Bid Offer Includes	State and Local Government
Acceptable payment method	Supplier will accept Purchase Orders and the Purchasing Card under this Contract as permitted by current policies governing the Purchasing Card program.

General Contract Information

DOAS competed and awarded the Statewide Contracts for Software by Category. The Categories of Software that each supplier's contract award includes are identified on the Information Sheet for the Supplier.

Suppliers submitted proposals to provide software from specific publishers at certain discounts from publisher's standard price (equivalent to an MSRP) as shown on the cost sheet for the relevant supplier and category.

All discounts shown are minimum discounts, and suppliers may provide additional or deeper discounts to state and local agencies under the Statewide Contracts for Software.

Agencies should ask for "Academic pricing" if they are obtaining quotes for schools, colleges or administrative offices of educational organizations. The discounts available may differ depending on the type of academic organization; academic

organizations receive significantly lower prices or significantly deeper discounts from many software publishers.

Agencies must place purchase orders prior to downloading or using software. Unless the agency acquires a perpetual license and does not incur charges for maintenance, the agency must also place a purchase order each year prior to incurring software renewal fees or maintenance or other charges.

For Category 3, Microsoft Reseller Services, the State has three (3) authorized resellers: CDWG, Dell and SHI. Each reseller may deliver software under any of the State of Georgia master agreements with Microsoft. These include the Enterprise Agreement, the Select Plus Agreement for State and Local Government, the Select Plus Academic Agreement, and an EES Agreement. Each supplier that holds a contract that includes Category 3 has certified Microsoft licensing specialists who are trained to provide assistance on the various Microsoft licensing programs.

The Statewide Contracts for Software include training, assessment and installation services. The contracts do not include implementation services or project work. Please see the Exhibit A to each supplier's contract for details of the services permitted to be provided through that contract.

CATEGORY DESCRIPTION

Category 1: End User Software. Generally, these are desktop software products.

Category 2: Enterprise Software. These are server-based systems.

Category 3: Microsoft Reseller Services. See above for more detail about State's Agreements for Microsoft software.

Category 4: Oracle Software and Databases (including PeopleSoft). Category

4 contracts are Convenience contracts.

NIGP CODES FOR SOFTWARE:
20429, 20447, 20529, 20547, 20655, 20800, 20811, 20812, 20815, 20818, 20819, 20820, 20830, 20832, 20836, 20841, 20842, 20844, 20845, 20846, 20851, 20853,20854, 20856, 20857, 20858, 20859, 20860, 20861, 20864, 20865, 20867, 20870,20872, 20877, 20880, 20881, 20882, 20883, 20885, 20886, 20888, 20900, 20912, 20913, 20914, 20922, 20924, 20937, 20942, 20943, 20945, 20946, 20947, 20949, 20952, 20954, 20958, 20959, 20960, 20962, 20966, 20970, 20973, 20978, 20982, 20984, 20986, 20987, 91829, 92000, 92004, 92007, 92014, 92015, 92016, 92027, 92032, 92044, 92045, 92046, 92049, 92056, 92063, 92091, 92094, 92095, 92096, 96728, 98574

Extension 2: July 1, 2018 - May 30, 2019
Extension 3: June 1, 2019 – April 30, 2020
Extension 4: June 1, 2020 – April 30, 2021
EXTENSION 5: MAY 1, 2021 - APRIL 30, 2022

DOAS CONTACT INFORMATION:

Name: Donnie Treadway

Contract Management Specialist

Phone: 404-463-0824

email: donnie.treadway@doas.ga.gov

Procurement Help Desk

Telephone: 404 -657-6000

Email: procurementhelp@doas.ga.gov

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MEMORANDUM OF INSURANCE	DATE 17-Apr-2026

This Memorandum is issued as a matter of information only to authorized viewers for their internal use only and confers no rights upon any viewer of this Memorandum. This Memorandum does not amend, extend or alter the coverage described below. This Memorandum may only be copied, printed and distributed within an authorized viewer and may only be used and viewed by an authorized viewer for its internal use. Any other use, duplication or distribution of this Memorandum without the consent of Marsh is prohibited. "Authorized viewer" shall mean an entity or person which is authorized by the insured named herein to access this Memorandum via https://marshdigital.marsh.com/marshconnect/viewMOI.action?clientId=362542334. Marsh USA LLC dba Marsh Risk & Insurance Services The information contained herein is as of the date referred to above. Marsh shall be under no obligation to update such information.

PRODUCER	COMPANIES AFFORDING COVERAGE
Marsh USA LLC dba Marsh Risk & Insurance Services ("Marsh")	Co. **A** Zurich American Insurance Company
INSURED Dell Technologies Inc. and all Subsidiaries One Dell Way - RR1-50 Round Rock Texas 78682 United States	Co. **B** American Guarantee and Liability Insurance Company
	Co. **C** American Zurich Insurance Company
	Co. **D** Syndicate 2623/623 at Lloyd's
	Co. **E**
	Co. **F**

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS MEMORANDUM MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS LIMITS IN USD UNLESS OTHERWISE INDICATED
A	GENERAL LIABILITY Commercial General Liability Occurrence	GLO699017802	01-Mar-2026	01-Mar-2027	GENERAL AGGREGATE USD 10,000,000 PRODUCTS - COMP/OP AGG USD 10,000,000 PERSONAL AND ADV INJURY USD 5,000,000 EACH OCCURRENCE USD 5,000,000 FIRE DAMAGE (ANY ONE FIRE) USD 5,000,000

					MED EXP (ANY ONE PERSON)	USD 10,000
A	AUTOMOBILE LIABILITY Any Auto Hired Autos Non-Owned Autos	BAP699017702	01-Mar-2026	01-Mar-2027	COMBINED SINGLE LIMIT	USD 5,000,000
					BODILY INJURY (PER PERSON)	
					BODILY INJURY (PER ACCIDENT)	
					PROPERTY DAMAGE	
B	EXCESS LIABILITY Umbrella Form	AUC640818904	01-Mar-2026	01-Mar-2027	EACH OCCURENCE	USD 15,000,000
					AGGREGATE	USD 15,000,000
A C	WORKERS COMPENSATION / EMPLOYERS LIABILITY THE PROPRIETOR / PARTNERS / EXECUTIVE OFFICERS ARE Included	WC699017502 - AOS WC699017602 - MA, WI	01-Mar-2026 01-Mar-2026	01-Mar-2027 01-Mar-2027	WORKERS COMP LIMITS	Statutory
					EL EACH ACCIDENT	USD 1,000,000
					EL DISEASE - POLICY LIMIT	USD 1,000,000
					EL DISEASE - EACH EMPLOYEE	USD 1,000,000
D	Professional/E&O	B0509CYBLY2550271	01-Jun-2025	01-Jun-2026	Each Claim/Aggregate (Claims Made)	USD $15M

The Memorandum of Insurance serves solely to list insurance policies, limits and dates of coverage. Any modifications hereto are not authorized.

MEMORANDUM OF INSURANCE	DATE 17-Apr-2026

This Memorandum is issued as a matter of information only to authorized viewers for their internal use only and confers no rights upon any viewer of this Memorandum. This Memorandum does not amend, extend or alter the coverage described below. This Memorandum may only be copied, printed and distributed within an authorized viewer and may only be used and viewed by an authorized viewer for its internal use. Any other use, duplication or distribution of this Memorandum without the consent of Marsh is prohibited. "Authorized viewer" shall mean an entity or person which is authorized by the insured named herein to access this Memorandum via https://marshdigital.marsh.com/marshconnect/viewMOI.action?clientId=362542334. The information

contained herein is as of the date referred to above. Marsh shall be under no obligation to update such information.

PRODUCER	INSURED
Marsh USA LLC dba Marsh Risk & Insurance Services ("Marsh")	Dell Technologies Inc. and all Subsidiaries One Dell Way - RR1-50 Round Rock Texas 78682 United States

ADDITIONAL INFORMATION

WITH THE EXCEPTION OF WORKERS COMPENSATION, ADDITIONAL INSURED APPLIES WHERE REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION APPLIES WHERE REQUIRED BY CONTRACT AND WHERE PERMITTED BY LAW.

The above referenced Errors & Omissions policy shall include technology/professional liability, and data protection liability (cyber liability) insurance providing protection against: (a) errors and omissions in the performance of professional services; (b) breaches of security; (c) violation or infringement of any right of privacy, breach of federal, state, or foreign security and/or privacy laws or regulations; and (d) data theft, damage, destruction, or corruption.

The professional policies evidenced are subject to self-insured retentions for various perils covered. If you would like additional information regarding these self-insured retentions, please contact the Marsh servicing team (Kristin.Bojorquez@marsh.com).

Crime #SAA E391778 07
Insurer: Great American Insurance Company
Effective 10/29/2025 - 10/29/2026
Limit - $15M, $2.5M Deductible

Excess Crime #DOX G71222032 003
Insurer: ACE American Insurance Company
Effective 10/29/2025 - 10/29/2026
Limit - $10M xs $15M

The Memorandum of Insurance serves solely to list insurance policies, limits and dates of coverage. Any modifications hereto are not authorized.

Click here for a printer-friendly version of this document.

Exhibit A
AWARDED SOFTWARE CATEGORY DESCRIPTION

(Awarded Item Schedule)

The Georgia Department of Administrative Services ("DOAS" or "Agency") on behalf of the State of Georgia awards to Dell Marketing, L.P. ("Dell" or "Contractor") a Statewide Contract for Software in the following Categories:

Category 1: End User Software; and

Category 2: Enterprise Software; and

Category 3: Microsoft Reseller Services; and

Category 4: Oracle;

subject to the following:

The Services that Contractor provides as all or part of a User Agency acquisition through or under the Statewide Contract for Software may include support, maintenance, training, consulting and installation but not implementation services.

The Statewide Contract for Software does not offer services that are in the nature of project work. Accordingly, Services for Software consulting or installation that Contractor provides a User Agency through the Statewide Contract for Software shall not exceed (a) seven (7) days' or one calendar week's effort by a team of Dell professionals (including simultaneous concurrent efforts of multiple professionals that do not exceed one week's duration); or (b) eighty (80) hours (total) of billable work provided at the rates contained in Dell's proposal that forms part of the contract, whichever is greater.

Installation is defined for purposes of this Contact to include performing site surveys, installs, tests, and validating operational automation and communications equipment/software as specified by installation standards, manufacturer's guidance, and safety codes.

Although Dell's proposal may include products for hosted services and software as a service ("Saas"), **the Statewide Contract awarded does not currently include any product, software or service to be hosted on a server other than a server under the direct control of the State or the State's Facilities Manager (as that term is defined in this Contract); the Statewide Contract Award does not include SaaS or hosted Software.**

However, the State acknowledges that some hosted software or software as a service

may be within the scope of the RFP, and the State may amend the Contract Award to include these products after the State and Contractor agree upon additional terms and conditions for hosted services consistent with the GTA Enterprise Operational Environment standard (standard SO-10-003.02 – available at http://gta.georgia.gov/vgn/images/portal/cit_1210/3/62/148819638Enterprise%20Operational%20Environment,%20SO-10-003.02.pdf).

Microsoft Volume Licensing

Amendment to Contract Documents

Agreement Number 8718335

000-madokane-S-193

This amendment ("Amendment") is entered into between the parties identified on the attached program signature form. It amends the Enrollment or Agreement identified above. All terms used but not defined in this Amendment will have the same meanings provided in that Enrollment or Agreement.

Enterprise Agreement State and Local (Custom – CTM)

Not for Use with Microsoft Business Agreement or Microsoft Business and Services Agreement

Contents

1. *Definitions* 2
2. *How the Enterprise Program Works* 8
3. *Licenses for Products* 8
4. *Making Copies of Products and Re-imaging Rights* 9
5. *Transferring and Reassigning Licenses* 10
6. *Term and Termination* 11
7. *Use, Ownership and Restrictions* 12
8. *Confidentiality* 13
9. *Privacy and Compliance with Laws* 14
10. *Warranties* 14
11. *Limited Warranty for Online Services* 15
12. *Defense of Third Party Claims* 15
13. *Limitation of Liability* 16
14. *Verifying Compliance* 17
15. *Miscellaneous* 17

Attachment A – Enterprise Enrollment Terms and Conditions: State only 21

Attachment B – Server and Cloud Enrollment Terms and Conditions – State only 25

This Microsoft Enterprise Agreement ("Agreement") is entered into between the entities identified on the signature form.

Effective date. The effective date of this Agreement is the earliest effective date of any Enrollment entered into under this Agreement or the date Microsoft accepts this Agreement, whichever is earlier.

This Agreement consists of (1) these Agreement terms and conditions, including any amendments and the signature form and all attachments identified therein, (2) the Product Terms applicable to Products licensed under this Agreement, (3) the Online Services Terms, (4) any Affiliate Enrollment entered into under this Agreement, and (5) any order submitted under ***an Enrollment, the terms of which are only applicable to the Enrolled Affiliate.***

Please note: Documents referenced in this Agreement but not attached to the signature form may be found at http://www.microsoft.com/licensing/contracts and are incorporated in this Agreement by reference, including the Product Terms and Use Rights. These documents may contain additional

terms and conditions for Products licensed under this Agreement and may be changed from time to time. Customer should review such documents carefully, both at the time of signing and periodically thereafter, and fully understand all terms and conditions applicable to Products licensed.

Terms and Conditions

1. Definitions.

"Additional Product" means any Product identified as such in the Product Terms, excluding any Server and Tools Product, and chosen by Enrolled Affiliate under this Enrollment.

"Affiliate" means

a) with regard to Customer,
   i) any government agency, department, office, instrumentality, division, unit or other entity of the state or local government that is supervised by or is part of Customer, or which supervises Customer or of which Customer is a part, or which is under common supervision with Customer;
   ii) any county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state jurisdiction and geographic boundaries; and
   iii) any other entity in Customer's state expressly authorized by the laws of Customer's state to purchase under state contracts; provided that a state and its Affiliates shall not, for purposes of this definition, be considered to be Affiliates of the federal government and its Affiliates; and
b) with regard to Microsoft, any legal entity that Microsoft owns, that owns Microsoft, or that is under common ownership with Microsoft.

"Azure Government Services" means one or more of the services or features Microsoft makes available to Enrolled Affiliate under this Enrollment and identified at http://azure.microsoft.com/en-us/regions/#services, which are Government Community Cloud Services.

"Baseline Agreements" means all Microsoft license agreements, including, without limitation, volume licensing agreements, OEM licenses and retail licenses, under which any Affiliate in the Enterprise uses the selected Server and Tools Products. Baseline Agreements do not include any Service Provider License Agreements or Independent Software Vendor Royalty License and Distribution Agreements under which the Enterprise has the right to provide software services or unified solutions to unaffiliated end users.

"Baseline Licenses" means Existing Baseline Licenses and New Baseline Licenses, collectively.

"Community" means the community consisting of one or more of the following: (1) a Government, (2) an Enrolled Affiliate using eligible Government Community Cloud Services to provide solutions to a Government or a qualified member of the Community, or (3) a Customer with Customer Data that is subject to Government regulations for which Customer determines and Microsoft agrees that the use of Government Community Cloud Services is appropriate to meet Customer's regulatory requirements. Membership in the Community is ultimately at Microsoft's discretion, which may vary by Government Community Cloud Service.

"Customer" means the legal entity that has entered into this Agreement with Microsoft ***also referred to as The State.***

"Customer Data" means all data, including all text, sound, software, image, or video files that are provided to Microsoft by, or on behalf of, an Enrolled Affiliate and its Affiliates through use of Online Services.

"day" means a calendar day, except for references that specify "business day".

"Enrolled Affiliate" means an entity, either Customer or any one of Customer's Affiliates that has entered into an Enrollment under this Agreement.

"Enrollment" means the document that an Enrolled Affiliate submits under this Agreement to place ***its initial order.***

"Enterprise" means an Enrolled Affiliate and the Affiliates for which it is responsible and chooses on its Enrollment to include in its enterprise.

"Enterprise Online Service" means any Online Service designated as an Enterprise Online Service in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Online Services are treated as Online Services, except as noted.

"Enterprise Product" means any Desktop Platform Product that Microsoft designates as an Enterprise Product in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Products must be licensed for all Qualified Devices and Qualified Users on an Enterprise-wide basis under this program.

"Existing Baseline Licenses" means all Licenses in use by any Affiliate in the Enterprise for the selected Server and Tools Products that were obtained under any Baseline Agreement before this Enrollment ***including perpetual Licenses.***

"Expiration Date" means the date upon which the Enrollment expires.

"Federal Agency" means a bureau, office, agency, department or other entity of the United States Government.

"Fixes" means Product fixes, modifications or enhancements, or their derivatives, that Microsoft either releases generally (such as Product service packs) or provides to Customer to address a specific issue.

"Government" means a Federal Agency, State/Local Entity, or Tribal Entity acting in its governmental capacity.

"Government Community Cloud Services" means Microsoft Online Services that are provisioned in Microsoft's multi-tenant data centers for exclusive use by or for the Community and offered in accordance with the National Institute of Standards and Technology (NIST) Special Publication 800-145. Microsoft Online Services that are Government Community Cloud Services are designated as such in the Use Rights and Product Terms.

"Industry Device" (also known as line of business device) means any device that: (1) is not useable in its deployed configuration as a general purpose personal computing device (e.g., personal computer), a multi-function server, or a commercially viable substitute for one of these systems; and (2) only employs an industry or task-specific software program (e.g., a computer-aided design program used by

an architect or a point of sale program) ("Industry Program"). The device may include features and functions derived from Microsoft software or third-party software. If the device performs desktop functions (e.g., email, word processing, spreadsheets, database, network or Internet browsing, or scheduling, or personal finance), then the desktop functions: (1) may only be used for the purpose of supporting the Industry Program functionality; and (2) must be technically integrated with the Industry Program or employ technically enforced policies or architecture to operate only when used with the Industry Program functionality.

"License" means the right to download, install, access and use a Product. For certain Products, a License may be available on a fixed term or subscription basis ("Subscription License"). Licenses for Online Services will be considered Subscription Licenses.

"Managed Device" means any device on which any Affiliate in the Enterprise directly or indirectly controls one or more operating system environments. Examples of Managed Devices can be found in the Product Terms.

"Microsoft" means the Microsoft Affiliate that has entered into this Agreement or an Enrollment and its Affiliates, as appropriate.

"Microsoft Azure Services" means one or more of the Microsoft Azure services or features made available to Enrolled Affiliate under this Enrollment by Microsoft and identified at http://www.windowsazure.com/en-us/home/features/overview/, except Microsoft Azure Marketplace ***(which is governed by separate terms at https://azure.microsoft.com/en-us/support/legal/marketplace-terms/).***

"New Baseline Licenses" means the quantity of Licenses for Server and Tools Products ordered under this Enrollment in excess of the Existing Baseline Licenses.

"Online Services" means the Microsoft-hosted services identified as Online Services in the Product Terms.

"Online Services Terms" means the additional terms that apply to Customer's use of Online Services published on the Volume Licensing Site and updated from time to time.

"***Personally Identifiable Information***" *means an individual's last name and the individual's first name or first initial, in combination with and linked to any of the following elements, if that element is not publicly available information and is not encrypted, redacted or altered in any manner that renders the element unreadable: (a) the individual's Social Security number; (b) the individual's driver's license number or state identification number; (c) the number of the individual's financial account, including a credit or debit card account number; or any security code or password that would permit access to the individual's financial account; (d) the individual's DNA profile or (e) the individual's unique biometric data, including fingerprint, voice print, retina or iris image or any other unique physical representation and any other information protected by state or federal law.*

"Product" means all products identified in the Product Terms, such as all Software, Online Services and other web-based services, including pre-release or beta versions.

"Product Family" or "Family" means the group of Products designated as a Product Family on the Product Selection Form.

"Product Selection Form" means the document provided by Microsoft or Enrolled Affiliate's Reseller that (1) identifies all Baseline Licenses, (2) defines the Product Families, (3) establishes the Enrolled Affiliate's price levels for each Product pool and (4) specifies the minimum quantity of Licenses that must be ordered to qualify for this Enrollment.

"Product Terms" means the document that provides information about Microsoft Products and Professional Services available through volume licensing. The Product Terms document is published on the Volume Licensing Site and is updated from time to time.

"Qualified Device" means any device that is used by or for the benefit of Enrolled Affiliate's Enterprise and is: (1) a personal desktop computer, portable computer, workstation, or similar device capable of running Windows Pro locally (in a physical or virtual operating system environment), (2) a device used to access a virtual desktop infrastructure ("VDI"). Qualified Devices do not include any device that is: (1) designated as a server and not used as a personal computer, (2) an Industry Device, or (3) not a Managed Device. At its option, the Enrolled Affiliate may designate any device excluded above (e.g., Industry Device) that is used by or for the benefit of the Enrolled Affiliate's Enterprise as a Qualified Device for all or a subset of Enterprise Products or Online Services the Enrolled Affiliate has selected.

"Qualified User" means a person (e.g., employee, consultant, contingent staff) who: (1) is a user of a Qualified Device, or (2) accesses any server software requiring an Enterprise Product Client Access License or any Enterprise Online Service. It does not include a person who accesses server software or an Online Service solely under a License identified in the Qualified User exemptions in the Product Terms.

"Reseller" means an entity authorized by Microsoft to resell Licenses under this program and engaged by an Enrolled Affiliate to provide pre- and post-transaction assistance related to this agreement;

"Reserved License" means for an Online Service identified as eligible for annual orders in the Product Terms, the License reserved by Enrolled Affiliate prior to use and for which Microsoft will make the Online Service available for activation.

"Server and Tools Product" means any Product identified as such in the Product Selection Form and chosen by Enrolled Affiliate to be included under this Enrollment.

"Service Level Agreement" or "SLA" specifies the minimum service level for Online Services and is published on the Volume Licensing Site.

"Software" means licensed copies of Microsoft software identified on the Product Terms. Software does not include Online Services, but Software may be part of an Online Service.

"Software Assurance" is an offering by Microsoft that provides new version rights and other benefits for Products as further described in the Product Terms.

"State/Local Entity" means (1) any agency of a state or local government in the United States, or (2) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state's jurisdiction and geographic boundaries.

"Subscription License" means, for purposes of this Enrollment, a fixed term license that expires when the Enrollment expires or is terminated, unless the buy-out option is exercised. Any License ordered under this Enrollment is a Subscription License, even if it is otherwise designated on a purchase order.

"Trade Secret" means information that is not generally known or readily ascertainable to the public, has economic value as a result, and has been subject to reasonable steps under the circumstances to maintain its secrecy.

"Tribal Entity" means a federally-recognized tribal entity performing tribal governmental functions and eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.

"use" or "run" means to copy, install, use, access, display, run or otherwise interact.

"Use Rights" means, with respect to any licensing program, the use rights or terms of service for each Product and version published for that licensing program at the Volume Licensing Site. The Use Rights supersede the terms of any end user license agreement (on-screen or otherwise) that accompanies a Product. The Use Rights for Software are published by Microsoft in the Product Terms. The Use Rights for Online Services are published in the Online Services Terms.

"Volume Licensing Site" means http://www.microsoft.com/licensing/contracts or a successor site.

2. How the Enterprise Program Works.

a. **General.** The Enterprise program consists of the terms and conditions on which an Enrolled Affiliate may acquire Product Licenses. Under the Enterprise program, Customer and its Affiliates may order Licenses for Products by entering into Enrollments ***and providing a purchase instrument.***

b. **Enrollments.** The Enterprise program gives Customer and/or its Affiliates the ability to enter into one or more Enrollments to order Products. Subscription Enrollments may be available for some of these Enrollments. Notwithstanding any other provision of this Agreement, only Enrolled Affiliates identified in an Enrollment will be responsible for complying with the terms of that Enrollment, including the terms of this Agreement incorporated by reference in that Enrollment. ***Notwithstanding anything in the contract documents (including any website or documents incorporated by reference) to the contrary, Customer shall not be responsible for any payment pursuant to the contract documents (including any website or documents incorporated by reference). The Customer executes this agreement solely for the purpose of designating Microsoft as an authorized source of supply in accordance with O.C.G.A. § 50-5-57. Department of Administrative Services (DOAS) may, however, submit an Enrollment in which DOAS will be responsible for payment of its own obligations thereunder but in no event will the Department of Administrative Services be responsible for the obligations of any Affiliate or other user under this Agreement unless it includes other Affiliates under its Enrollment(s) in which case it would be fully responsible for obligations of the other Enrolled Affiliates.***

c. **Licenses.** The types of Licenses available are (1) Licenses obtained under Software Assurance (L&SA), and (2) Subscription Licenses. These License types, as well as additional License Types, are further described in the Product List, .

d. ***Management and Reporting.*** *Customer and/or Enrolled Affiliate may manage account details (e.g. contacts, orders, Licenses, software downloads) on Microsoft's Volume Licensing Service Center ("VLSC") web site (or successor site) at https://www.microsoft.com/Licensing/servicecenter/default.aspx. Upon the effective date of this agreement and any Enrollments, the contact(s) identified for this purpose will be provided access to this site and may authorize additional users and contacts. Only those identified on the VLSC are authorized to place orders for the Enrolled Affiliate.*

3. Licenses for Products.

a. License Grant. Microsoft grants the Enterprise a non-exclusive, worldwide and limited right to download, install and use software Products, and to access and use the Online Services, each in the quantity ordered under an Enrollment. The rights granted are subject to the terms of this Agreement, the Use Rights and the Product Terms. Microsoft reserves all rights not expressly granted in this Agreement.

b. Duration of Licenses. Subscription Licenses and most Software Assurance rights are temporary and expire when the applicable Enrollment is terminated or expires, unless the Enrolled Affiliate exercises a buy-out option, which is available for some Subscription Licenses. Except as otherwise noted in the applicable Enrollment or Use Rights, all other Licenses become perpetual only when all payments for that License have been made and the initial Enrollment term has expired.

c. Applicable Use Rights.

(i) Products (other than Online Services). The Use Rights in effect on the effective date of the applicable Enrollment term will apply to Enterprise's use of the version of each Product that is current at the time. For future versions and new Products, the Use Rights in effect when those versions and Products are first released will apply. Changes Microsoft makes to the Use Rights for a particular version will not apply unless the Enrolled Affiliate chooses to have those changes apply. The Use Rights applicable to

perpetual Licenses that were acquired under a previous agreement or Enrollment are determined by the Agreement or Enrollment under which they were acquired. Renewal of Software Assurance does not change which Use Rights apply to those Licenses.

(ii) Online Services. For Online Services, the Use Rights in effect on the subscription start date will apply for the subscription term as defined in the Product Terms.

d. Downgrade rights. Enrolled Affiliate may use an earlier version of a Product other than Online Services than the version that is current on the effective date of the Enrollment. For Licenses acquired in the current Enrollment term, the Use Rights for the current version apply to the use of the earlier version. If the earlier Product version includes features that are not in the new version, then the Use Rights applicable to the earlier version apply with respect to those features.

e. New Version Rights under Software Assurance. Enrolled Affiliate must order and maintain continuous Software Assurance coverage for each License ordered. With Software Assurance coverage, Enterprise automatically has the right to use a new version of a licensed Product as soon as it is released, even if Enrolled Affiliate chooses not to use the new version immediately.

(i) Except as otherwise permitted under an Enrollment, use of the new version will be subject to the new version's Use Rights.

(ii) If the License for the earlier version of the Product is perpetual at the time the new version is released, the License for the new version will also be perpetual. Perpetual Licenses obtained through Software Assurance replace any perpetual Licenses for the earlier version.

f. License confirmation. Order confirmation, and any documentation evidencing transfers of perpetual Licenses ***or any other mutually agreed upon documentation***, together with proof of payment ***(if applicable),*** will be Enrolled Affiliate's evidence of all Licenses obtained under an Enrollment.

g. Reorganizations, consolidations and privatizations. If the number of Licenses covered by an Enrollment changes by more than ten percent as a result of (1) a reorganization, consolidation or privatization of an entity or an operating division, (2) a privatization of an Affiliate or an operating division of Enrolled Affiliate or any of its Affiliates, (3) a consolidation including a merger with a third party that has an existing agreement or Enrollment ***or (4) if Enrolled Affiliate employs an outsourcer that results in a reduction***, Microsoft will work with Enrolled Affiliate in good faith to determine how to accommodate its changed circumstances in the context of this Agreement.

4. Making Copies of Products and Re-imaging Rights.

a. General. Enrolled Affiliate may make as many copies of Products, as it needs to distribute them within the Enterprise. Copies must be true and complete (including copyright and trademark notices) from master copies obtained from a Microsoft approved fulfillment source. Enrolled Affiliate may use a third party to make these copies, but Enrolled Affiliate agrees it will be responsible for any third party's actions. Enrolled Affiliate agrees to make reasonable efforts to notify its employees, agents, and any other individuals who use the Products that the Products are licensed from Microsoft and subject to the terms of this Agreement.

b. Copies for training/evaluation and back-up. For all Products other than Online Services, Enrolled Affiliate may: (1) use up to 20 complimentary copies of any licensed Product in a dedicated training facility on its premises for purposes of training on that particular Product, (2) use up to 10 complimentary copies of any Products for a 60-day evaluation period, and (3) use one complimentary copy of any licensed Product for back-up or archival purposes for each of its distinct geographic locations. ***Pursuant to (1) above, if no dedicated training facility***

exists, the training licenses may be used on non-production devices that are used for training purposes. Trials for Online Services may be available if specified in the Use Rights.

c. Right to re-image. In certain cases, re-imaging is permitted using the Product media. If the Microsoft Product is licensed (1) from an original equipment manufacturer (OEM), (2) as a full packaged Product through a retail source, or (3) under another Microsoft program, then media provided under this Agreement may generally be used to create images for use in place of copies provided through that separate source. This right is conditional upon the following:

(i) Separate Licenses must be acquired from the separate source for each Product that is re-imaged.

(ii) The Product, language, version, and components of the copies made must be identical to the Product, language, version, and all components of the copies they replace and the number of copies or instances of the re-imaged Product permitted remains the same.

(iii) Except for copies of an operating system and copies of Products licensed under another Microsoft program, the Product type (e.g., Upgrade or full License) re-imaged must be identical to the Product type licensed from the separate source.

(iv) Enrolled Affiliate must adhere to any Product-specific processes or requirements for re-imaging identified in the Product Terms.

Re-imaged Products remain subject to the terms and use rights of the License acquired from the separate source. This subsection does not create or extend any Microsoft warranty or support obligation.

5. Transferring and Reassigning Licenses.

a. License transfers. License transfers are not permitted, except that Customer or an Enrolled Affiliate may transfer only fully paid perpetual Licenses to:

(i) an Affiliate, or

(ii) a third party solely in connection with the transfer of hardware or employees to whom the licenses have been assigned as part of (A) a privatization of an Affiliate or agency or of an operating division of Enrolled Affiliate or an Affiliate, (B) a reorganization, or (C) a consolidation.

Upon such transfer, Customer or Enrolled Affiliate must uninstall and discontinue using the licensed Product and render any copies unusable.

b. Notification of License Transfer. Enrolled Affiliate must notify Microsoft of a License transfer by completing a license transfer form, which can be obtained from http://www.microsoft.com/licensing/contracts and sending the completed form to Microsoft before the License transfer. No License transfer will be valid unless Enrolled Affiliate provides to the transferee, and the transferee accepts in writing, documents sufficient to enable the transferee to ascertain the scope, purpose and limitations of the rights granted by Microsoft under the licenses being transferred (including the applicable Use Rights, use and transfer restrictions, warranties and limitations of liability). Any License transfer not made in compliance with this section will be void.

c. Internal Assignment of Licenses and Software Assurance. Licenses and Software Assurance must be assigned to a single user or device within the Enterprise. Licenses and Software Assurance may be reassigned within the Enterprise as described in the Use Rights.

6. Term and Termination.

a. Term. The term of this Agreement will be 36 full calendar months from the effective date unless terminated by either party as described below. Each Enrollment will have the term provided in that Enrollment.

b. Termination without cause. Either party may terminate this Agreement, without cause, upon 60 days' written notice. In the event of termination, new Enrollments will not be accepted, but any existing Enrollment will continue for the term of such Enrollment and will continue to be governed by this Agreement.

c. Mid-term termination for non-appropriation of Funds. Enrolled Affiliate may terminate this Agreement or an Enrollment without liability, penalty or further obligation to make payments if funds to make payments under the Agreement or Enrollment are not appropriated or allocated by the Enrolled Affiliate for such purpose.

d. Termination for cause. ***Without limiting any other remedies it may have, either party may terminate an Enrollment if the other party materially breaches its obligations under this Agreement, including any obligation to submit orders or pay invoices. Except where the breach is by its nature not curable within 30 days, the terminating party must give the other party 30 days' notice of its intent to terminate and an opportunity to cure the breach.***

If Microsoft gives such notice to an Enrolled Affiliate, Microsoft also will give Customer a copy of that notice and ***Customer agrees to help resolve the breach. If the breach affects other Enrollments and cannot be resolved between Microsoft and Enrolled Affiliate, together with Customer's help, within a reasonable period of time***, Microsoft may terminate this Agreement and all ***said Affiliate's*** Enrollments under it. If an Enrolled Affiliate ceases to be Customer's Affiliate, it must promptly notify Microsoft, and Microsoft may terminate the former Affiliate's Enrollment. If an Enrolled Affiliate terminates its Enrollment as a result of a breach by Microsoft, or if Microsoft terminates an Enrollment because Enrolled Affiliate ceases to be Customer's Affiliate, then Enrolled Affiliate will have the early termination rights described in the Enrollment.

e. Early termination. If (1) an Enrolled Affiliate terminates its Enrollment as a result of a breach by Microsoft, or (2) if Microsoft terminates an Enrollment because the Enrolled Affiliate has ceased to be an Affiliate of Customer, or (3) Enrolled Affiliate terminates an Enrollment for non-appropriation of funds, or (4) Microsoft terminates an Enrollment for non-payment due to non-appropriation of funds, then the Enrolled Affiliate will have the following options:

(i) It may immediately pay the total remaining amount due, including all installments, in which case, the Enrolled Affiliate will have perpetual rights for all Licenses it has ordered; or

(ii) It may pay only amounts due as of the termination date, in which case the Enrolled Affiliate will have perpetual Licenses for:

1) all copies of Products (including the latest version of Products ordered under SA coverage in the current term) for which payment has been made in full, and

2) the number of copies of Products it has ordered (including the latest version of Products ordered under Software Assurance coverage in current term) that is proportional to the total of installment payments paid versus total amounts due (paid and payable) if the early termination had not occurred.

(iii) In the case of early termination under subscription Enrollments, Enrolled Affiliate will have the following options:

1) For eligible Products, Enrolled Affiliate may obtain perpetual Licenses as described in the section of the Enrollment titled "Buy-out option," provided that Microsoft receives the buy-out order for those Licenses within 60 days after Enrolled Affiliate provides notice of termination.

2) In the event of a breach by Microsoft, if Customer chooses not to exercise a buy-out option, Microsoft will issue Enrolled Affiliate a credit for any amount paid in advance for Subscription Licenses that the Enterprise will not be able to use due to the termination of the Enrollment.

Nothing in this section shall affect perpetual License rights acquired either in a separate agreement or in a prior term of the terminated Enrollment.

f. Effect of termination or expiration. When an Enrollment expires or is terminated,

(i) Enrolled Affiliate must order Licenses for all copies of Products it has run that aren't excluded by ***Section 14*** and was not included in a previously submitted order. Any and all unpaid payments for any order of any kind remain due and payable. Except as provided in the subsection titled "Early termination," all unpaid payments for Licenses immediately become due and payable.

(ii) Enrolled Affiliate's right to Software Assurance benefits under this Agreement ends if it does not renew Software Assurance.

g. Modification or termination of an Online Service for regulatory reasons. Microsoft may modify or terminate an Online Service where there is any current or future government requirement or obligation that: (1) subjects Microsoft to any regulation or requirement not generally applicable to businesses operating in the jurisdiction; (2) presents a hardship for Microsoft to continue operating the Online Service without modification; and/or (3) causes Microsoft to believe these terms or the Online Service may conflict with any such requirement or obligation.

7. Use, Ownership, Rights and Restrictions.

a. Products. Unless otherwise specified in a supplemental agreement, use of any Product is governed by the Use Rights specific to each Product and version and by the terms of the applicable supplemental agreement.

b. Fixes. Each Fix is licensed under the same terms as the Product to which it applies. If a Fix is not provided for a specific Product, any use rights Microsoft provides with the Fix will apply.

c. Non-Microsoft software and technology. Enrolled Affiliate is solely responsible for any non-Microsoft software or technology that it installs or uses with the Products or Fixes.

a. Customer is solely responsible for any non-Microsoft software or technology that it installs or uses with the Products, Fixes, or Services Deliverables. Microsoft is not a party to and is not bound by any terms governing Customer's use of non-Microsoft software or technology. Without limiting the foregoing, non-Microsoft software or scripts linked to or referenced from any Product website, are licensed to Customer under the open source licenses used by the third parties that own such code, not by Microsoft.

b. If Customer installs or uses any non-Microsoft software or technology with the Products, Fixes, or Services Deliverables, it directs and controls the installation in and use of such software or technology in the Products, Fixes, and Services Deliverables through its actions (e.g., through Customer's use of application programming interfaces and other technical means that are part of the Online Services). Microsoft will not run or make any copies of such non-Microsoft software or technology outside of its relationship with Customer.

c. If Customer installs or uses any non-Microsoft software or technology with the Products, Fixes, or Services Deliverables, it may not do so in any way that would subject Microsoft's intellectual property or technology to obligations beyond those included in the agreement.

d. Restrictions. Enrolled Affiliate must not (and is not licensed to) (1) reverse engineer, decompile, or disassemble any Product or Fix; (2) install or use non-Microsoft software or technology in any way that would subject Microsoft's intellectual property or technology to any other license terms; or (3) work around any technical limitations in a Product or Fix or restrictions in Product documentation. Customer must not (and is not licensed to) (i) separate and run parts of a Product or Fix on more than one device, upgrade or downgrade parts of a Product or Fix at different times, or transfer parts of a Product or Fix separately; or (ii) distribute, sublicense, rent, lease, lend any Products or Fixes, in whole or in part, or use them to offer hosting services to a third party.

e. Reservation of rights. Products and Fixes are protected by copyright and other intellectual property rights laws and international treaties. Microsoft reserves all rights not expressly granted in this agreement. No rights will be granted or implied by waiver or estoppel. Rights to access or use Software on a device do not give Customer any right to implement Microsoft patents or other Microsoft intellectual property ***on*** the device itself or in any other software or devices.

8. Confidentiality.

"Confidential Information" is non-public information that is designated "confidential" or that a Customer and its Enrolled Affiliates have indicated its confidential nature, including Customer Data. Confidential Information does not include information that (a) the receiving party received lawfully from another source without a confidentiality obligation, (b) is independently developed, or (c) is a comment or suggestion volunteered about the other party's business, products or services. Protection of personal privacy and data shall be an integral part of the business activities of Microsoft and designed to ensure that there is no inappropriate or unauthorized use of Customer information at any time. To this end, Microsoft shall safeguard the confidentiality, integrity and availability of Customer's Confidential information and comply with the following conditions:

a. ***Microsoft shall maintain appropriate administrative, technical and organizational security measures to safeguard against unauthorized access, disclosure or theft of Confidential Information and non-public data. Such security measures shall be in accordance with recognized industry practices and not less stringent than the measures the Microsoft applies to its own Personal Data and non-public data of similar kind.***

b. ***All data obtained by the Microsoft from the Customer and its Enrolled Affiliates in the performance of this Agreement shall become and remain the property of the Customer and its Enrolled Affiliates.***

c. ***Microsoft shall not use any information collected in connection with the service and the use of Microsoft software as covered by this Agreement for any purpose other than fulfilling the service and provisioning of software.***

Each party will take reasonable steps to protect the other's Confidential Information and will use the other party's Confidential Information only for purposes of the parties' business relationship. Neither party will disclose that Confidential Information to third parties, except to its employees, affiliates, (sub)contractors, advisors and consultants ("Representatives") and then only on a need-to-know basis under nondisclosure obligations at least as protective as this agreement. Each party remains responsible for

the use of the Confidential Information by its Representatives and, in the event of discovery of any unauthorized use or disclosure, must promptly notify the other party.

A party may disclose the other's Confidential Information if required by law. Neither party is required to restrict work assignments of its Representatives who have had access to Confidential Information. Each party agrees that the use of information retained in Representatives' unaided memories with regard to the development or deployment of the parties' respective products or services does not create liability under this Agreement or trade secret law, and each party agrees to limit what it discloses to the other accordingly. These obligations apply (i) for Customer Data until it is deleted from the Online Services, and (ii) for all other Confidential Information for a period of five years after a party receives the Confidential Information.

This Agreement may be disclosed in accordance with the requirements of Georgia law.

9. Privacy and Compliance with Laws.

a. Enrolled Affiliate consents to the processing of personal information by Microsoft and its agents to facilitate the subject matter of this Agreement. Enrolled Affiliate will obtain all required consents from third parties under applicable privacy and data protection law before providing personal information to Microsoft.

b. Personal information collected under this agreement (i) may be transferred, stored and processed in the United States or any other country in which Microsoft or its service providers maintain facilities and (ii) will be subject to the privacy terms specified in the Use Rights. Microsoft will abide by the requirements of European Economic Area and Swiss data protection law regarding the collection, use, transfer, retention, and other processing of personal data from the European Economic Area and Switzerland.

10. Warranties.

a. Limited warranties and remedies.

(i) Software. Microsoft warrants that each version of the Software will perform substantially as described in the applicable Product documentation for one year from the date the Enterprise is first licensed for that version. If it does not and the Enterprise notifies Microsoft within the warranty term, then Microsoft will, at its option (1) return the price Enrolled Affiliate paid for the Software license, or (2) repair or replace the Software.

(ii) Online Services. Microsoft warrants that each Online Service will perform in accordance with the applicable SLA ***(http://www.microsoftvolumelicensing.com/Downloader.aspx?DocumentId=14521)*** during the Enterprise's use. The Enterprise's remedies for breach of this warranty are in the SLA.

The remedies above are the Enterprise's sole remedies for breach of the warranties in this section. Customer waives any breach of warranty claims not made during the warranty period.

b. Exclusions. The warranties in this agreement do not apply to problems caused by accident, abuse, or use in a manner inconsistent with this Agreement, including failure to meet minimum system requirements. These warranties do not apply to free, trial, pre-release, or beta products, or to components of Products that Enrolled Affiliate is permitted to redistribute.

c. Disclaimer. Except for the limited warranties above, Microsoft provides no other warranties or conditions and disclaims any other express, implied, or statutory warranties, including warranties of quality, title, non-infringement, merchantability, and fitness for a particular purpose.

11. Limited Warranty for Online Services.

Microsoft warrants that the Online Services will perform in accordance with the applicable Service Level Agreement. This limited warranty is for the duration of Customer's use of the Online Service, subject to the notice requirements in the applicable Service Level Agreement.

If Microsoft fails to meet this limited warranty and Customer notifies Microsoft within the warranty period, then Microsoft will provide the remedies identified in the Service Level Agreement for the affected Online Service. These are Customer's only remedies for breach of the limited warranty, unless other remedies are required to be provided under applicable law.

This limited warranty is subject to the following limitations:

a. any implied warranties, guarantees or conditions not able to be disclaimed as a matter of law last for one year from the start of the limited warranty;

b. the limited warranty does not cover problems caused by accident, abuse or use in a manner inconsistent with this agreement or the Product Use Rights, or resulting from events beyond Microsoft's reasonable control;

c. the limited warranty does not apply to components of Products that Customer is permitted to redistribute;

d. the limited warranty does not apply to free, trial, pre-release, or beta products; and

e. the limited warranty does not apply to problems caused by the failure to meet minimum system requirements.

OTHER THAN THIS LIMITED WARRANTY, MICROSOFT PROVIDES NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS. MICROSOFT DISCLAIMS ANY IMPLIED REPRESENTATIONS, WARRANTIES OR CONDITIONS, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, SATISFACTORY QUALITY, TITLE OR NON-INFRINGEMENT. THESE DISCLAIMERS WILL APPLY UNLESS APPLICABLE LAW DOES NOT PERMIT THEM.

12. Defense of Third Party Claims.

The parties will defend each other against the third-party claims described in this section and will pay the amount of any resulting adverse final judgment or approved settlement, but only if the defending party is promptly notified in writing of the claim and has the right to control the defense and any settlement of it. The party being defended must provide the defending party with all requested assistance, information, and authority. The defending party will reimburse the other party for reasonable out-of-pocket expenses it incurs in providing assistance. This section describes the parties' sole remedies and entire liability for such claims.

a. **By Microsoft.** Microsoft will defend Enrolled Affiliate against any third-party claim to the extent it alleges that a Product or Fix made available by Microsoft for a fee and used within the scope of the license granted (unmodified from the form provided by Microsoft and not combined with anything else) misappropriates a trade secret or directly infringes a patent, copyright, trademark or other proprietary right of a third party. If Microsoft is unable to resolve a claim of infringement under commercially reasonable terms, it may, at its option, either (1) modify or replace the Product or Fix with a functional equivalent; or (2) terminate Enrolled Affiliate's license and refund any prepaid license fees (less depreciation on a five-year, straight-line basis) for perpetual licenses and any amount paid for Online Services for any usage period after the termination date. Microsoft will not be liable for any claims or damages due to Enrolled Affiliate's continued use of a Product or Fix after being notified to stop due to a third-party claim ***unless otherwise dictated by court decision.***

b. **By Enrolled Affiliate.** To the extent permitted by applicable law, Enrolled Affiliate will defend Microsoft against any third-party claim to the extent it alleges that: (1) any Customer Data or

non-Microsoft software hosted in an Online Service by Microsoft on Enrolled Affiliate's behalf misappropriates a trade secret or directly infringes a patent, copyright, trademark, or other proprietary right of a third party; or (2) Enrolled Affiliate's use of any Product or Fix, alone or in combination with anything else, violates the law or damages a third party.

13. Limitation of Liability.

To the extent permitted by applicable law, the liability of Microsoft and Enrolled Affiliates, and Subcontractors arising under the Agreement is limited to direct damages subject to the following:

- **a.** For Products other than Online Services, ***two times (2x)*** the amount Enrolled Customer was required to pay for the Product giving rise to that liability; and
- **b.** For Online Services, Microsoft's maximum liability to Enrolled Affiliate for any incident giving rise to a claim will not exceed the amount Enrolled Affiliate paid for the Online Service during the 36 months before the incident.
- **c.** For purposes of this Section 13 "Limitation of liability," the following will be characterized as direct damages subject to the limitation of liability set forth above:
    1) Enrolled Customer's reasonable costs in notifying affected individuals of Security Incident in which the data subjects' Personally Identifiable Information has been disclosed;
    2) Credit monitoring for up to twelve (12) months for affected individuals;
    3) Damages and fines assessed against Enrolled Affiliate by a court of competent jurisdiction and awarded to individuals whose Personally Identifiable Information is subject to a Security Incident; and
    4) Any additional reasonable and documented costs of any mitigation, remedies or plans to the extent that such mitigation, remedies or plans are customary, reasonable, and expected to be paid by Enrolled Affiliates, given the nature and scope of the Security Incident involving a Customer Data breach of Personally Identifiable Information, as validated by an independent accounting firm chosen by both entities.
    5) Government fines and penalties assessed against an Enrolled Affiliate for failure to comply with such open records laws, where such failure is attributable solely to Customer Data loss; and
    6) Damages assessed against an Enrolled Affiliate by a court of competent jurisdiction and awarded to third parties based solely on the Enrolled Affiliate's failure to provide information to them under such open records acts, where such failure is attributable solely to a Customer Data loss.
    7) The monetary limitation of liability for Online Services will apply to Microsoft's liability arising out of or in relation to its breach of its obligations under this Agreement related to Customer Data.
- **d.** For Products provided free of charge, or code that Enrolled Affiliate is authorized to redistribute to third parties without separate payment to Microsoft, liability is limited to U.S. $5,000.00; and
- **e.** These limitations apply regardless of whether the liability is based on breach of contract, tort (including negligence), strict liability, breach of warranties, or any other legal theory.
- **f.** Exceptions. No limitation or exclusions will apply to liability arising out of either party's (1) confidentiality obligations (except for all liability related to Customer Data, which will remain subject to the limitations and exclusions above); (2) defense obligations; or (3) violation of the other party's intellectual property rights.

EXCLUSION OF CERTAIN DAMAGES. TO THE EXTENT PERMITTED BY APPLICABLE LAW, WHATEVER THE LEGAL BASIS FOR THE CLAIM, NEITHER PARTY, NOR ANY OF ITS AFFILIATES, OR SUBCONTRACTORS, WILL BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES, OR DAMAGES FOR LOST PROFITS, REVENUES, BUSINESS INTERRUPTION, OR LOSS OF BUSINESS INFORMATION ARISING IN CONNECTION WITH THIS CONTRACT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR IF SUCH POSSIBILITY WAS REASONABLY

FORESEEABLE. HOWEVER, THIS EXCLUSION DOES NOT APPLY TO EITHER PARTY'S LIABILITY TO THE OTHER FOR VIOLATION OF ITS CONFIDENTIALITY OBLIGATIONS (EXCEPT TO THE EXTENT THAT SUCH VIOLATION RELATES TO CUSTOMER DATA), THE OTHER PARTY'SINTELLECTUAL PROPERTY RIGHTS, THE PARTIES' RESPECTIVE OBLIGATIONS IN THE SECTION TITLED "DEFENSE OF THIRD PARTY CLAIMS,".

Affiliates and Subcontractors. Neither Microsoft nor Enrolled Affiliate shall bring any action against the other's Affiliates or Subcontractors in respect of any matter disclaimed on their behalf in this Agreement.

14. Verifying Compliance.

a. Right to verify compliance. Enrolled Affiliate must keep records relating to all use and distribution of Products by Enrolled Affiliate and its Affiliates. Microsoft has the right, at its expense, to the extent permitted by applicable law, to verify compliance with the Product's license terms ***through formal audit-official notification***. Enrolled Affiliate must promptly provide the independent auditor with any information the auditor reasonably requests in furtherance of the verification., including access to systems running the Products and evidence of Licenses for Products Enrolled Affiliate hosts, sublicenses, or distributes to third parties. ***Auditor will not be paid additional fees based upon the findings of the audit.*** Enrolled Affiliate agrees to complete Microsoft's self-audit process, which Microsoft may require as an alternative to a third party audit. ***For the purposes of clarification, Enrolled Affiliate will provide evidence related to any of the below applicable scenarios where it may have the right to run Products.***

- ***for trial or try and buy***
- ***acquired by or through a third party***
- ***for testing***
- ***in preparation for equipment/device decommission***
- ***on device/equipment no longer in production***

b. Remedies for non-compliance. If verification or self-audit reveals any unlicensed use or distribution, then within 30 days, (1) Enrolled Affiliate must order sufficient Licenses to cover that use or distribution, and (2) if unlicensed use or distribution is 5% or more, Enrolled Affiliate must acquire the necessary additional licenses at Enrolled Affiliate***'s*** price level ***D***. The unlicensed use percentage is based on the total number of licenses purchased compared to actual install base. If there is no unlicensed use, Microsoft will not subject Enrolled Affiliate to another verification for at least one year. By exercising the rights and procedures described above, Microsoft does not waive its rights to enforce this Agreement or to protect its intellectual property by any other means permitted by law.

c. Verification process. Microsoft will notify Enrolled Affiliate at least 30 days in advance of its intent to verify Enrolled Affiliate's compliance with the license terms for the Products Enrolled Affiliate and its Affiliates use or distribution. Microsoft will engage an independent auditor, which will be subject to a confidentiality obligation. Any information collected in the self-audit will be used solely for purposes of determining compliance. This verification will take place during normal business hours and in a manner that does not interfere unreasonably with Enrolled Affiliate's operations.

15. Miscellaneous.

a. Use of contractors. Microsoft may use contractors to perform services. ***No contractor which Microsoft enters into a contract with for the performance of obligations or work assigned under the Agreement shall in any way relieve Microsoft of any responsibility, obligation or liability under this Contract and for the acts and omissions of its contractors, subcontractors, agents,***

and employees. Microsoft shall provide adequate supervision and training to its, contractors, subcontractors, agents, and employees to ensure compliance with the terms of the Agreement. Contractors may in the performance of services have access to the Customer's and its Enrolled Affiliates' Confidential Information. Microsoft represents to the Customer and its Enrolled Affiliates that with respect to each Microsoft contractor assigned work under this Agreement, Microsoft has the technical, legal and/or other safeguards, measures and controls in place to protect Confidential Information from unauthorized disclosure or use. Furthermore, Microsoft will secure access to Confidential Information from offshore locations. Microsoft may use contractors to perform services but will be responsible for their performance subject to the terms of this Agreement.

b. Microsoft as independent contractor. The parties are independent contractors. Enrolled Affiliate and Microsoft each may develop products independently without using the other's Confidential Information.

c. Notices. Notices to Microsoft must be sent to the ***contact*** *on the signature form. Notices* ***may be electronic*** *and will be treated as delivered on* the ***transmission*** date. Microsoft may provide information to Enrolled Affiliate about upcoming ordering deadlines, services, and subscription information in electronic form, including by email to contacts provided by Enrolled Affiliate. Emails will be treated as delivered on the transmission date. All notices must be distributed to the Enterprise Agreement Contract Manager, Affiliate's Primary Contact and Affiliate's legal department.

d. Agreement not exclusive. Customer is free to enter into agreements to license, use or promote non-Microsoft products.

e. Amendments. Any amendment to this Agreement must be executed by both parties, except that Microsoft may change the Product Terms and the Use Rights from time to time in accordance with the terms of this Agreement. Any conflicting terms and conditions contained in an Enrolled Affiliate's purchase order ***or reseller quote*** will not apply. Microsoft may require Customer to sign a new agreement or an amendment before an Enrolled Affiliate enters into an Enrollment under this agreement.

f. Assignment. Either party may assign this Agreement to an Affiliate but must notify the other party in writing of the assignment. Any other proposed assignment must be approved by the non-assigning party in writing. Assignment will not relieve the assigning party of its obligations under the assigned agreement. Any attempted assignment without required approval will be void.

g. Applicable law; dispute resolution. The terms of this Agreement will be governed by the laws of Customer's state, without giving effect to its conflict of laws. Disputes relating to this Agreement will be subject to applicable dispute resolution laws of Customer's state.

h. Severability. If any provision in this agreement is held to be unenforceable, the balance of the agreement will remain in full force and effect.

i. Waiver. Failure to enforce any provision of this agreement will not constitute a waiver. Any waiver must be in writing and signed by the waiving party.

j. No third-party beneficiaries. This Agreement does not create any third-party beneficiary rights.

k. Survival. All provisions survive termination or expiration of this Agreement except those requiring performance only during the term of the Agreement.

l. Management and Reporting. Customer and/or Enrolled Affiliate may manage account details (e.g., contacts, orders, Licenses, software downloads) on Microsoft's Volume Licensing Service Center ("VLSC") web site (or successor site) at: https://www.microsoft.com/licensing/servicecenter. Upon the effective date of this Agreement and any Enrollments, the contact(s) identified for this purpose will be provided access to this site and may authorize additional users and contacts.

m. Order of precedence. In the case of a conflict between any documents in this Agreement that is not expressly resolved in those documents, their terms will control in the following order from highest to lowest priority: (1) this Enterprise Agreement, (2) any Enrollment, (3) the Product Terms, (4) the Online Services Terms, (5) orders submitted under this Agreement, and ***Signature Form***. Terms in an amendment control over the amended document and any prior amendments concerning the same subject matter.

n. Free Products. It is Microsoft's intent that the terms of this Agreement and the Use Rights be in compliance with all applicable federal law and regulations. Any free Product provided to Enrolled Affiliate is for the sole use and benefit of the Enrolled Affiliate, and is not provided for use by or personal benefit of any specific government employee.

o. Voluntary Product Accessibility Templates. Microsoft supports the government's obligation to provide accessible technologies to its citizens with disabilities as required by Section 508 of the Rehabilitation Act of 1973, and its state law counterparts. The Voluntary Product Accessibility Templates ("VPATs") for the Microsoft technologies used in providing the Online Services can be found at Microsoft's VPAT page. Further information regarding Microsoft's commitment to accessibility can be found at http://www.microsoft.com/enable.

p. Natural disaster. In the event of a "natural disaster," Microsoft may provide additional assistance or rights by posting them on http://www.microsoft.com at such time.

q. Copyright violation. Except as set forth in the section above entitled "Transferring and reassigning Licenses", the Enrolled Affiliate agrees to pay for, and comply with the terms of this Agreement and the Use Rights, for the Products it uses. Except to the extent Enrolled Affiliate is licensed under this Agreement, it will be responsible for its breach of this contract and violation of Microsoft's copyright in the Products, including payment of License fees specified in this Agreement for unlicensed use.

Georgia State Agencies Enrollment Terms

1. For the purposes of any Enterprise Enrollment **signed by a Georgia State agency (not city or county) under this Agreement, the terms in Attachment A** will apply and supersede any conflicting terms in the standard Enrollment which Enrolled Affiliate must sign in connection with these terms.

2. For the purposes of any Server and Cloud Enrollment **signed by a Georgia State agency (not city or county) under this Agreement, the terms in Attachment B** will apply and supersede any conflicting terms in the standard Enrollment which Enrolled Affiliate must sign in connection with these terms.

Attachment A

Enterprise Enrollment (CTM)

State (Georgia State Agencies Only)

This Microsoft Enterprise Enrollment is entered into between the entities as identified in the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or an Affiliate of the Customer, that entered into the Enterprise Agreement identified on the program signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Online Services Terms, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, and (7) any order submitted under this Enrollment. This Enrollment may only be entered into under a 2011 or later Enterprise Agreement. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement.

All terms used but not defined are located at http://www.microsoft.com/licensing/contracts. In the event of any conflict the terms of this Agreement control.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to "anniversary date" refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. The renewal term will expire 36 full calendar months after the effective date of the renewal term.

Terms and Conditions

1. Order requirements.

a. **Minimum order requirements.** Enrolled Affiliate's Enterprise must have a minimum of 250 Qualified Users or Qualified Devices. The initial order must include at least 250 Licenses for Enterprise Products or Enterprise Online Services.

(i) **Enterprise commitment.** Enrolled Affiliate must order enough Licenses to cover all Qualified Users or Qualified Devices, depending on the License Type, with one or more Enterprise Products or a mix of Enterprise Products and the corresponding Enterprise Online Services (as long as all Qualified Devices not covered by a License are only used by users covered with a user License).

(ii) **Enterprise Online Services only.** If no Enterprise Product is ordered, then Enrolled Affiliate need only maintain at least 250 Subscription Licenses for Enterprise Online Services.

b. **Additional Products.** Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products.

c. **Use Rights for Enterprise Products.** For Enterprise Products, if a new Product version has more restrictive use rights than the version that is current at the start of the applicable

initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.

d. **Country of usage.** Enrolled Affiliate must specify the countries where Licenses will ***initially*** be used on its initial order and on any additional orders.

e. **Resellers.** Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.

f. **Adding Products.**

(i) **Adding new Products not previously ordered.** New Enterprise Products or Enterprise Online Services may be added at any time by contacting a Microsoft Account Manager or Reseller. New Additional Products, other than Online Services, may be used if an order is placed ***prior to being run.*** For Additional Products that are Online Services, an initial order for the Online Service is required prior to use.

(ii) **Adding Licenses for previously ordered Products.** ***Enrolled Affiliate will submit orders for Products prior being run.***

g. **True-up requirements.** Enrolled Affiliate***'s*** annual true-up order must reflect any changes since the initial order or last order ***if it has not fulfilled its obligations identified in 2(f) above***. If there are no changes, then an update statement must be submitted instead of a true-up order.

(iii) **Subscription License reductions.** Enrolled Affiliate may reduce the quantity of Subscription Licenses at the Enrollment anniversary date on a prospective basis if permitted in the Product Terms, as follows:

1) For Subscription Licenses that are part of an Enterprise-wide purchase, Licenses may be reduced if the total quantity of Licenses and Software Assurance for an applicable group meets or exceeds the quantity of Qualified Devices and Qualified Users (if ordering user-based Licenses) identified on the Product Selection Form, and includes any additional Qualified Devices and Qualified Users added in any prior true-up orders. Step-up Licenses do not count towards this total count.

2) For Enterprise Online Services that are not a part of an Enterprise-wide purchase, Licenses can be reduced as long as minimum ***order*** requirements are maintained.

3) For Additional Products available as Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, then Enrolled Affiliate's use of the applicable Subscription License will be cancelled.

Invoices will be adjusted to reflect any reductions in Subscription Licenses at the true-up order Enrollment anniversary date and effective as of such date.

(i) **Update statement.** An update statement must be submitted instead of a true-up order if, since the initial order or last true-up order, Enrolled Affiliate's Enterprise: (1) has not changed the number of Qualified Devices and Qualified Users licensed with Enterprise Products or Enterprise Online Services; and (2) has not increased its usage of Additional Products. This update statement must be signed by Enrolled Affiliate's authorized representative.

(ii) **True-up order period.** The true-up order or update statement must be received by Microsoft between 60 and 30 days prior to each Enrollment anniversary date. The third-year true-up order or update statement is due within 30 days prior to the Expiration Date, and any license reservations within this 30 day period will not be accepted. Enrolled Affiliate may submit true-up orders more often to account for increases in Product usage, but an annual true-up order or update statement must still be submitted during the annual order period.

(iii) **Late true-up order.** If the true-up order or update statement is not received when due, Microsoft will invoice Reseller for all Reserved Licenses not previously invoiced and Subscription License reductions cannot be reported until the following Enrollment anniversary date (or at Enrollment renewal, as applicable).

h. **Step-up Licenses.** For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

(i) For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up process.

(ii) If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled "Adding new Products not previously ordered," then for additional step-up Licenses, by following the true-up order process.

i. **Verifying compliance.** Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Enterprise Agreement.

2. *Pricing.*

a. **Price Levels.** For both the initial and any renewal term Enrolled Affiliate's Price Level for all Products ordered under this Enrollment will be Level "D" throughout the term of the Enrollment.

b. **Setting Prices.** Enrolled Affiliate's prices for each Product or Service will be established by its Reseller. Except for Online Services designated in the Product Terms as being exempt from fixed pricing, As long as Enrolled Affiliate continues to qualify for the same price level, Microsoft's prices for Resellers for each Product or Service ordered will be fixed throughout the applicable initial or renewal Enrollment term. Microsoft's prices to Resellers are reestablished at the beginning of the renewal term.

3. *Payment terms.*

For the initial or renewal order, Enrolled Affiliate may pay upfront or elect to spread its payments over the applicable Enrollment term. If an upfront payment is elected, Microsoft will invoice Enrolled Affiliate's Reseller in full upon acceptance of this Enrollment. If spread payments are elected, unless indicated otherwise, Microsoft will invoice Enrolled Affiliate's Reseller in three equal annual installments. The first installment will be invoiced upon Microsoft's acceptance of this Enrollment and remaining installments will be invoiced on each subsequent Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront for Online Services and upfront for all other Licenses.

4. *End of Enrollment term and termination.*

a. **General.** At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but has not previously submitted an order, except as otherwise provided in this Enrollment.

b. **Renewal option.** At the Expiration Date of the initial term, Enrolled Affiliate can renew Products by renewing this Enrollment for ***up to two subsequent additional one year terms*** or by signing a new Enrollment ***in accordance with O.C.G.A. Section 50-5-64.*** Microsoft must receive a Renewal Form, Product Selection Form, and renewal order prior to or at the Expiration Date. Microsoft will not unreasonably reject any renewal. Microsoft may make changes to this program that will make it necessary for Customer and its Enrolled Affiliates to enter into new agreements and Enrollments at renewal.

c. **If Enrolled Affiliate elects not to renew.**

(i) **Software Assurance.** If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.

(ii) **Online Services eligible for an Extended Term.** For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.

1) **Extended Term.** Licenses for Online Services will automatically expire in accordance with the terms of the Enrollment. An extended term feature that allows Online Services to continue month-to-month ("Extended Term") for up to one year, unless designated in the Product Terms to continue until cancelled, is available. During the Extended Term, Online Services will be invoiced monthly at the then-current ***Level D*** published price as of the Expiration Date plus a 3% administrative fee. If Enrolled Affiliate wants an Extended Term, Enrolled Affiliate must submit a request to Microsoft at least 30 days prior to the Expiration Date.

2) **Cancellation during Extended Term.** At any time during the first year of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, either party may terminate the Extended Term by providing the other with a notice of cancellation for each Online Service. Cancellation will be effective at the end of the month following 30 days after Microsoft has received or issued the notice.

(iii) **Subscription Licenses and Online Services not eligible for an Extended Term.** If Enrolled Affiliate elects not to renew, the Licenses will be cancelled and will terminate as of the Expiration Date. Any associated media must be uninstalled and destroyed and Enrolled Affiliate's Enterprise must discontinue use. Microsoft may request written certification to verify compliance.

d. **Early termination.** Any early termination of this Enrollment will be subject to the "Early Termination" Section of the Enterprise Agreement.

For Subscription Licenses, in the event of a breach by Microsoft, or if Microsoft terminates an Online Service for regulatory reasons, Microsoft will issue Reseller a credit for any amount paid in advance for the period after termination.

6. *Government Community Cloud.*

a. **Community requirements.** If Enrolled Affiliate purchases Government Community Cloud Services, Enrolled Affiliate certifies that it is a member of the Community and agrees to use Government Community Cloud Services solely in its capacity as a member of the Community and, for eligible Government Community Cloud Services, for the benefit of end users that are members of the Community. Use of Government Community Cloud Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly prohibited and could result in termination of Enrolled Affiliate's license(s) for Government Community Cloud Services without notice. Enrolled Affiliate acknowledges that only Community members may use Government Community Cloud Services.

b. All terms and conditions applicable to non-Government Community Cloud Services also apply to their corresponding Government Community Cloud Services, except as otherwise noted in the Use Rights, Product Terms, and this Enrollment.

c. Enrolled Affiliate may not deploy or use Government Community Cloud Services and corresponding non-Government Community Cloud Services in the same domain.

d. **Use Rights for Government Community Cloud Services.** For Government Community Cloud Services, notwithstanding anything to the contrary in the Use Rights:

(i) Government Community Cloud Services will be offered only within the United States.

(ii) Additional European Terms, as set forth in the Use Rights, will not apply.

(iii) References to geographic areas in the Use Rights with respect to the location of Customer Data at rest, as set forth in the Use Rights, refer only to the United States.

Attachment B

Server and Cloud Enrollment (CTM)

State (Georgia State Agencies Only)

This Microsoft Server and Cloud Enrollment is entered into between the entities identified on the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or Customer's Affiliate, that entered into the Enterprise Agreement identified on the signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Online Services Terms, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, (7) the Online Services Supplemental Terms and Conditions if the Enterprise Agreement is a version 2010 or earlier and Enrolled Affiliate is ordering Online Services, and (8) any order submitted under this Enrollment. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement. If this Enrollment is entered into under an Enterprise Agreement version 2009 or earlier, the terms and conditions of this Enrollment supersede any conflicting terms and conditions in the Enterprise Agreement with respect to Products licensed under this Enrollment.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to "anniversary date" refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. If the Enrollment is renewed, the renewal term will expire on the last day of the month, 36 full calendar months after the effective date of the renewal term.

Prior Enrollment(s). If renewing Software Assurance or Subscription Licenses from another Enrollment or agreement, the previous Enrollment or agreement number must be identified in the appropriate box above. If renewing from multiple Enrollments or agreements, or transferring Software Assurance or MSDN details, the Previous Agreement/Enrollment form must be used.

Terms and Conditions

1. Product Use Rights and Service Level Agreement.

Enrolled Affiliate and its Enterprise may download, install and use software Products and access and use Online Services ordered under this Enrollment subject to the terms of this Enrollment, the applicable Use Rights and the Product Terms. In addition to applicable use rights terms of the Enterprise Agreement, the following terms apply to this Enrollment:

a. All terms and conditions applicable to Microsoft Azure Services also apply to Azure Government Services, except as otherwise noted in the Use Rights and this Enrollment.

b. **Use Rights for Server and Tools Products.** For Server and Tools Products, if a new Product version has more restrictive use rights than the version that is current at the start

of the applicable initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.

2. *Order requirements.*

a. Minimum order requirements.

(i) Server and Tools Products.

1) Existing Baseline Licenses. When ordering a Server and Tools Product other than Microsoft Azure, Enrolled Affiliate must identify all Existing Baseline Licenses for the applicable Server and Tools Product Family. Perpetual Licenses owned by the Enterprise but not identified as Existing Baseline Licenses in the applicable Product Family at the start of this Enrollment may not be used during this Enrollment term.

2) Initial Order. Enrolled Affiliate's initial order must meet the minimum purchase requirements for at least one Product Family. For every applicable Product Family except Microsoft Azure the initial order must also include the following:

A. Software Assurance on all perpetual Existing Baseline Licenses that have been continuously covered under Software Assurance;

B. License with Software Assurance or Subscription License for each Existing Baseline License that has not been continuously covered under Software Assurance; and

C. License with Software Assurance or Subscription Licenses for all New Baseline Licenses.

3) Effect of Subscription License coverage on Existing Baseline Licenses. If Enrolled Affiliate orders Subscription Licenses for any Existing Baseline Licenses, the following provisions will apply for the duration of this Enrollment, notwithstanding any provisions to the contrary in the Baseline Agreements:

A. The use rights for those Existing Baseline Licenses will be superseded and replaced by the use rights for the Subscription Licenses.

B. The Existing Baseline Licenses shall be non-transferrable.

C. The Enrolled Affiliate and its Affiliates must continue to perform any obligations under their Baseline Agreement(s), including but not limited to making payments for any of the Existing Baseline Licenses.

D. When this Enrollment expires or is terminated, the Enrolled Affiliate or its Affiliates, as applicable, will have the rights under the Baseline Agreement(s) that it had as of the effective date of this Enrollment, unless it exercises its buy-out option as provided in this Enrollment.

b. Additional Products. Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products and Services.

c. Country of Usage. Enrolled Affiliate must specify the countries where Licenses will ***initially*** be used on its initial order and on any subsequent orders.

d. Resellers. Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.

e. Adding Products.

(i) Adding new Products not previously ordered.

a. New Server and Tools Products may be added by contacting a Microsoft Account Manager or Reseller.

b. New Server and Tools Products included in a previously ordered Product Family may be added at any time but must be included in the next annual true-up order.

c. Orders for new Additional Products, other than Online Services, must be placed in the month the Additional Product is first used.

d. Subscription Licenses for new Online Services other than Microsoft Azure Services must be ordered prior to use.

e. Microsoft Azure Services may be added as provided in the Product Terms.

(ii) Adding Licenses for previously ordered Products. ***Enrolled Affiliate will submit orders for Products prior to being run.***

f. True-up requirements. Enrolled Affiliate must submit an annual true-up order that accounts for any changes since the initial order or last order ***if it has not fulfilled its obligations identified in 2(e) above***. If there are no changes, then an update statement must be submitted instead of a true-up order.

(i) Update statement. An update statement must be submitted if there has been no change in the number of Products used within Enrolled Affiliate's Enterprise since the latter of the initial order, the last true-up order, or the prior anniversary date. This update statement must be signed by Enrolled Affiliate's authorized representative.

(ii) Subscription License reductions. Enrolled Affiliate may reduce the quantity of Subscription Licenses only on the Enrollment anniversary date on a prospective basis if permitted in the Product Terms as follows:

1) For Server and Tools Products available as Subscription Licenses, Licenses may be reduced only as long as the minimum order requirements are maintained. If reducing Subscription Licenses that cover Existing Baseline Licenses, Enrolled Affiliate may not use or transfer those Existing Baseline Licenses for the remainder of the term.

2) For Online Services available as Additional Product Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, the applicable Subscription License will be cancelled.

Subscription Licenses added after the initial order may not be reduced on the anniversary date immediately following the order but must remain in effect at least until the subsequent anniversary date. Notwithstanding the foregoing, Microsoft Azure Monetary Commitment added after the initial order may be reduced on any anniversary date. Invoices will be adjusted to reflect any reductions in Subscription Licenses and will be effective as of the Enrollment anniversary date.

(iii) Late true-up order. If the annual true-up order is not received when due:

1) Microsoft will invoice Enrolled Affiliate's Reseller for the following year for the quantity of Subscription Licenses ordered in the prior year; however, such invoice will not constitute a waiver of the annual order requirement;

2) Subscription License reductions will not take effect until the following Enrollment anniversary date (or at Enrollment renewal, as applicable); and

3) Microsoft will invoice Enrolled Affiliate's Reseller for all Reserved Licenses not previously invoiced.

g. Step-up Licenses. For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

(iii) For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up order process.

(iv) If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled "Adding new Products

not previously ordered," then for additional step-up Licenses, by following the true-up order process.

h. **Verifying compliance.** Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Agreement.

3. *Pricing.*

a. **Price levels.** Each Product is assigned to a Product pool as shown on the Product Terms. Price levels (A, B, C or D) are set separately for each pool. Price levels for the applicable Product pools are set forth in the Product Selection Form. Enrolled Affiliate's price level for each Product pool under this Enrollment will be Level D.

b. **Setting prices.** Enrolled Affiliate's prices for each Product or Service will be established by its Reseller. Microsoft's prices for Resellers for each Product or Service ordered (except for Microsoft Azure Services) are fixed throughout the applicable Enrollment term.

4. *Payment terms.*

a. **License with Software Assurance and Software Assurance.** For the initial and any renewal order for License with Software Assurance and Software Assurance, Enrolled Affiliate may pay upfront or elect to spread its payments over the applicable Enrollment term. If an upfront payment is elected, Microsoft will invoice Enrolled Affiliate's Reseller in full upon acceptance of this Enrollment. If spread payments are elected, Microsoft will invoice Enrolled Affiliate's Reseller in three equal annual installments unless indicated otherwise. The first installment will be invoiced to Enrolled Affiliate's Reseller upon Microsoft's acceptance of this Enrollment and additional installments will be invoiced on each Enrollment anniversary date. Subsequent orders will be invoiced to Enrolled Affiliate's Reseller upon acceptance of the order and must be paid upfront.

b. **Subscription Licenses (except Microsoft Azure Services).** Microsoft will invoice Enrolled Affiliate's Reseller annually in full upon acceptance of each order. Microsoft will invoice Reseller for annual orders on each Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront.

c. **Microsoft Azure services.** Invoicing for Microsoft Azure Services is described in the Product Terms.

5. *End of Enrollment term and termination.*

a. **General.** At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but for which it has not previously submitted an order.

b. **End of term rights for Server and Tools Products.** Provided Enrolled Affiliate has paid for all required Licenses, including any Baseline Licenses, on the Expiration Date Enrolled Affiliate will have the following rights:

(i) **Existing Baseline Licenses with continuous Software Assurance.** For perpetual Existing Baseline Licenses continuously covered by Software Assurance, Enrolled Affiliate will have perpetual Licenses to use the latest version of the Product available (or any prior version) as of the Expiration Date, provided that the Existing Baseline Licenses are fully paid.

(ii) **New Baseline Licenses.** For New Baseline Licenses (excluding Subscription Licenses), Enrolled Affiliate will have perpetual Licenses to use the latest version of the Product available (or any prior version) as of the Expiration Date.

c. **Renewal option.** At the Expiration Date of the initial term, Enrolled Affiliate can renew Products and Services by renewing this Enrollment for ***up to two subsequent additional one year terms*** or by signing a new Enrollment ***in accordance with O.C.G.A. Section 50-5-64***. Microsoft must receive a Renewal Form, Product Selection Form and renewal order prior to or at the Expiration Date. Microsoft will not unreasonably reject any renewal.

Microsoft may make changes to this program that will make it necessary for Enrolled Affiliate to enter into new agreements and Enrollments at renewal.

d. If Enrolled Affiliate elects not to renew.

(i) Software Assurance. If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.

(ii) Extended Term for eligible Online Services. For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.

1) **Extended Term.** If Enrolled Affiliate does not renew, access to Online Services will automatically continue month-to-month in accordance with the terms of the Enrollment ("Extended Term") for up to one year, unless designated in the Product Terms to continue until cancelled. For the first twelve months of the Extended Term, Online Services will be invoiced monthly at the then-current published price (or Consumption Rate for Microsoft Azure Services) for Enrolled Affiliate's price level as of the Expiration Date plus a 3% administrative fee. As of the first day of the thirteenth month of the Extended Term, Online Services that continue until cancelled will be invoiced at the then-current published price, plus a 3% administrative fee. During the Extended Term, the then-current Online Services Terms and Product Terms will apply to Enrolled Affiliate's use. If Enrolled Affiliate does not want an Extended Term, Microsoft must receive a request not to extend no later than 30 days before the Expiration Date.

2) **Cancellation during Extended Term.** At any time during the first year of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, either party may terminate the Extended Term by providing the other with a notice of cancellation for each Online Service. If Enrolled Affiliate does not intend to continue with the Extended Term, Enrolled Affiliate must submit a notice of cancellation for each Online Service. Cancellation will be effective at the end of the month following 30 days after Microsoft has received or issued the notice.

(iii) Subscription Licenses and Online Services without an Extended Term. If Enrolled Affiliate elects not to renew or exercise its buy-out rights for Products eligible for buy-out, Subscription Licenses will be cancelled and will terminate as of the Expiration Date. Any associated software must be uninstalled, media must be destroyed and the Enterprise must discontinue use. Microsoft may request written certification to verify compliance.

e. Buy-out option.

(i) For Subscription Licenses. Enrolled Affiliate may buy out active Subscription Licenses acquired under this Enrollment for Products other than Online Services and acquire perpetual Licenses for the latest version of the Product as of the Expiration Date by placing an order for such Licenses.

(ii) Buy-out order date. Microsoft must receive the buy-out order ***within*** 30 days prior to the Expiration Date. The Expiration Date will be the invoice date for the buy-out **Early termination.** If Enrolled Affiliate terminates this Enrollment as a result of a breach by Microsoft, or if Microsoft terminates this Enrollment because Enrolled Affiliate has ceased to be Customer's Affiliate, then Enrolled Affiliate will have the following options for Licenses, excluding Subscription Licenses:

(i) It may immediately pay the total remaining amount due ***for the current and any prior fiscal years***, including all installments, in which case, Enrolled Affiliate will have perpetual rights (1) for Server and Tools Products, as described in the section entitled "End of Term rights for Server and Tools Products" and (2) for Additional Products, for all Licenses (excluding Subscription Licenses) it has ordered (for the latest version of Products ordered under Software Assurance coverage in an initial or renewal term); or

Microsoft Volume Licensing

Program Signature Form

MBA/MBSA number	N/A
Agreement number	8718335

000-madokane-S-193

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of this form, "Customer" can mean the signing entity, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
Enterprise Agreement	CTM (New)
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer	
Name of Entity (must be legal entity name)*	State of Georgia
Signature*	Janet Pytelewski
Printed First and Last Name*	Janet Pytelewski
Printed Title	Deputy State Purchasing Officer
Signature Date*	MAY 31, 2019
Tax ID	

** indicates required field*

Microsoft Affiliate	
Microsoft Corporation	Microsoft Corporation
Signature	
Printed First and Last Name	
Printed Title	
Signature Date (date Microsoft Affiliate countersigns)	JUN 05 2019
Agreement Effective Date 6/3/2019 (may be different than Microsoft's signature date)	Kyle Perez Duly Authorized on behalf of Microsoft Corporation

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer
Name of Entity (must be legal entity name)*
Signature*
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

Outsourcer
Name of Entity (must be legal entity name)*
Signature*
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

If Customer requires physical media, additional contacts, or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature form is signed by the Customer, send it and the Contract Documents to Customer's channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
Dept. 551, Volume Licensing
6100 Neil Road, Suite 210
Reno, Nevada 89511-1137
USA

DocuSign Envelope ID: B4434E0B-9F87-4250-B633-422E4C25EE8E

Microsoft Volume Licensing

Custom Program Signature Form

MBA/MBSA number	
Agreement number	8718335

000-dbeale-S-590

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of this form, "Customer" can mean the signing entity, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
Amendment	CTM (8718335)
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer (State Entity):
Name of Entity (must be legal entity name)* State of Georgia
Signature* Jim Barnaby
Printed First and Last Name* Jim Barnaby
Printed Title Deputy Commissioner State Purchasing Division
Signature Date* 4/27/2022
Company Address: 200 Piedmont Avenue, S. E., Suite 1302, West Tower Atlanta, Georgia 30334-9010
Tax ID

** indicates required field*

Microsoft Affiliate (Contractor's Full Legal name):
Microsoft Corporation
Signature Sintayehu Tarekegn **Printed First and Last Name** Sintayehu Tarekegn **Printed Title** Authorized Signer **Signature Date** 4/27/2022 **(date Microsoft Affiliate countersigns)** **Company Address:** Microsoft Corporation, Dept 551, Volume Licensing, 6880 Sierra Center Parkway, Reno, Nevada, 89511
Agreement Effective Date 06-01-2019 (may be different than Microsoft's signature date)

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer (State Entity)
Name of Entity (must be legal entity name)*
Signature*
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

Outsourcer
Name of Entity (must be legal entity name)*
Signature*
Printed First and Last Name*
Printed Title
Signature Date*

** indicates required field*

If Customer requires additional contacts or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature form is signed by the Customer, send it and the Contract Documents to Customer's channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
Dept. 551, Volume Licensing
6880 Sierra Center Parkway
Reno, Nevada 89511
USA

Microsoft Volume Licensing

Custom Program Signature Form

MBA/MBSA number	
Agreement number	8718335

000-dbeale-S-591

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of **this form, "Customer" can mean the signing entity, Enrolled Affiliate,** Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Agreement>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
<Choose Enrollment/Registration>	Document Number or Code
Amendment	CTM (8718335)
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code
Document Description	Document Number or Code

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer (State Entity):
Name of Entity (must be legal entity name)* State of Georgia
Signature* Jim Barnaby
Printed First and Last Name* Jim Barnaby
Printed Title Deputy Commissioner State Purchasing Division
Signature Date* 4/14/2022
Company Address: 200 Piedmont Avenue, S. E., Suite 1302, West Tower Atlanta, Georgia 30334-9010
Tax ID

** indicates required field*

Microsoft Affiliate (Contractor's Full Legal name):
Microsoft Corporation
Signature _____ **Printed First and Last Name** **Printed Title** **Signature Date** **(date Microsoft Affiliate countersigns)** **Company Address:** Microsoft Corporation, Dept 551, Volume Licensing, 6880 Sierra Center Parkway, Reno, Nevada, 89511
Agreement Effective Date **(may be different than Microsoft's signature date)**

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer (State Entity)
Name of Entity (must be legal entity name)* **Signature*** _____ **Printed First and Last Name*** **Printed Title** **Signature Date***

** indicates required field*

Outsourcer
Name of Entity (must be legal entity name)* **Signature*** _____ **Printed First and Last Name*** **Printed Title** **Signature Date***

** indicates required field*

If Customer requires additional contacts or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature **form is signed by the Customer, send it and the Contract Documents to Customer's** channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
Dept. 551, Volume Licensing
6880 Sierra Center Parkway
Reno, Nevada 89511
USA

Microsoft Volume Licensing

Amendment to Contract Documents

Agreement Number 8718335

000-dbeale-S-590

This amendment ("Amendment") is entered into between the parties identified on the attached program signature form. It amends the Enrollment or Agreement identified above. All terms used but not defined in this Amendment will have the same meanings provided in that Enrollment or Agreement.

Enterprise Enrollment
Custom Terms CTM

1. **The section titled "Term" is hereby amended and restated as follows:**

   Term. The term of Agreement 8718335 will be extended to **72** full calendar months from the Effective date and expire on May 31, 2025 unless terminated by either party as described in the Agreement. Each Enrollment will have the term provided in that Enrollment

2. The State of Georgia reference number for the Microsoft Master Agreement 8718335 is 99999-SPD-MSSVCS-0001. The following State of Georgia contract extension amendment is incorporated as an exhibit by mutual agreement of the parties to document the extension of contract 99999-SPD-MSSVCS-0001.

CONTRACT AMENDMENT # 1

EXTENSION # 1

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

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	MICROSOFT CORPORATION
Contract No.:	99999-SPD-MSSVCS-0001
Solicitation Title/Event Name:	Microsoft Volume Services (Master Agreement - Software)
Contract Award Date:	06/01/2019
Current Contract Term:	06/01/2019 – 05/31/2022

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

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

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

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	06/01/2022
End Date of New Contract Term:	05/31/2025

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

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

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

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.
Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

This Amendment must be attached to a signature form to be valid.

Microsoft Internal Use Only:

GA 36 Month Extension of Master Agreement (CTM).docx	CTM	CTM-CTC-AGR-CTL	BD

CONTRACT AMENDMENT
EXTENSION 2

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

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	Dell Marketing, LP
Contract No.:	99999-SPD-SPD0000060-0006 Category 1: End User Software, Category 2: Enterprise Software and Category 3: Microsoft Reseller Services
Solicitation Title/Event Name:	Software
Contract Award Date:	August 13, 2012
Current Contract Term:	July 1, 2017 – June 30, 2018
Extension No.:	2

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

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

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

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	July 1, 2018
End Date of New Contract Term:	May 30, 2019

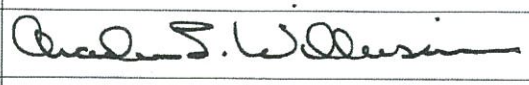
2. The parties agree the contract will expire at midnight on the date defined as the "End Date of the New Contract Term" unless the parties agree to extend the contract for an additional period of time.

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

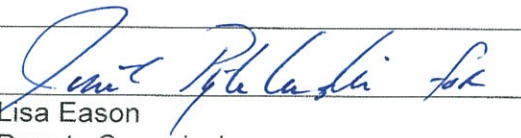
4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto. Should the State of Georgia (DOAS) enter into a new Contract for Software during the term of this Extension #2, the new contract shall supersede this Extension #2.

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

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	Dell Marketing, LP
Authorized Signature:	
Printed Name and Title of Person Signing:	Charlene L. Wilkinson, Public Contracts Manager
Date:	4/13/2018
Company Address:	One Dell Way Round Rock, TX 78682

STATE ENTITY

Authorized Signature:	
Printed Name and Title of Person Signing:	Lisa Eason Deputy Commissioner State Purchasing Division
Date:	June 28, 2018
Company Address:	200 Piedmont Avenue, S.E., Suite 1302, West Tower Atlanta, Georgia 30334-9010

CONTRACT AMENDMENT # 10
EXTENSION # 5

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

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	Dell Marketing, LP
Contract No.:	99999-SPD-SPD0000060-0006
Solicitation Title/Event Name:	Software
Contract Award Date:	08/24/2012
Current Contract Term:	05/01/2020-04/30/2021

BACKGROUND AND PURPOSE. The Contract is in effect through the Current Term provided above. The parties hereto now desire to amend the contract to (1) extend for an additional term of twelve months (2) increase the total number of billable hours (3) expand the approved categories, and (4) include requirements under Georgia House Bill 953.

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

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

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	05/01/2021
End Date of New Contract Term:	04/30/2022

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

2. **BILLABLE HOURS**: Exhibit A, Paragraph #2 to this Statewide Contract is hereby deleted in its entirety and replaced with the following:

"The Statewide Contract for software does not offer services that are in the nature of project work. Accordingly, Services for Software consulting or installation that Contractor provides a User Agency through the Statewide Contact for Software shall not exceed three (3) months effort by a team of Dell Marketing, LP professionals (including simultaneous concurrent efforts of multiple professionals that do not exceed a three (3) month duration); or (b) three hundred and twenty (320) hours (total) of billable work provided at the rates contained in Dell Marketing, LP's proposal that forms part of the contract, whichever is greater."

3. **APPROVED CATEGORIES**: Contractor may sell Software products, under this Statewide Contract, within the following Categories:

Business Applications
Communication
Education
Graphic & Design Networking & Servers
Operating Systems Programing & Web Development
Security
Utilities
Virtualization
Anti-Virus
File and Data Security
Virus Protection
Business Software
Database Software
Development Tools
Education/Entertainment
Gaming Software
Graphics, Audio, Video Software
Internet/Communications
Networking
Project management Storage Management
System Management
Identity Management
Backup Disaster Recovery System BYOD
Migration Enterprise Software
Analytics Intelligence
Automation
Mobile Technology
Software Development
Workforce Software

4. **HB 953**: Contractor shall comply with the provisions of Georgia House Bill 953 and will notify publishers of said Bill. Georgia House Bill 953 is incorporated by reference as Attachment A.

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

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

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

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	Dell Marketing, LP
Authorized Signature:	Alyssa Sayles
Printed Name and Title of Person Signing:	Alyssa Sayles, Contract Administrator
Date:	02/11/2021
Company Address:	One Dell Way Round Rock, TX 78682

STATE ENTITY

Authorized Signature:	Lisa Eason
Printed Name and Title of Person Signing:	Lisa Eason Deputy Commissioner State Purchasing Division
Date:	3/26/2021
Company Address:	200 Piedmont Avenue, S.E., Suite 1302, West Tower Atlanta, Georgia 30334-9010

DocuSign Envelope ID: 66B0100C-3024-4DE0-84F5-47F93423EFD9

ATTACHMENT A

House Bill 953 (AS PASSED HOUSE AND SENATE)

By: Representatives Rich of the 97th, Williamson of the 115th, Welch of the 110th, Watson of the 172nd, and Jones of the 25th

A BILL TO BE ENTITLED
AN ACT

To amend Chapter 5 of Title 50 of the Official Code of Georgia Annotated, relating to the Department of Administrative Services, so as to provide new authority for the department to enter into or authorize agreements with cooperative purchasing organizations; to provide that certain terms in particular types of state contracts shall be void and unenforceable and should not be included in such agreements; to require the Department of Administrative Services to provide such information on its website; to specify that bids, offers, or proposals and registers thereof shall be subject to the public disclosure provisions of Article 4 of Chapter 18 of Title 50, relating to open records; to provide for related matters; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Chapter 5 of Title 50 of the Official Code of Georgia Annotated, relating to the Department of Administrative Services, is amended in Code Section 50-5-51, relating to power, authority, and duty of department, by revising paragraph (9) as follows:

"(9) To enter into or authorize agreements with ~~private nonprofit~~ cooperative purchasing organizations or other states and their political subdivisions to effectuate the purposes and policies of this chapter;"

SECTION 2.

Part 1 of Article 3 of Chapter 5 of Title 50 of the Official Code of Georgia Annotated, relating to the general authority, duties, and procedure of state purchasing, is amended by adding a new Code section to read as follows:

"50-5-64.1.

(a) A contract entered into pursuant to this part shall not contain a term that:

(1) Requires the state or any agency, authority, board, bureau, commission, department, institution, or any other entity thereof to:

(A) Defend, indemnify, or hold harmless another person; or

(B) Be bound by terms and conditions that are unknown at the time of signing such contract or which may be unilaterally changed by the other party;

(2) Provides for:

(A) A person other than the Attorney General to serve as legal counsel for the state or

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for any agency, authority, board, bureau, commission, department, institution, or any other entity thereof;

(B) A venue for any action or dispute other than the Superior Court of Fulton County, Georgia, as provided in Code Section 50-21-1;

(C) The contract to be construed in accordance with the laws of a state other than the State of Georgia;

(D) Binding arbitration; or

(E) An automatic renewal such that state funds are or would be obligated in subsequent fiscal years; or

(3) Is inconsistent with the provisions of Article 4 of Chapter 18 of this title, relating to open records.

(b) If a contract entered into pursuant to this part contains a term prohibited under subsection (a) of this Code section, such term shall be void, and the contract shall be otherwise enforceable as if it did not contain such term.

(c) The Department of Administrative Services shall maintain a copy of this Code section on its website."

SECTION 3.

Said part is further amended by revising paragraph (4) of subsection (d) of Code Section 50-5-67, relating to the competitive bidding procedure, method of soliciting bids, required conditions for competitive sealed proposals, clarification, contract awards, negotiation of contracts, certificate of independent price determination, and receiving electronic bids, as follows:

"(4) The Department of Administrative Services shall canvass the bids, offers, or proposals and award the contract according to the terms of this part. The Department of Administrative Services shall prepare a register of bids, offers, or proposals which ~~will~~ shall become available for public inspection ~~upon request within one day~~, in accordance with Article 4 of Chapter 18 of this title, relating to open records, after the issuance of the department's public notice of intent to award to the successful bidder or offeror. The bids, offers, or proposals shall not be subject to public disclosure, in accordance with Article 4 of Chapter 18 of this title, relating to open records, until after the issuance of the public notice of intent to award a contract to the successful bidder or offeror except that

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audited financial statements not otherwise publicly available but required to be submitted in the bid, offer, or proposal shall not be subject to such public disclosure."

SECTION 4.

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

DELL MARKETING, L.P.
SWC FOR SOFTWARE
PRICE SCHEDULE
CONTRACT ID #99999-SPD-SPD0000060-0006
EXHIBIT "A"

Category 1: End User Software
Category 2: Enterprise Software
Category 3: Microsoft Reseller Services

ITEM/APPROVED CATEGORY	MSRP/DISCOUNT
Business Applications	5.75%
Communication	5.75%
Education	5.75%
Graphic & Design networking & Servers	5.75%
Operating Systems Programing & Web Development	5.75%
Security	5.75%
Utilities	5.75%
Virtualization	5.75%
Anti-Virus	5.75%
File and Data Security	5.75%
Virus Protection	5.75%
Business Software	5.75%
Database Software	5.75%
Development Tools Education/Entertainment Software	5.75%
Gaming Software	5.75%
Graphics, Audio, Video Software	5.75%
Internet/Communications	5.75%
Networking	5.75%
Project Management /Storage Management	5.75%
System Management	5.75%
Identity Management	5.75%
Backup Disaster Recovery System BYOD	5.75%
Migration Enterprise Software	5.75%
Analytics Intelligence	5.75%
Automation	5.75%
Mobile Technology	5.75%
Software Development	5.75%
Workforce Software	5.75%

Docusign Envelope ID: 3B3A0106-365A-8BFF-8237-37215BFD7869

CONTRACT AMENDMENT # 16
EXTENSION # 10

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

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	Dell Marketing LP
Contract Number:	99999-SPD-SPD0000060-0006
Contract Description:	Statewide Contract for Software
Contract Award Date:	August 24, 2012
Current Contract Term:	May 1, 2025 to April 30, 2026

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

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

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

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	May 1, 2026
End Date of New Contract Term:	May 31, 2026

Docusign Envelope ID: 3B3A0106-365A-8BFF-8237-37215BFD7869

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

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

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

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

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	Dell Marketing L.P.
Authorized Signature:	Ana Pitti Ana Pitti (Apr 28, 2026 13:34:15 CDT)
Printed Name and Title of Person Signing:	Ana Pitti
Date:	04/28/2026
Company Address:	One Dell Way, Round Rock, Texas 78682

STATE ENTITY

Authorized Signature:	
Printed Name and Title of Person Signing:	Carrie Steele Deputy Commissioner State Purchasing Division
Date:	4/29/2026
Company Address:	200 Piedmont Avenue, S.E., Suite 1804, West Tower Atlanta, Georgia 30334-9010

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

_____19959_____
Federal Work Authorization User Identification Number

_____10/29/2007_____
Date of Authorization

__Dell Inc_____
Name of Contractor

_____
Name of Project

_____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _July__, _12____, 20_22____ in _Round Rock___ (city), ___TX_____ (state).

D'Ann Autrey
Signature of Authorized Officer or Agent

_D'Ann Autrey, Advisor HR Compliance _____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 12 DAY OF July, 2022.

Amy E Tumey
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TEXAS
AMY ELIZABETH TUMEY
Notary ID #129736197
My Commission Expires
July 18, 2026

ernal Use - Confidential

CamScanner

My Commission Expires: July 18, 2026

CamScanner

FY24 (Sept `23) - FY26 (Aug `26) Microsoft Enterprise Agreement

Category	Product	Licenses	Unit Price	Total
M365	M365 E3 FromSA Unified ShrdSvr ALNG SubsVL MVL PerUsr (1st 450)	450	$329.64	$148,338.00
M365	M365 E3 Unified ShrdSvr ALNG SubsVL MVL PerUsr (after 450)	110	$391.80	$43,098.00
M365	M365 E5 GCC FROM M365 G3 ALNG SUBSVL MVL PERUSR	15	$614.16	$9,212.40
M365	O365E1 ShrdSvr ALNG SubsVL MVL PerUsr	147	$93.60	$13,759.20
M365	PowerBIProGov Shardsvr ALNG SubLic MVL	13	$91.44	$1,188.72
M365	ProjectP3GCC Sub Per User	6	$274.80	$1,648.80
M365	VisioPlan2 ShrdSvr ALNG SubsVL MVL PerUsr	180	$137.28	$24,710.40
Other	VSEntSubMSDN ALNG SA MVL	2	$1,080.49	$2,160.98
Other	VSProSubMSDN ALNG SA MVL	1	$309.43	$309.43
Server	ExchgSvrEnt ALNG SA MVL	1	$734.33	$734.33
Server	SysCtrStdCore ALNG SA MVL 2Lic CoreLic	8	$18.12	$144.96
Server	WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	100	$23.88	$2,388.00
Server	WinSvrDCCore ALNG SA MVL 2Lic CoreLic	118	$126.86	$14,969.48
Server	WinSvrSTDCore ALNG SA MVL 2Lic CoreLic	160	$19.47	$3,115.20
SQL	SQLSvrEntCore ALNG SA MVL 2Lic CoreLic	6	$2,492.08	$14,952.48
SQL	SQLSvrStdCore ALNG SA MVL 2Lic CoreLic	15	$649.96	$9,749.40
				$290,479.78

THE CITY OF ALPHARETTA
INFORMATION TECHNOLOGY

Purchases During the Current EA

	Category	Product	Licenses	Unit Price	Licenses Purchased	Purchased Unit Price
Added	M365	M365 E5 GCC FROM M365 G3 ALNG SUBSVL MVL PERUSR	15	$614.16	5	$614.16
Added	M365	ProjectP3GCC Sub Per User	6	$274.8	5	$658.95
New	Copilot	ENTERPRISE COPILOT STUDIO GCC SUB (MESSAGES)			1	$833.33
New	Copilot	M365 Copilot GCC Sub Add-on			5, 10, 10	$312.49, $156.24, $62.62
New	M365	ENTERPRISE EXCHANGE ONLINE ARCHIVE G SHRDSVR PER USER SUBLIC ALL LANGS			147	$82.74
New	M365	O365XTRAFILESTRGGCC SHRDSVR ALNG SUBSVL MVL ADDON XTRASTRG1GB			1500, 1000	$2.28, $1.51
New	M365	Power Automate Premium GCC Sub Per User			1	$170.38
New	M365	ProjectP1GCC Sub Per User			9	$219.59

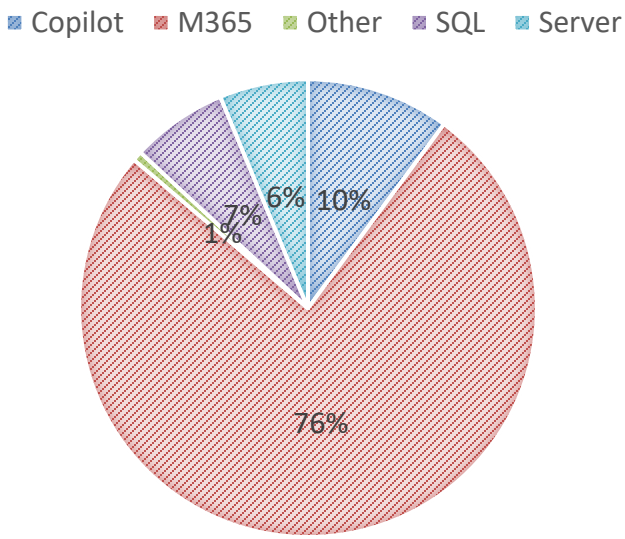
*Purchases made during the agreement are paid in full for the remaining months and not billed annually

FY27 (Sept `26) - FY29 (Aug `29) Microsoft Enterprise Agreement

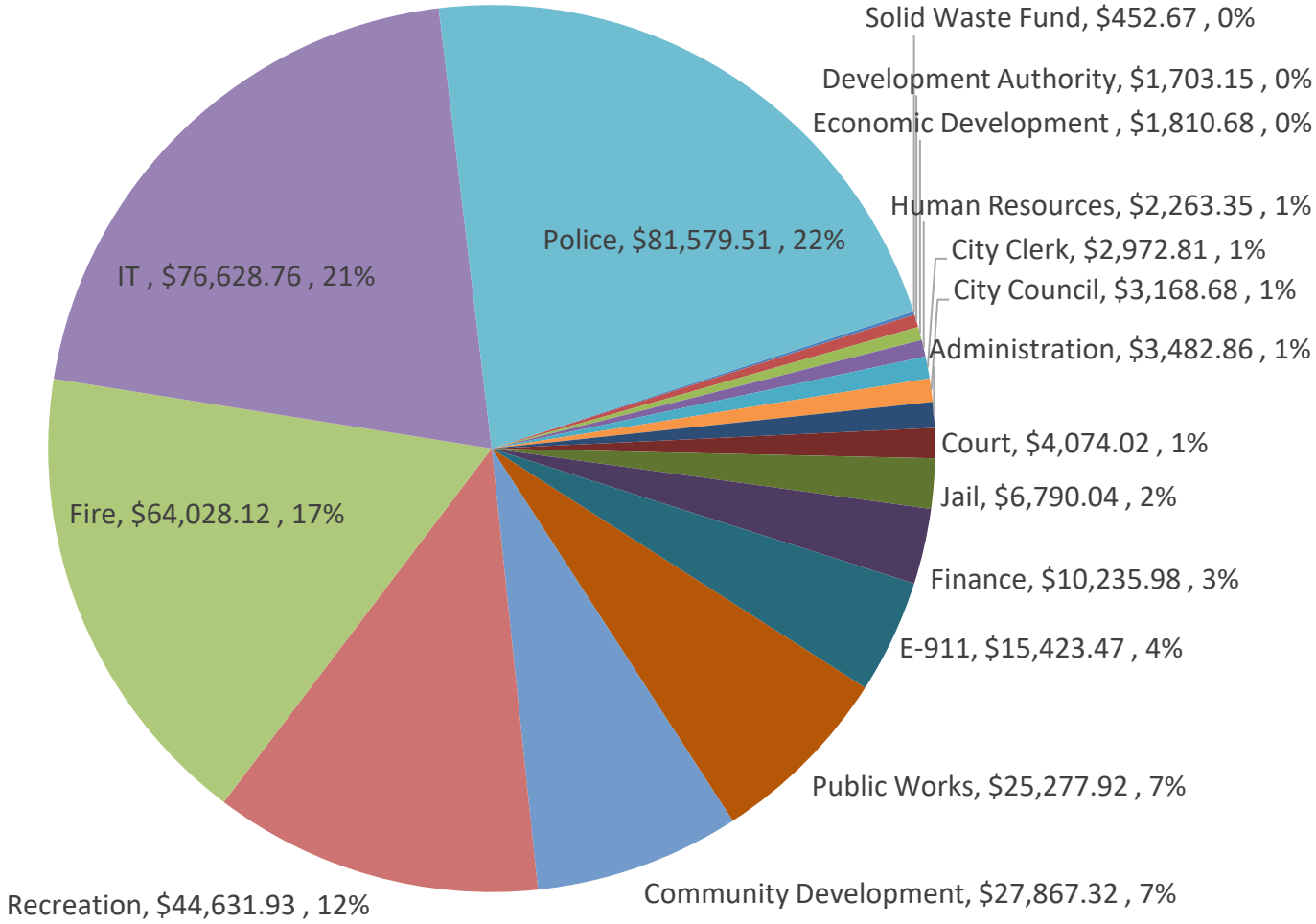
Category	Product	Licenses	Unit Price	Total
Copilot	ENTERPRISE COPILOT STUDIO GCC SUB (MESSAGES)	1	$2,500.00	$2,500.00
Copilot	M365 Copilot GCC Sub Add-on	**100**	$375.00	$37,500.00
M365	**ENTERPRISE CORECAL BRIDGE OFF365 SUBLIC PER USR ALL LNG**	**135**	**$20.62**	**$2,783.70**
M365	ENTERPRISE EXCHANGE ONLINE ARCHIVE G SHRDSVR PER USER SUBLIC ALL LANGS	135	$29.00	$3,915.00
M365	M365 E3 FromSA Unified ShrdSvr ALNG SubsVL MVL PerUsr (1st 450)	450	$364.62	$164,079.00
M365	M365 E3 Unified ShrdSvr ALNG SubsVL MVL PerUsr (after 450)	108	$429.00	$46,332.00
M365	M365 E5 GCC FROM M365 G3 ALNG SUBSVL MVL PERUSR	20	$660.00	$13,200.00
M365	O365E1 ShrdSvr ALNG SubsVL MVL PerUsr	135	$110.00	$14,850.00
M365	O365XTRAFILESTRGGCC SHRDSVR ALNG SUBSVL MVL ADDON XTRASTRG1GB	2500	$2.25	$5,625.00
M365	Power Automate Premium GCC Sub Per User	1	$165.00	$165.00
M365	PowerBIProGov Shardsvr ALNG SubLic MVL	13	$106.03	$1,378.39
M365	ProjectP1GCC Sub Per User	9	$93.50	$841.50
M365	ProjectP3GCC Sub Per User	11	$280.50	$3,085.50
M365	VisioPlan2 ShrdSvr ALNG SubsVL MVL PerUsr	180	$140.25	$25,245.00
Other	VSEntSubMSDN ALNG SA MVL	2	$1,103.00	$2,206.00
Other	VSProSubMSDN ALNG SA MVL	1	$315.88	$315.88
Server	ExchgSvrEnt ALNG SA MVL	0		
Server	SysCtrStdCore ALNG SA MVL 2Lic CoreLic	8	$20.25	$162.00
Server	WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	100	$26.75	$2,675.00
Server	WinSvrDCCore ALNG SA MVL 2Lic CoreLic	118	$142.50	$16,815.00
Server	WinSvrSTDCore ALNG SA MVL 2Lic CoreLic	160	$21.88	$3,500.80
SQL	SQLSvrEntCore ALNG SA MVL 2Lic CoreLic	6	$2,544.00	$15,264.00
SQL	SQLSvrStdCore ALNG SA MVL 2Lic CoreLic	15	$663.50	$9,952.50
				$372,391.27

Category Overview

Category	Current $	New $	Δ $	% Δ
Copilot	$0	$37,500	$37,500	
M365	$241,955.52	$281,500.09	$39,544.57	14%
Other	$2,470.41	$2,521.88	$51.47	2%
SQL	$24,701.88	$25,216.50	$514.62	2%
Server	$21,351.97	$23,152.80	$1,800.83	7.7%



Department Overview



Microsoft Enterprise Agreement Summary

- Current EA: $290,479.78/yr
- New EA: $372,391.27/yr
  - Planned for and within the approved budget
  - Purchased from Dell Marketing LP
  - GA State Contract 99999-SPD-SPD0000060-0006
- Net change: $81,911.49 (+28.2%)
  - Licenses purchased during the agreement - $21,153.05
  - 5% to 8% cost increases - $29,849.74
  - 75 additional M365 Copilot - $28,125.00
  - CoreCAL licenses for G1 users - $2,783.70