



City Council Meeting DECEMBER 10, 2018

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

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 11/26/2018 & 12/3/2018)
 - B. Alcoholic Beverage License Applications
 - PH-18-AB-58 Alpha Soda Restaurant Partners, LLC
d/b/a Alpha Soda
11760 Haynes Bridge Road
Alpharetta, GA 30009

Consumption on Premises
Beer, Wine, Liquor
Sunday Sales

Owner: Scott Boruff
Registered Agent: Brian Heinze
 - PH-18-AB-59 Bed Bath & Beyond Inc.
d/b/a Bed Bath & Beyond
6050 North Point Parkway
Alpharetta, GA 30022

Owner: Eugene Castagna
Registered Agent: Michael Sard
 - PH-18-AB-60 Open Prairie Concepts, LLC
d/b/a Prairie Kitchen & Health
33 South Main Street Ste. 101
Alpharetta, GA 30009

Owner: John Adams
Registered Agent: John Adams
 - PH-18-AB-61 The Founders Club, LLC
d/b/a The Founders Club
33 South Main Street Ste. 401
Alpharetta, GA 30009

Owner: John Adams
Registered Agent: John Adams
 - C. Financial Management Report: Month Ending October 31, 2018

V. PRESENTATIONS

A. GDOT - GA 400 Managed Lanes Access Points

VI. PUBLIC HEARING

A. PH-18-18 / V-18-16: Baxley Subdivision Gated Community

Consideration of a request to allow private streets within a gated community, as well as a variance to allow a hammerhead turnaround in lieu of a cul-de-sac for a 7-lot residential subdivision. The property is located at 12780 & 12790 Hopewell Road and is legally described as being located in Land Lots 1107 & 1108, 2nd District, 2nd Section, Fulton County, Georgia.

B. V-18-15: 133 Upshaw Drive Stream Buffer Variance

Consideration of a variance request to allow for a front porch addition to an existing home that was previously constructed within the City's stream buffers and impervious setback. The property is located at 133 Upshaw Drive and is legally described as being located in Land Lot 1251, 2nd District, 2nd Section, Fulton County, Georgia.

C. E-18-10: Wellstar Sign Exception

Consideration of a sign exception to allow additional wall signs. The property is located at 2450 Old Milton Parkway and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.

VII. NEW BUSINESS

A. Award of ITB 19-009 Multiple Sidewalk Segments

B. Mannings Ridge Drainage Improvement

C. Board And Commission Appointments

VIII. WORKSHOP

A. Georgia Power - LED Street Lights

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 11/26/2018 & 12/3/2018)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minutes 11-26-2018, City Council Meeting Minutes 12-3-2018



City Council Meeting
November 26, 2018
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA

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. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

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

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Kathi Cook, Director of Community Development

- o Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/12/2018)

B. Alcoholic Beverage License Applications

- PH-18-AB-56 Shade Street Food Inc.
 d/b/a Shade Street
 Food & Bar 10 South
 Broad St.
 Alpharetta, GA 30009

 Consumption on Premises
 Beer, Wine, Liquor & Sunday Sales

 Owner: Mikka Orrick
 Registered Agent: Mikka
 Orrick
- PH-18-AB-57 Real Chow Baby, LLC
 d/b/a Real
 Chow Baby 58
 Canton St. Ste.
 104
 Alpharetta, GA 30009

 Consumption on Premises
 Beer, Wine, Liquor & Sunday Sales

 Owner: Michele Mollon
 Registered Agent: Robert Simmons

❖ Council Member Burnett offered a motion to approve the Consent Agenda

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously 7-0

V. PUBLIC HEARING

A. MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

(NOTE: This item has been deferred at the request of the applicant and will not be heard until the January 14, 2018 City Council Meeting)

VI. NEW BUSINESS

A. Windward Parkway at GA 400 Triple Lefts

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommend Mayor and Council please award the Windward Parkway at GA 400 Triple Lefts to Vertical Earth in the amount not to exceed \$4,901,794.38, approve the Memorandum of Understanding (MOU) with the North Fulton Community Improvement District (NFCID), approve the MOU with Fulton County, and authorize the Mayor to execute all necessary documents.
- The intersection of GA 400 and Windward Parkway has congestion in both the morning and evening peak hours. The solution to resolve the morning issue was to construct an additional lane along Windward Parkway between the exit ramp and North Point Parkway. NFCID contracted with an engineering firm to design the work and then worked with the City and Georgia Department of Transportation (GDOT) to implement the improvements. Ultimately, GDOT funded the project through its operations program and the project has been completed.
- Solving the congestion in the evening hours consists of installing triple lefts from the ramp onto Windward Parkway. The third lane turns into a dedicated right-turn lane onto Deerfield. Also associated with Phase Two is an improvement at Westside and Windward to permit dual left turn lanes onto southbound Westside Parkway.
- Fulton County Water and Sewer were approached by the design team to include any waterline improvements that are necessary into the project scope so disruption of the corridor only happens once.
- The City advertised for competitive bids in May and June of this year and a total of 7 bids were received on June 14, 2018. The seven bidders and their associated bid amount is as follows:

ER Snell:	\$5,802,757.33
Baldwin Paving:	\$5,773,916.21
CMES:	\$5,170,499.37
CW Matthews:	\$5,169,456.33
GP Enterprises:	\$7,395,216.97
Precision 2000:	\$5,893,939.87
Vertical Earth:	\$4,834,853.14

- The bid also included alternates related to minor utility relocations and minor work at the GA 400 southbound exit ramp. In total, the total bid for Vertical Earth totals \$4,901,794.38.
- The City approved a contract with GDOT in January 2015 and within the contract GDOT committed a total of \$1.37M to go towards the project. In addition, the City and the NFCID approved a MOU stating it was the responsibility of the NFCID to manage and fund the funding shortfall.
- Throughout the design process of the project the NFCID worked with various partners to obtain additional funds to fund the project. The bids received for the project were approximately \$700k over budget. Over the last several months the NFCID worked to obtain additional funding.

- The funding shortfall has been obtained through the diligent work of the NFCID, the design team and numerous partners associated with the project. Below is a breakdown of the funding pieces to fund the Windward Triple Lefts Project:

\$ 2,317,941.24	GDOT construction contract
\$ 481,000.00	Fulton County
\$ 19,000.00	Fulton County (additional utility costs)
\$ 1,433,200.00	GTIB
\$ 160,136.14	NFCID
\$ 490,517.00	Fulton County W&S

- The NFCID team met with the low bidder, Vertical Earth, to discuss the project in detail and go over the expectations and how representatives from the NFCID team will be managing the construction and performing inspections of the project. The team also explained the contract is with the City and all application for payments will be reviewed by representatives of the NFCID prior to payments to be processed with the City.

Public Comment

None

❖ Mayor Pro Tem Mitchell offered a motion to approve the Windward Parkway at GA 400 Triple Lefts to Vertical Earth in the amount not to exceed \$4,901,794.38, approve the Memorandum of Understanding (MOU) with the North Fulton Community Improvement District (NFCID), approve the MOU with Fulton County, and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

B. Department of Public Safety Headquarters Furniture Purchase (911 Center)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff recommends Mayor and Council authorize the purchase of new office furniture for Public Safety Headquarters (911 Center) through CWC in an amount totaling \$20,111.82 and authorize the Mayor to execute all necessary documents.
- The Department of Public Safety is requesting authorization to fund the purchase of general office furniture for the newly remodeled 911 Center within Public Safety Headquarters. This purchase replaces general office furniture (not including dispatch consoles) within the following segments of the 911 Center:
 - 911 Communications Center
 - 911 Quality assurance Office
 - Public Safety Technical Staff Office
 - 911 Training Area

- On August 20, 2018, the City Council approved funding totaling \$83,952 to CWC for the purchase of office furniture for the Public Safety Headquarters expansion. While the purchase of replacement furniture for the 911 Center was always under consideration, the purchase was purposely withheld from the original approval request to ensure that sufficient funding was available for the construction and remodel of the 911 Center. With the 911 Center construction completed, funding is now available within the original budget allocation to purchase these furnishings.
- As with the initial furniture purchase, staff recommends CWC and has negotiated pricing below State Contract line-items.

Public Comment

None

❖ Council Member Hipes offered a motion to approve the purchase of new office furniture for Public Safety Headquarters (911 Center) through CWC in an amount not to exceed \$20,111.82 and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Richard
- The motion was approved unanimously 7-0

C. First Amendment to Intergovernmental Contract- Local Jobs Creation Grant

- The Economic Development Manager, Matthew Thomas, came forward to present this item.
- Staff recommends Mayor and Council approve the Amendment to the IGA. Having this program in the City's economic development toolkit establishes an effective means for the City to support business expansions and relocations.
- The Local Jobs Creation Grant was established as an intergovernmental agreement with the City of Alpharetta and the Development Authority of Alpharetta on October 21, 2013 with a five year sunset date.
- The grant's purpose is to encourage and support Alpharetta companies hiring Alpharetta residents. The program was created to support the State of Georgia's Quality Jobs Tax Credit and Opportunity Zone Tax Credit at the local level.
- The original Intergovernmental Contract consisted of \$40,000 in program funding. The renewal requests \$32,500 which is the remaining unused grant dollars.
- City Attorney, Sam Thomas, read the Contract into the record

Public Comment

None

- ❖ Council Member Burnett offered a motion to approve the First Amendment to the Intergovernmental Agreement – Local Jobs Creation Grant as read by City Attorney and authorize the use of funds up to and not to exceed \$32,500.
 - The motion received a second from Council Member Binder with a friendly amendment to change the term of the Intergovernmental Contract, Section 3 (contract should be extended through June 30, 2019).
 - Amendment accepted by Council Member Burnett
 - The motion was approved unanimously 7-0

D. Approval of Partial Easement Abandonment - Rowe Downtown

- City Attorney, Sam Thomas, provided a brief overview of this item and read the Resolution into the record

Public Comment

None

- ❖ Council Member Hipes offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

E. A Resolution Declaring the Results of the City of Alpharetta Special Homestead Exemption Election Held on November 6, 2018

- City Attorney, Sam Thomas, read the Resolution into the record

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Resolution Declaring the Results of the City of Alpharetta Special Homestead Exemption Election Held on November 6, 2018 and read by City Attorney
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously 7-0

F. A Resolution Declaring the Results of the City of Alpharetta Special Sunday Alcohol Sales Election Held on November 6, 2018

- City Attorney, Sam Thomas, read the Resolution into the record

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Resolution Declaring the Results of the City of Alpharetta Special Sunday Alcohol Sales Election Held on November 6, 2018 as read by City Attorney
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously 7-0

G. Indication of Interest (IOI) to Purchase City-Owned Commercial Condominium Unit Located in Milton Avenue Parking Deck

- Director of Finance, Tom Harris, came forward to present this item.
- Staff recommends Mayor and Council please approve an Indication of Interest (IOI) to purchase a City-owned commercial condominium unit located in the Milton Avenue parking deck.
- The parking deck, which is currently under construction by The Christman Company, was designed to have commercial space on the ground floor facing Milton Avenue. The total space of 5,579 square feet will be split between 800 square feet of space that will remain with the City to house a police substation and 4,779 square feet of space will be sold as a condo unit subject to a declaration.

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Indication of Interest (IOI) to Purchase City-Owned Commercial Condominium Unit Located in Milton Avenue Parking Deck
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously 7-0

H. Approval of Increase of Minimum Hourly Wage

- City Administrator, Bob Regus, came forward to present this item and request to raise the City's minimum hourly wage to \$16.

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Increase of Minimum Hourly Wage as requested
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously 7-0

I. Amendment to the Parking Agreement at 40 Old Roswell Street

- Council Member Hipes announced that he would recuse himself from this item given that his law partner is the attorney for the applicant
- David Belle Isle, attorney for the applicant, came forward to present this item.

❖ Council Member Binder offered a motion to approve the Amendment to the Parking Agreement at 40 Old Roswell Street with the following changes:

- Section 1- the end shall read, “developer would waive any claim for refund from the City’s downtown parking fund
- Section 2 – change date to June 30, 2019
- Section 4 - Prior to the last sentence in paragraph 4, insert “However, if the parking lot is subsequently redeveloped as a full commercial parking lot or paid parking lot, the property owner shall be required to obtain a business license and lot shall meet then applicable city standards.”
- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-0
- Council Member Hipes returned to the meeting

VII. WORKSHOP

A. Wireless Broadband Deployment - Industry Overviews

- Renee Shepherd and Matt Hartley from Verizon Wireless came forward to make a presentation regarding wireless broadband deployment

VIII. PUBLIC COMMENT

None

IX. REPORTS

- Council Member Richard announced that the Atlanta Regional Commission awarded our Downtown City Center an “Award of Excellence” for 2018 in the Exceptional Merit for Context Sensitive Town Center Development category
- Council Member Binder announced that this Saturday, December 1st the Recreation and Parks Department will be hosting the City’s Season of Celebration, which will include the tree lighting, SEC championship game, community performances, kid friendly activities, etc. The day begins with the Farmer’s Market from 8am-2pm and the seasonal celebration activities at 4pm.
- Council Member Binder also announced that part of the most recently adopted budget included funds for park land development and one of the parks included was Mid-

Broadwell. He handed out conceptual plans for that space and informed the public that the plans will be available online for the public to review and provide feedback.

- Council Member Burnett announced an appointment to the Board of Zoning Appeals – Daniel McAlonan

X. ADJOURNMENT TO EXECUTIVE SESSION

Mayor Pro Tem Mitchell offered a motion to adjourn to Executive Session

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-1; Burnett voting no

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk



City Council Meeting
December 3, 2018
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA

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I. CALL TO ORDER

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

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o David Shostak, City Arborist
 - o Kathi Cook, Director of Community Development

- o Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. OLD BUSINESS

A. Approval of Conceptual Master Plan for the Wills Park Equestrian Center

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item.
- Staff is requesting approval of the Conceptual Master Plan for the Wills Park Equestrian Center.
- Staff is requesting approval of the Conceptual Master Plan for the Wills Park Equestrian Center. This plan was developed by Jacobs Engineering and is the result of public input through public meetings, on-site interviews, focus groups and on-line surveys. This plan was approved by the Equestrian Advisory Group and the Alpharetta Recreation Commission.

Public Comment

None

- ❖ Council Member Binder offered a motion to approve the Conceptual Master Plan for the Wills Park Equestrian Center.

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

V. NEW BUSINESS

A. Rucker Road - Roswell Project Limits

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends Mayor and Council Please approve Change Order Number 1 for work associated with the Rucker Road Corridor to CW Matthews in the amount not to exceed \$2,905,157.50 and authorize the Mayor to execute all necessary documents.
- Rucker Road was one of the 2016 Bond Projects and earlier this year the City executed a contract with CW Matthews in the amount of \$15,030,195.75 to construct the Rucker Road Corridor improvements. The City of Roswell included Rucker Road as one of their TSPLOST Tier 1 projects, and while Alpharetta was in the construction phase, Roswell was preparing plans and obtaining the necessary right of way for construction for the improvements within Roswell.

- Earlier this year, Roswell and Alpharetta executed an Intergovernmental Agreement (IGA) that stated Alpharetta would obtain a change order price from our contractor to complete the improvements along Rucker Road within the City Limits of Roswell. In return, Roswell would reimburse Alpharetta 100% for all work within the City Limits of Roswell.
- Collectively the two cities have worked together with the design and construction teams to obtain a price for the work within Roswell. The total price to complete the work within the City Limits of Roswell is \$2,905,175.50. Over \$770k of the total cost is associated with Fulton County's Water Main work.
- Upon execution of the proposed change order, the contractor will start work immediately and all inspections, project management, and citizen coordination associated with the section within Roswell is the responsibility of the City of Roswell. Awarding the change order to CW will minimize the time it will take to complete the section in Roswell and overall disruption to the citizens who live along the corridor. The anticipated completion date of the section within Roswell is late Summer 2019.

Public Comment

None

❖ Mayor Pro Tem Mitchell offered a motion to approve the Change Order Number 1 for work associated with the Rucker Road Corridor to CW Matthews in the amount not to exceed \$2,905,157.50 and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 7-0

VI. WORKSHOP

A. Stormwater and Tree Coverage Findings - David Shostak, City Arborist

- City Arborist, David Shostak came forward to present the project overview and answer questions posed by Mayor and Council

VII. PUBLIC COMMENT

None

VIII. REPORTS

- Council Member Hipes- announced his appointment of Jeremy Scott to the Board of Zoning Appeals
- Council Member Binder announced that this Saturday beginning at 4pm will be the 2nd weekend of the City's holiday festivities including a magical winter village,

holiday food drive, falling snow, gift wrapping, smores, etc. He also thanked the entire event staff for making the event a success given the weather conditions the previous weekend

- Mayor Gilvin announced that the City will be partnering with North Fulton Community Charities for a Holiday Food Drive that will run from now to December 21st. Publix has donated 3,000 paper bags to fill and drop off at several locations including Alpharetta First Baptist, Alpharetta Presbyterian, Avalon concierge, Alpharetta Community Center, Alpharetta Adult Activity Center, Alpharetta City Hall, Alpharetta Arts Center and starting next week at the Village Town Green

IX. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Merkel offered a motion to adjourn to Executive Session
 - The motion received a second by Council Member Binder
 - The motion was approved unanimously 7-0
- ❖ Meeting adjourned at 7:19 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-18-AB-58 ALPHA SODA RESTAURANT PARTNERS, LLC
D/B/A ALPHA SODA
11760 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

CONSUMPTION ON PREMISES
BEER, WINE, LIQUOR
SUNDAY SALES

OWNER: SCOTT BORUFF
REGISTERED AGENT: BRIAN HEINZE

PH-18-AB-59 BED BATH & BEYOND INC.
D/B/A BED BATH & BEYOND
6050 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

OWNER: EUGENE CASTAGNA
REGISTERED AGENT: MICHAEL SARD

PH-18-AB-60 OPEN PRAIRIE CONCEPTS, LLC
D/B/A PRAIRIE KITCHEN & HEALTH
33 SOUTH MAIN STREET STE. 101
ALPHARETTA, GA 30009

OWNER: JOHN ADAMS
REGISTERED AGENT: JOHN ADAMS

PH-18-AB-61 THE FOUNDERS CLUB, LLC
D/B/A THE FOUNDERS CLUB
33 SOUTH MAIN STREET STE. 401
ALPHARETTA, GA 30009

OWNER: JOHN ADAMS
REGISTERED AGENT: JOHN ADAMS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING OCTOBER 31, 2018

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending October 31, 2018 (period 4 of Fiscal Year 2019).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund).

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (October 2018)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports



**for the month ending
October 31, 2018
(period 4 of 12 – unaudited)**

Financial Management Reports

Fiscal Year 2019

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2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*
DATE: DECEMBER 10, 2018
RE: FINANCIAL MANAGEMENT REPORTS AS OF OCTOBER 31, 2018

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending October 31, 2018.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2018 (FY 2018). The figures represented herein are subject to change in accordance with accounting entries made during the closing process

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2019 revenues are budgeted at \$66 million (net of Carryforward Fund Balance totaling \$6 million). As of October 31, 2018, actual revenue collections total 29% or \$19 million.

Early collection trends indicate a net gain over budget of \$2.9 million with the detail as follows:

• Property Taxes (current)	\$1,400,000
• Building Permit Fees	400,000
• Local Option Sales Tax	350,000
• Hotel Tax (City portion)	206,250
• Insurance Premium Tax	212,996
• Franchise Taxes	130,000
• Court Fines	(325,000)
• Other	<u>528,273</u>
	\$2,902,519

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

The FY 2019 budget for current year property taxes (non-motor vehicles) totals \$22.7 million and is based on a billable digest of \$4.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2018 based on staff forecasts of property values (including new construction estimates). The actual growth in the tax digest

exceeded the conservative budget estimate resulting in an estimated additional \$1.4 million in tax revenue. This estimate is still in flux and will be heavily influenced by the appeal process.

Building Permit Fee collections is trending 97% higher than FY 2018 and is conservatively estimated to total \$2 million by year-end (\$2.2 million was collected in FY 2018) which is \$400,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Local Option Sales Taxes is trending 2% higher than FY 2018 and is conservatively estimated to total \$16 million by year-end (\$15.9 million was collected in FY 2018) which is \$350,000 greater than budget.

Hotel/Motel tax trends are discussed in detail under the Hotel/Motel Fund write-up contained later in this report.

Insurance Premium Tax collections total \$4.1 million in FY 2018 and represent an 8% increase over FY 2018 collections of \$3.8 million. The collections were received in October and will be reflected in next month's reporting.

Franchise Tax collections are estimated to total \$6.3 million in FY 2019, which represents an increase over budget of \$130,000. Collections in FY 2018 totaled \$6.2 million. The growth in FY 2019 is due primarily to the partial-year impact of raising the Cable Franchise Fee from 3% to 5% effective January 1, 2019. The largest portion of Franchise Fees comes from GA Power and Suwanee (electric) and is estimated to remain flat with 2018 collections (\$4.5 million). However, trends for the last three years have seen this revenue segment decline despite growth in the number of residences/businesses served. As such, this forecast will be revisited in February as estimates for electric franchise fee revenues become available from the utility providers.

Municipal Court Fine collections is trending -11% lower than FY 2018 and is estimated to total \$1.7 million by year-end (\$1.8 million was collected in FY 2018) which is -\$350,000 less than budget. This revenue source has been in steady decline for multiple years with the trend accelerating in FY 2018. Revenue collections this year are on pace to match a 13-year low stretching back to fiscal year 2006. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines.

The Other revenue category is exceeding budget through a combination of recreation fees (non-resident fees, aquatics fees, etc.), development related revenue growth (e.g. plan review fees, development permits and related fees, impact fee administration, etc.) and general tax/revenue growth (e.g. real estate transfer tax, motor vehicle title taxes, investment earnings, etc.).

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of October 31, 2018, city departments (not including General Government¹) have encumbered and expensed 40%, or \$24 million, of their FY 2019 budget appropriations. Overtime expenses are trending 37% higher than FY 2018 due to multiple situations including coverage for vacant positions.

Contingency: The General Fund contingency balance totals \$787,200.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2019 revenues are budgeted at \$7.7 million (net of carryforward fund balance totaling \$1.8 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.3 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$979,963 for debt service on the Series 2016 Convention Center Bonds, \$465,804 for eligible initiatives such as the Arts Center and Equestrian Center, and \$256,124 in non-allocated); and the city (37.5% or \$2.9 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above).

As of October 31, 2018, the city has collected 30% or \$2.3 million (three-months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending 26% higher than FY 2018 and is estimated to total \$8.2 million by year-end (\$7.3 million was collected in FY 2018) which is \$550,000 greater than budget. The General Fund's portion is estimated at \$3.1 million, which is \$206,250 greater than budget.

E-911 Fund: FY 2019 revenues are budgeted at \$4.1 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of October 31, 2018, the city has collected 27% or \$1.1 million which includes the first quarterly payment under the City of Milton Intergovernmental Agreement.

Expenditures/encumbrances during the same time period total \$2.5 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2019 revenues are budgeted at \$5.1 million (net of carryforward fund balance totaling \$1 million). As of October 31, 2018, actual revenue totaled around 19% of budget and will remain low until property tax collections in December.

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$5.1 million and is based on a billable digest of \$5.3 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2018 based on staff forecasts of property values (including new construction estimates). The actual growth in the tax digest exceeded the conservative budget estimate resulting in an estimated additional \$285,000 in tax revenue. This estimate is still in flux and will be heavily influenced by the appeal process.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$120,967 and represents unencumbered/ unspent project appropriations of \$83,692 and a non-allocated reserve for future projects (grant matches) of \$37,275.

Capital Grants Fund (Fund 340): Available funding totals \$1.1 million and represents unencumbered/ unspent capital project appropriations of \$602,002 and a non-allocated reserve for future capital projects (grant matches) of \$472,939.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$14.7 million and represents unencumbered/unspent capital project appropriations of \$13.1 million and a non-allocated reserve for future capital projects of \$1.6 million.

Available ABC (Alpharetta Business Community) funding totals \$59,873 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$1.1 million and represents unencumbered/ unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Construction costs are fully expensed. Residual funds will be allocated towards debt service on the Series 2016 Bonds.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$24.7 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$18.8 million.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2019 revenues are currently budgeted at \$4 million (net of carryforward fund balance totaling \$341,192 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of October 31, 2018, the city has collected \$2.2 million, which represents the 1st-2nd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$3.9 million, represent general operations, and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2019 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of October 31, 2018 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 9,000	\$ 3,308	\$ 5,692
Post #1: Donald Mitchell	\$ 5,000	\$ 2,962	\$ 2,038
Post #2: Ben Burnett	\$ 5,000	\$ 507	\$ 4,493
Post #3: Karen Richard	\$ 5,000	\$ 129	\$ 4,871
Post #4: John Hipes	\$ 5,000	\$ 193	\$ 4,807
Post #5: Jason Binder	\$ 5,000	\$ 218	\$ 4,782
Post #6: Dan Merkel	\$ 5,000	\$ 466	\$ 4,534

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of October 31, 2018, the Development Authority has \$46,139 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended October 31, 2018

	Current Fiscal Year					Prior Fiscal Year		
	2019 Budget	2019 YTD	% Collected	2019 Estimated	Variance	2018 Actual	2018 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 22,680,000	\$ 4,257,081	18.8%	\$ 24,080,000	\$ 1,400,000	\$ 21,154,929	\$ -	0.0%
Delinquent	237,000	35,350	14.9%	237,000	-	410,211	122,101	29.8%
Motor Vehicle Tax	115,000	41,039	35.7%	115,000	-	182,797	53,740	29.4%
Motor Vehicle Title Fee	900,000	253,444	28.2%	950,000	50,000	933,613	218,538	23.4%
Local Option Sales Tax	15,650,000	4,037,958	25.8%	16,000,000	350,000	15,907,320	3,948,518	24.8%
Franchise Tax	6,200,000	319,632	5.2%	6,330,000	130,000	6,177,460	418,894	6.8%
Insurance Premium Tax	3,900,000	4,112,996	105.5%	4,112,996	212,996	3,813,796	3,813,796	100.0%
Alcohol Beverage Excise Tax	2,200,000	581,840	26.4%	2,200,000	-	2,210,031	541,447	24.5%
Building Permit Fees	1,600,000	1,322,387	82.6%	2,000,000	400,000	2,232,284	671,102	30.1%
Business and Occupational Tax	1,150,000	71,392	6.2%	1,150,000	-	1,120,188	41,409	3.7%
Municipal Court Fines	1,975,000	605,730	30.7%	1,650,000	(325,000)	1,793,974	680,167	37.9%
Recreation/Special Event Fees	2,829,450	888,691	31.4%	2,925,684	96,234	2,740,903	829,192	30.3%
Hotel/Motel Tax (City portion)	2,868,750	852,277	29.7%	3,075,000	206,250	2,874,701	674,539	23.5%
subtotal	\$ 62,305,200	\$ 17,379,817	27.9%	\$ 64,825,679	\$ 2,520,479	\$ 61,552,208	\$ 12,013,443	19.5%
Other Revenues	4,185,847	1,722,307	41.1%	4,567,886	382,039	4,438,617	1,123,617	25.3%
Total Revenues	\$ 66,491,047	\$ 19,102,124	28.7%	\$ 69,393,566	\$ 2,902,519	\$ 65,990,825	\$ 13,137,060	19.9%
Carryforward Fund Balance	6,100,065							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended October 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,389	\$ 1,099	\$ 128,238	\$ 235,052	35.5%	35.2%	\$ 292,533	\$ 110,229	37.7%
City Administration	2,174,084	27,244	666,014	1,480,826	31.9%	30.6%	2,181,453	834,127	38.2%
Finance	3,366,136	105,839	1,336,729	1,923,568	42.9%	39.7%	3,319,528	1,356,957	40.9%
City Attorney	690,000	-	-	690,000	0.0%	0.0%	725,172	41,671	5.7%
Information Technology	1,742,223	11,425	636,639	1,094,159	37.2%	36.5%	1,602,409	604,096	37.7%
Human Resources	430,846	7,844	110,858	312,144	27.6%	25.7%	367,541	94,728	25.8%
Municipal Court	1,096,466	178,577	379,006	538,883	50.9%	34.6%	983,191	350,757	35.7%
Public Safety	28,419,771	564,521	10,355,476	17,499,773	38.4%	36.4%	26,161,349	9,743,493	37.2%
Public Works	8,821,264	678,304	2,790,804	5,352,156	39.3%	31.6%	7,770,820	2,547,619	32.8%
Recreation, Parks & Cultural Svcs	9,947,218	1,480,919	3,258,076	5,208,223	47.6%	32.8%	8,586,625	2,826,403	32.9%
Community Development	3,162,560	44,335	1,103,098	2,015,127	36.3%	34.9%	2,793,574	961,430	34.4%
subtotal	\$ 60,214,957	\$ 3,100,105	\$ 20,764,939	\$ 36,349,913	39.6%	34.5%	\$ 54,784,195	\$ 19,471,509	35.5%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
Insurance Premiums (Risk)	689,500	-	229,833	459,667	33.3%	33.3%	665,000	221,667	33.3%
Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
Transfer(s) to other Funds	10,600,065	-	3,533,355	7,066,710	33.3%	33.3%	14,022,363	4,674,121	33.3%
Contingency	800,000	-	12,800	787,200	1.6%	1.6%	45,697	21	0.0%
subtotal	\$ 12,376,155	\$ -	\$ 3,829,283	\$ 8,546,872	30.9%	30.9%	\$ 15,029,900	\$ 4,961,728	33.0%
Total Expenditures	\$ 72,591,112	\$ 3,100,105	\$ 24,594,222	\$ 44,896,784	38.2%	33.9%	\$ 69,814,095	\$ 24,433,237	35.0%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended October 31, 2018

	Current Fiscal Year						Prior Fiscal Year		
	2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 26,734,823	\$ -	\$ 7,656,551	\$ 19,078,272	28.6%	28.6%	\$ 24,851,331	\$ 7,558,621	30.4%
Overtime	1,291,499	-	629,349	662,150	48.7%	48.7%	1,627,910	460,677	28.3%
Group Insurance	8,039,454	-	2,802,589	5,236,865	34.9%	34.9%	7,012,482	2,541,332	36.2%
FICA and Social Security	2,133,206	-	597,854	1,535,352	28.0%	28.0%	1,911,771	579,781	30.3%
Defined Benefit Pension	2,599,935	-	2,599,935	-	100.0%	100.0%	2,500,954	2,500,954	100.0%
401(A) Retirement/Match	1,808,371	-	638,423	1,169,948	35.3%	35.3%	1,557,303	593,851	38.1%
(2) Other	1,382,841	-	845,452	537,389	61.1%	61.1%	763,999	251,841	33.0%
subtotal	\$ 43,990,129	\$ -	\$ 15,770,152	\$ 28,219,977	35.8%	35.8%	\$ 40,225,750	\$ 14,487,056	36.0%
Maintenance & Operations:									
Professional Services	\$ 2,858,650	\$ 989,702	\$ 896,599	\$ 972,350	66.0%	31.4%	\$ 2,465,138	\$ 847,484	34.4%
Legal Services	690,000	-	-	690,000	0.0%	0.0%	725,172	41,671	5.7%
Vehicle Fuel/Maintenance	973,150	-	274,322	698,828	28.2%	28.2%	946,260	266,456	28.2%
Maintenance Contracts	2,394,847	1,288,068	592,612	514,167	78.5%	24.7%	1,983,110	497,098	25.1%
IT Professional Services	1,437,923	327,507	691,806	418,611	70.9%	48.1%	1,409,769	762,151	54.1%
General Supplies	1,103,108	116,053	279,008	708,047	35.8%	25.3%	987,269	288,440	29.2%
Utilities	2,835,179	-	681,571	2,153,608	24.0%	24.0%	2,362,169	636,353	26.9%
Other	3,163,978	378,776	862,090	1,923,112	39.2%	27.2%	2,843,355	883,299	31.1%
subtotal	\$ 15,456,835	\$ 3,100,105	\$ 4,278,007	\$ 8,078,723	47.7%	27.7%	\$ 13,722,242	\$ 4,222,950	30.8%
Capital:									
OSSI/Fire Truck Leases	\$ 628,550	\$ -	\$ 630,405	\$ (1,855)	100.3%	100.3%	\$ 578,654	\$ 578,654	100.0%
Software Leases	76,943	-	76,942	1	100.0%	100.0%	180,944	180,944	100.0%
Other	62,500	-	9,433	53,067	15.1%	15.1%	76,604	1,904	2.5%
subtotal	\$ 767,993	\$ -	\$ 716,780	\$ 51,213	93.3%	93.3%	\$ 836,202	\$ 761,503	91.1%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
Insurance Premiums (Risk)	689,500	-	229,833	459,667	33.3%	33.3%	665,000	221,667	33.3%
Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
Transfer(s) to other Funds	10,600,065	-	3,533,355	7,066,710	33.3%	33.3%	14,022,363	4,674,121	33.3%
Contingency	800,000	-	12,800	787,200	1.6%	1.6%	45,697	21	0.0%
subtotal	\$ 12,376,155	\$ -	\$ 3,829,283	\$ 8,546,872	30.9%	30.9%	\$ 15,029,900	\$ 4,961,728	33.0%
Total Expenditures	\$ 72,591,112	\$ 3,100,105	\$ 24,594,222	\$ 44,896,784	38.2%	33.9%	\$ 69,814,095	\$ 24,433,237	35.0%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of October 31, 2018

			Project Snapshot		FY 2019						
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project										
Revenues											
Public Safety											
22031150-371000	G1407	BAC PEDAL CAR WALMART 2013	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -		\$ -	
22031150-331110	C1617	2015/16 BULLETPROOF VEST (DOJ)	34,201	32,298	1,903	-	1,903	696		1,207	
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,178	-	13,178	-	13,178	-		13,178	
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	-	15,375	-	15,375	-		15,375	
22031150-331110	C1910	TURNOUT GEAR WASHER	22,728	-	22,728	-	22,728	-		22,728	
		subtotal			\$ 53,184	\$ -	\$ 53,184	\$ 696		\$ 52,488	
Recreation, Parks & Cultural Services											
22061150-336000	C1837	2018 CAMP HAPPY HEARTS	4,622	-	\$ 4,622	\$ -	\$ 4,622	\$ -		\$ 4,622	
		subtotal			\$ 4,622	\$ -	\$ 4,622	\$ -		\$ 4,622	
General Government											
22090200-391100		TRANSFER IN/GENERAL FUND (MATCH)			\$ -	\$ 30,000	\$ 30,000	\$ 10,000		\$ 20,000	
22090200-361000		INTEREST EARNINGS			-	-	-	239		(239)	
22090200-395000		CARRYFORWARD FUND BALANCE			45,046	-	45,046	-		45,046	
		subtotal			\$ 45,046	\$ 30,000	\$ 75,046	\$ 10,239		\$ 64,807	
		Total			\$ 102,852	\$ 30,000	\$ 132,852	\$ 10,935		\$ 121,917	
Expenditures											
Public Safety											
22031150-531600	G1407	BAC PEDAL CAR WALMART 2013	\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813	
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	68,400	65,988	2,412	-	2,412	2,412	-	-	
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,356	-	26,356	-	26,356	734	-	25,622	
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,750	-	30,750	-	30,750	-	-	30,750	
22031150-542100	C1910	TURNOUT GEAR WASHER	25,000	-	25,000	-	25,000	-	-	25,000	
		subtotal			\$ 86,331	\$ -	\$ 86,331	\$ 3,146	\$ -	\$ 83,185	
Recreation, Parks & Cultural Services											
22061150-531100	C1815	2017 CAMP HAPPY HEARTS	\$ 14,550	\$ 14,549	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ 1	
22061150-531100	C1837	2018 CAMP HAPPY HEARTS	9,245	-	9,245	-	9,245	8,739		506	
		subtotal			\$ 9,246	\$ -	\$ 9,246	\$ 8,739	\$ -	\$ 507	
Non-Allocated											
(1) 22090200-579000		RESERVE FOR CITY GRANT MATCHES			\$ 7,275	\$ 30,000	\$ 37,275	\$ -	\$ -	\$ 37,275	
		subtotal			\$ 7,275	\$ 30,000	\$ 37,275	\$ -	\$ -	\$ 37,275	
		Total			\$ 102,852	\$ 30,000	\$ 132,852	\$ 11,885	\$ -	\$ 120,967	

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of October 31, 2018

Account #Project			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenue										
Public Works										
34041100-331350	C0005	GDOT TE GRANT-ENCORE BRIDGE	\$ 779,701	\$ 779,701	\$ -	\$ -	\$ -	\$ -		\$ -
34041100-331351	C0005	GDOT GRANT-ENCORE BRIDGE	7,600,000	7,406,078	193,922	-	193,922	311,990		(118,068)
34041100-336001	C0005	NFCID SRTA-ENCORE BRIDGE	1,000,000	1,000,000	-	-	-	-		-
34041100-336002	C0005	NFCID-ENCORE BRIDGE	2,788,114	2,703,589	84,525	-	84,525	-		84,525
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977		601,977	-		601,977
subtotal					\$ 880,424	\$ -	\$ 880,424	\$ 311,990		\$ 568,434
Community Development										
34074150-334310	C1816	ARC NORTHPOINT LCI UPDATE	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -		\$ -
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN	75,000	-	75,000	-	75,000	-		75,000
subtotal					\$ 75,000	\$ -	\$ 75,000	\$ -		\$ 75,000
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	1,544		(1,544)
34090200-395000		CARRYFORWARD FUND BALANCE			215,502	-	215,502	-		215,502
subtotal					\$ 215,502	\$ -	\$ 215,502	\$ 1,544		\$ 213,958
Total					\$ 1,170,926	\$ -	\$ 1,170,926	\$ 313,534		\$ 857,392
Expenditures										
Public Works										
34041100-541410	C0005	ENCORE PKWY GREENWAY CONNECTION	\$ 11,917,500	\$ 11,915,240	\$ 2,260	\$ -	\$ 2,260	\$ -	\$ 2,259	1
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977	-	601,977	-	-	601,977
subtotal					\$ 604,237	\$ -	\$ 604,237	\$ -	\$ 2,259	\$ 601,978
Community Development										
34074150-521200	C1816	ARC NORTHPOINT LCI UPDATE	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	-	-
34074150-52100	C1921	NORTHPOINT PLACEMAKING PLAN	93,750	-	93,750	-	93,750	-	93,726	24
subtotal					\$ 93,750	\$ -	\$ 93,750	\$ -	\$ 93,726	\$ 24
Non-Allocated										
(1) 34090200-579000		RESERVE FOR CITY MATCHES			\$ 472,939	\$ -	\$ 472,939	\$ -	-	\$ 472,939
subtotal					\$ 472,939	\$ -	\$ 472,939	\$ -	-	\$ 472,939
Total					\$ 1,170,926	\$ -	\$ 1,170,926	\$ -	\$ 95,985	\$ 1,074,941

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2018

Account #Project		Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
Revenue									
30141100-336000	C0005 FULTON-ENCORE (WATERLINE)	\$ 534,906	\$ 519,567	\$ 15,339	\$ -	\$ 15,339	\$ 15,339		\$ -
30141100-336000	C1410 RUCKER RD WATERLINE	1,782,350	-	1,782,350	-	1,782,350	-		1,782,350
30141100-371000	C1410 RUCKER RD-WEITZ SEWER LINE	68,080	-	-	68,080	68,080	68,080		-
30141100-371000	C1712 ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712 ALPHALOOP (CID)	250,000	-	250,000	-	250,000	-		250,000
30161150-371000	C1834 NUTCRACKER PROGRAM	31,500	-	-	31,500	31,500	31,500		-
30174150-337000	C0910 CONTRIBUTION (TREE BANK)	373,600	255,200	-	118,400	118,400	118,400		-
30176100-371000	C1442 MAIN ST. IMPROVEMENTS (ABC)	1,812,724	1,774,772	37,952	-	37,952	-		37,952
30176100-371000	C1712 ALPHALOOP (ABC)	444,002	309,187	134,815	-	134,815	-		134,815
	subtotal			\$ 3,220,456	\$ 217,980	\$ 3,438,436	\$ 233,319		\$ 3,205,117
Non-Departmental									
30190200-395000	CARRYFORWARD FUND BALANCE			\$ 11,391,447	\$ 2,750,000	\$ 14,141,447	\$ -		\$ 14,141,447
30190200-391100	TRANSFER-IN FROM THE GENERAL FUND (MATCH)			-	8,695,065	8,695,065	2,898,355		5,796,710
30190200-361000	INTEREST EARNINGS			-	-	-	89,724		(89,724)
	subtotal			\$ 11,391,447	\$ 11,445,065	\$ 22,836,512	\$ 2,988,079		\$ 19,848,433
	Total			\$ 14,611,903	\$ 11,663,045	\$ 26,274,948	\$ 3,221,398		\$ 23,053,550
Expenditures									
Administration									
30113230-544100	C1130 DOWNTOWN FACADE GRANT PROGRAM	\$ 180,753	\$ 176,024	\$ 4,729	\$ -	\$ 4,729	\$ 4,728	\$ -	\$ 1
30113230-542400	C1222 RECORDS MANAGEMENT	35,001	32,616	2,385	-	2,385	-	-	2,385
30113230-544100	C1300 CITY ECON DEVELOPMENT TOOLKIT	296,159	158,159	13,000	125,000	138,000	22,017	-	115,983
30113230-541300	C1501 HISTORY ROOM (CITY CENTER)	327,315	314,794	12,521	-	12,521	-	9,800	2,721
30113230-544200	C1527 VETERANS MEMORIAL	105,511	75,785	29,726	-	29,726	-	-	29,726
30113230-571000	C1532 ATC OPERATIONAL FUNDS	201,336	95,000	(12,000)	118,336	106,336	83,334	-	23,002
30113230-544200	C1614 THE STORIES PROJECT	75,000	50,000	25,000	-	25,000	-	-	25,000
30113230-544100	C1822 AG TECH SPONSORSHIP	37,000	25,000	12,000	-	12,000	12,000	-	-
	subtotal			\$ 87,361	\$ 243,336	\$ 330,697	\$ 122,079	\$ 9,800	\$ 198,818
Finance									
30115150-542400	C1101 ARCHIVE FILING & SCANNING	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809
30115150-542400	C1102 FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	-	1,885	0
30115150-542400	C1141 TYLER ERP SYSTEM	355,505	313,179	42,326	-	42,326	2,337	1,415	38,574
	subtotal			\$ 50,020	\$ -	\$ 50,020	\$ 2,337	\$ 3,300	\$ 44,383



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of October 31, 2018

Account #		Project Snapshot		FY 2019						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Information Technology										
30117400-542400	C0900 CISCO DATA NETWORK	\$ 300,001	\$ 144,058	\$ 155,943	\$ -	\$ 155,943	\$ 11,693	\$ -	\$ 144,250	
30117400-542400	C1000 GIS AERIAL MAPPING	50,001	25,487	24,514	-	24,514	-	1,700	22,814	
30117400-542400	C1103 NETWORK AND VOIP	167,678	112,961	54,717	-	54,717	-	9,893	44,824	
30117400-542400	C1312 BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128	-	34,128	-	-	34,128	
30117400-542400	C1313 TECHNOLOGY REPLACEMENT	1,962,366	1,358,489	303,877	300,000	603,877	266,309	1,209	336,360	
30117400-542400	C1400 PW DATA CTR SERVER REPLACEMENT	417,503	202,215	5,288	210,000	215,288	-	-	215,288	
30117400-542400	C1615 APP/DESKTOP VIRTUALIZATION	415,001	87,779	177,222	150,000	327,222	-	-	327,222	
30117400-542400	C1725 CITY FIBER RELOCATION	30,000	7,695	22,305	-	22,305	-	-	22,305	
30117400-542400	C1809 GIS PARCEL CORRECTIONS	80,000	26,300	53,700	-	53,700	11,250	42,450	-	
subtotal				\$ 831,694	\$ 660,000	\$ 1,491,694	\$ 289,252	\$ 55,252	\$ 1,147,190	
Public Safety										
30131150-542200	C1202 FLEET REPLACEMENT	\$ 5,068,284	\$ 4,039,615	\$ 20,669	\$ 1,008,000	\$ 1,028,669	\$ 506,685	\$ 520,578	\$ 1,406	
30131150-542400	C1205 SEC CAMERA SY	75,000	-	-	75,000	75,000	-	-	75,000	
30131150-541300	C1229 PS ROOF REPAIR	90,000	-	-	90,000	90,000	-	2,223	87,777	
30131150-542100	C1401 PS EQUIPMENT REPLACEMENT	650,671	477,681	28,290	144,700	172,990	12,069	6,570	154,351	
30131150-541300	C1630 PS HQ EXPANSION	2,524,446	2,459,446	-	65,000	65,000	6,619	56,283	2,098	
30131150-541300	C1706 RAPSTC IMPROVEMENTS	216,693	-	216,693	-	216,693	-	-	216,693	
30131150-544200	C1707 LICENSE PLATE REC GRANT	80,000	-	80,000	-	80,000	-	-	80,000	
30131150-544200	C1832 ICMA PS Study	125,000	44,000	81,000	-	81,000	51,261	29,739	-	
30131150-541410	C1907 TRAFFIC PREEMPTIVE SYSTEM	150,000	-	-	150,000	150,000	-	-	150,000	
30131150-542100	C1910 TUR-OUT GEAR	25,000	-	-	25,000	25,000	-	-	25,000	
subtotal				\$ 426,652	\$ 1,557,700	\$ 1,984,352	\$ 576,633	\$ 615,394	\$ 792,325	
Public Works										
30141100-541410	C0005 COA/FULTON-ENCORE BRIDGE	\$ 636,289	\$ 636,289	\$ -	\$ -	\$ -	(15,339)	\$ -	\$ 15,339	
30141100-541410	C0041 TRAFFIC SIGNAL INTERCONNECT	279,779	29,778	250,001	-	250,001	8,000	-	242,001	
30141100-541410	C0042 STREET LIGHTING	50,000	-	-	50,000	50,000	-	-	50,000	
30141100-541200	C0910 TREE REPLACEMENT FUND	1,277,248	449,221	828,027	-	828,027	-	3,153	824,874	
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	458,254	96,997	361,257	-	361,257	4,590	34,065	322,602	
30141100-541410	C1207 BRIDGE MAINTENANCE	1,278,383	1,088,172	15,211	175,000	190,211	-	-	190,211	
30141100-541410	C1208 MAST ARM MAINTENANCE	453,040	418,346	9,694	25,000	34,694	-	-	34,694	
30141100-541410	C1215 STRIPING & SIGNAGE	1,198,586	846,777	171,809	180,000	351,809	73,598	130,701	147,510	
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	253,583	210,369	8,214	35,000	43,214	12,519	7,970	22,725	



CITY OF ALPHARETTA
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General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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Account #	Project	Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	404,265	273,243	31,022	100,000	131,022	31,498	38,623	60,901
30141100-541410	C1219 MILLING AND RESURFACING	14,070,951	10,737,249	1,408,702	1,925,000	3,333,702	751	100,418	3,232,534
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	587,489	458,837	28,652	100,000	128,652	34,903	14,931	78,818
30141100-541410	C1221 DESIGN SERVICES	709,308	499,730	94,578	115,000	209,578	306	14,315	194,957
30141100-542200	C1223 FLEET REPLACEMENT	965,649	696,811	24,338	244,500	268,838	33,529	201,836	33,473
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	658,315	484,732	73,583	100,000	173,583	3,335	40,950	129,298
30141100-541200	C1311 DOWNTOWN ENHANCEMENTS	110,002	97,087	12,915	-	12,915	-	-	12,915
30141100-541420	C1325 RUCKER SIDEWALK (DEVPR CONTR)	50,000	5,000	45,000	-	45,000	-	45,000	-
30141100-541410	C1407 MINOR INTERSECTION UPGRADES	112,168	77,104	35,064	-	35,064	13,072	-	21,992
30141100-541410	C1410 RUCKER RD CORRIDOR IMPROVEMENTS	2,610,000	1,082,035	1,527,965	-	1,527,965	676,343	826,622	25,001
30141100-541420	C1512 SIDEWALK IMPROVEMENTS	824,801	627,545	197,256	-	197,256	50,161	29,410	117,685
30141100-541200	C1515 DOWNTOWN WASTE COMPACTOR	50,000	-	50,000	-	50,000	-	-	50,000
30141100-541410	C1606 MAJOR INTERSECTION IMPROVEMENTS	149,427	64,760	84,667	-	84,667	-	-	84,667
30141100-541300	C1632 WEST PARKING LOT CONSTRUCTION	122,191	81,190	41,001	-	41,001	-	-	41,001
30141100-541410	C1637 OLD ROSWELL ST PEDESTRIAN IMP	150,000	-	150,000	-	150,000	-	150,000	-
30141100-541300	C1704 WEST PARKING GARAGE	7,573,774	1,555,906	6,017,868	-	6,017,868	774,882	5,063,016	179,970
30141100-541420	C1712 ALPHALOOP	1,328,368	9,000	1,319,368	-	1,319,368	17,198	81,155	1,221,015
30141100-541430	C1721 MAYFIELD RD CULVERT	420,001	12,146	407,855	-	407,855	396,960	10,894	1
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	300,000	-	100,000	200,000	300,000	-	49,000	251,000
30141100-541420	C1808 CITY CTR SIDEWALKS/UTILITIES	619,616	563,435	30,102	26,079	56,181	(168,537)	-	224,718
30141100-541300	C1836 PARKING GARAGE REPAIRS	206,815	-	206,815	-	206,815	63,408	63,408	80,000
30141100-541410	C1900 PARK PAVEMENT PRESERVATION	250,000	-	-	250,000	250,000	-	-	250,000
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541300	C1902 FIRE STATION RENOVATIONS	125,000	-	-	125,000	125,000	-	-	125,000
30141100-541300	C1903 PS HQ RENOVATIONS	70,000	-	-	70,000	70,000	-	-	70,000
30141100-541300	C1904 PW HQ RENOVATIONS	40,000	-	-	40,000	40,000	-	-	40,000
30141100-541300	C1905 GYM RENOVATIONS	35,000	-	-	35,000	35,000	-	-	35,000
30141100-541300	C1906 CITY HALL RENOVATIONS	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541500	C1909 PARK PLAZA SIGNAL	227,700	-	-	227,700	227,700	6,590	27,720	193,390
30141100-541200	C1915 PS HQ PARKING LOT	20,000	-	-	20,000	20,000	-	13,760	6,240
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	125,000	-	-	125,000	125,000	-	124,280	720
30141100-541410	C1922 WILLS RD WIDENING	45,540	-	45,540	-	45,540	-	11,040	34,500
30141100-541410	C1923 BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	-	-	250,000
	subtotal			\$ 13,826,504	\$ 4,268,279	\$ 18,094,783	\$ 2,017,764	\$ 7,082,267	\$ 8,994,752



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Account #Project		Project Snapshot		FY 2019						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Recreation, Parks & Cultural Services										
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	\$ 885,362	\$ 422,841	\$ 12,521	\$ 450,000	\$ 462,521	\$ -	\$ -	\$ 462,521	
30161150-541500	C1221 DESIGN SERVICES	142,052	88,855	33,197	20,000	53,197	5,772	5,966	41,459	
30161150-541500	C1225 ATHLETIC SCOREBOARDS	196,203	173,836	2,367	20,000	22,367	-	-	22,367	
30161150-541300	C1229 REC & PARK BLDG. RE-ROOF	947,039	810,039	-	137,000	137,000	-	9,500	127,500	
30161150-541500	C1230 NORTH PARK TENNIS CT RESURFACE	60,000	-	-	60,000	60,000	110	52,923	6,966	
30161150-542200	C1232 FLEET REPLACEMENT	335,494	306,751	743	28,000	28,743	-	-	28,743	
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	392,999	356,999	-	36,000	36,000	36,000	-	-	
30161150-541500	C1424 WILLS PK POOL EXPANSION	2,340,452	2,303,807	36,645	-	36,645	10,189	26,021	435	
30161150-541500	C1524 ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	-	-	8,079	
30161150-544200	C1600 DOWNTOWN SCULPTURE PROGRAM	165,000	120,442	44,558	-	44,558	12,800	1,125	30,633	
30161150-541500	C1612 PARK SIGNAGE	55,001	53,141	1,860	-	1,860	-	1,860	-	
30161150-541500	C1614 THE STORIES PROJECT	25,000	-	-	25,000	25,000	-	-	25,000	
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	102,169	2,169	100,000	-	100,000	87,369	5,100	7,531	
30161150-541500	C1641 PARK MASTER PLANS	296,451	154,084	142,367	-	142,367	-	81,675	60,692	
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	215,895	104,488	11,407	100,000	111,407	12,725	9,553	89,130	
30161150-541300	C1805 NP RESTROOM EXPANSION	30,000	-	30,000	-	30,000	-	-	30,000	
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	150,001	37,704	12,297	100,000	112,297	5,556	-	106,741	
30161150-544100	C1807 PUBLIC ARTS PROGRAM	170,000	62,500	22,500	85,000	107,500	-	22,500	85,000	
30161150-531600	C1834 NUTCRACKER PROGRAM	31,500	-	31,500	-	31,500	-	29,706	1,794	
30161150-541500	C1908 WAYFINDING SIGNAGE	75,000	-	-	75,000	75,000	-	-	75,000	
30161150-541500	C1920 PARK DEVELOPMENT	566,307	-	286,307	280,000	566,307	10,830	1,350	554,127	
30161150-541500	C1924 EMERGENCY CALL BOXES	64,400	-	64,400	-	64,400	-	64,400	-	
	subtotal			\$ 840,748	\$ 1,416,000	\$ 2,256,748	\$ 181,351	\$ 311,680	\$ 1,763,717	
Community Development										
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 263,249	\$ 260,748	\$ 2,501	\$ -	\$ 2,501	\$ -	\$ 2,501	\$ 0	
30174150-542400	C1222 RECORDS MANAGEMENT	50,002	22,169	27,833	-	27,833	2,607	7,393	17,833	
30174150-542200	C1433 FLEET REPLACEMENT	230,326	180,326	-	50,000	50,000	-	41,997	8,003	
30174150-541410	C1603 DESIGN SERVICES	280,002	140,529	59,473	80,000	139,473	23,182	40,405	75,886	
30174150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	80,001	34,636	45,365	-	45,365	35,977	5,731	3,657	
30174150-541410	C1917 MILTON AVE. CONCEPT DESIGN	40,000	-	-	40,000	40,000	675	-	39,325	
	subtotal			\$ 135,172	\$ 170,000	\$ 305,172	\$ 62,441	\$ 98,027	\$ 144,704	



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 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2018

		Project Snapshot		FY 2019													
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	FY 2019 Total Budget	Collections / Expenditures	Encumbrances	Funds Available								
Account #	Project																
Alpharetta Business Community Sidewalk Projects																	
30176100-541420	C1442 MAIN ST IMPROVEMENTS	\$	1,812,724	\$	1,774,772	\$	37,952	\$	-	\$	37,952	\$	33,312	\$	4,640		
30176100-541420	C1712 ALPHALOOP		444,002		309,187		134,815		-		134,815		20,002		59,580		55,233
	subtotal						\$ 172,767		\$ -		\$ 172,767		\$ 20,002		\$ 92,892		\$ 59,873
Non-Departmental																	
30190200-579000	NON-ALLOCATED						\$ (1,541,035)		\$ 3,129,750		\$ 1,588,715		\$ -		\$ -		\$ 1,588,715
	subtotal						\$ (1,541,035)		\$ 3,129,750		\$ 1,588,715		\$ -		\$ -		\$ 1,588,715
	Total						\$ 14,829,883		\$ 11,445,065		\$ 26,274,948		\$ 3,271,860		\$ 8,268,611		\$ 14,734,477



CITY OF ALPHARETTA
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Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
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Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 5,287		\$ (5,287)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			-	1,875,000	1,875,000	625,000		1,250,000
30290200-395000	CARRYFORWARD FUND BALANCE			543,757	-	543,757	-		543,757
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 630,287		\$ 1,788,470
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 389,429	\$ 127,080	\$ 112,349	\$ 150,000	\$ 262,349	\$ 4,057	\$ 63,252	\$ 195,041
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	3,049,213	1,557,659	266,554	1,225,000	1,491,554	78,843	919,710	493,001
30241100-541430 C1503	STORMWATER STUDIES	200,000	38,923	61,077	100,000	161,077	20,182	40,894	100,000
30241100-541430 C1604	STORMWATER INSPECTIONS	283,420	147,286	36,134	100,000	136,134	7,324	95,650	33,160
30241100-541430 C1721	MAYFIELD RD CULVERT	450,840	383,197	67,643	-	67,643	67,643	-	0
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	300,000	-	-	300,000	300,000	6,170	10,000	283,830
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 184,219	\$ 1,129,506	\$ 1,105,032



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of October 31, 2018

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	CARRYFORWARD FUND BALANCE			\$ 374,723	\$ -	\$ 374,723	\$ -		\$ 374,723
31690200-361000	INTEREST EARNINGS			-	-	-	2,574		(2,574)
	Total			\$ 374,723	\$ -	\$ 374,723	\$ 2,574		\$ 372,149
Expenditures									
31690200-579000	NON-ALLOCATED			\$ 374,723	\$ -	\$ 374,723	\$ -	\$ -	\$ 374,723
	Total			\$ 374,723	\$ -	\$ 374,723	\$ -	\$ -	\$ 374,723



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of October 31, 2018

Account #		Project		Project Snapshot		FY 2019											
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available						
Revenue																	
Non-Departmental																	
31790200-395000		CARRYFORWARD FUND BALANCE				\$	37,792,647	\$	-	\$	37,792,647	\$	-	\$	37,792,647		
31790200-361000		INTEREST EARNINGS															
		Total				\$	37,792,647	\$	-	\$	37,792,647	\$	264,694	\$	37,527,953		
Expenditures																	
31741100-541410		C1410	RUCKER RD CORRIDOR	14,850,001	3,052,006	\$	11,797,995	\$	-	\$	11,797,995	\$	902,729	\$	10,874,652	\$	20,614
31741100-541420		C1512	SIDEWALK IMP (NON-ALLOCATED)	2,343,184	249,185	2,093,999		-		2,093,999		589		16,400		2,077,010	
31741100-541410		C1631	MCGINNIS RD IGA (FORSYTH)	1,500,000	400,000	1,100,000		-		1,100,000		-		-		1,100,000	
31741100-541410		C1702	KIMBALL BR RD IMPROVEMENTS	9,000,001	642,719	8,357,282		-		8,357,282		(17,700)		15		8,374,967	
31741100-541410		C1703	WINDWARD PKWY IMPROVEMENTS	2,000,001	300,516	1,699,485		-		1,699,485		6,310		84,525		1,608,650	
31741100-541420		C1712	ALPHALOOP	500,000	86,927	413,073		-		413,073		71,616		87,819		253,638	
31741100-541420		C1726	SIDEWALKS IMP PHASE 1	356,162	356,162	-		-		-		-		-		-	
31741100-541420		C1727	MAYFIELD RD SIDEWALK	951,317	913,204	38,113		-		38,113		-		38,112		1	
31741100-541420		C1814	SIDEWALKS IMP PHASE 3	276,441	276,441	-		-		-		-		-		-	
31741100-541420		C1818	SIDEWALKS IMP PHASE 4	379,384	276,490	102,894		-		102,894		-		102,894		0	
31741100-541420		C1820	SIDEWALKS IMP PHASE 5	229,406	102,516	126,890		-		126,890		-		126,890		-	
31741100-541420		C1826	SPRUELL CIRCLE SIDEWALK	7,400	7,400	-		-		-		(7,400)		-		7,400	
31741100-541420		C1828	WARSAW AREA SIDEWALKS	309,403	74,635	234,768		-		234,768		185,485		40,138		9,145	
31741100-541420		C1829	PROVIDENCE AREA SIDEWALKS	1,000	56	944		-		944		-		-		944	
31741100-541420		C1925	MORRISON PARKWAY SIDEWALKS	648,307	-	648,307		-		648,307		-		-		648,307	
31761150-541000		C1100	PARK LAND ACQUISITION	4,000,001	3,481,232	518,769		-		518,769		-		-		518,769	
31761150-541500		C1424	WILLS PK POOL EXPANSION	2,700,000	2,685,197	14,803		-		14,803		4,349		-		10,454	
31761150-541500		C1611	ARTS CENTER IMP	1,500,001	1,256,001	244,000		-		244,000		167,557		76,443		-	
31761150-541300		C1708	GREENWAY EXT TO FORSYTH	6,500,001	883,671	5,616,330		-		5,616,330		10,313		299,137		5,306,880	
31761150-541300		C1709	EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000		-		2,500,000		-		-		2,500,000	
31761150-541000		C1711	CULTURAL ARTS LAND/PARK LAND	1,450,000	-	1,450,000		-		1,450,000		-		-		1,450,000	
31741100-579000			PW RESERVE	503,147	-	503,147		-		503,147		-		-		503,147	
31761150-579000			PARKS RESERVE	331,848	-	331,848		-		331,848		-		-		331,848	
31790200-584000			BOND ISSUANCE COST (S2016 BOND	361,301	361,301	-		-		-		-		-		-	
		Total				\$	37,792,647	\$	-	\$	37,792,647	\$	1,323,848	\$	11,747,024	\$	24,721,775



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of October 31, 2018

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 11,793,814	\$ -	\$ 11,793,814	\$ -		\$ 11,793,814
33590200-313400	TSPLOST			-	8,160,000	8,160,000	2,738,253		5,421,747
33541100-361000	INTEREST EARNINGS			-	-	-	84,954		(84,954)
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 2,823,207		\$ 17,130,607
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 2,845,670	\$ 22,040	\$ (1,719,374)	\$ 4,543,004	\$ 2,823,630	\$ -	\$ -	\$ 2,823,630
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	2,400,000	-	-	2,400,000	2,400,000	-	-	2,400,000
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	1,000,001	225,656	774,345	-	774,345	97,426	81,495	595,425
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	474,805	132,139	342,666	-	342,666	48,715	293,950	1
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,280,000	166,921	396,083	716,996	1,113,079	8,544	1,998	1,102,538
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,280,001	208,911	1,071,090	-	1,071,090	5,418	1,350	1,064,322
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,200,002	367,225	2,332,777	500,000	2,832,777	96,125	8,309	2,728,343
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	1,790,675	212,740	1,577,935	-	1,577,935	264,814	267,155	1,045,966
33541100-541410	C1718 WINDWARD PKWY IMP	2,203,392	185,100	2,018,292	-	2,018,292	-	-	2,018,292
33541100-541410	C1800 HAYNES BRIDGE RD IMP	5,000,000	-	5,000,000	-	5,000,000	-	-	5,000,000
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 521,041	\$ 654,257	\$ 18,778,516



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of October 31, 2018

Account #		Project		Project Snapshot		FY 2019					
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue											
DEA											
21031110-351300		CONFISCATION/FEDERAL SEIZURE	2,372,386	2,372,386	\$ -	\$ -	\$ -	\$ 154,656		\$ (154,656)	
21031110-361000		INTEREST EARNINGS	4,655	4,655	-	-	-	272		(272)	
21031110-392100		SALE OF CAPITAL ASSETS (FEDERAL)	14,366	14,366	-	-	-	-		-	
21031110-395000		CARRYFORWARD FUND BALANCE	438,992	-	151,485	287,507	438,992	-		438,992	
		subtotal			\$ 151,485	\$ 287,507	\$ 438,992	\$ 154,928		\$ 284,064	
State											
21031120-351301		CONFISCATION/STATE SEIZURE	180,033	180,033	\$ -	\$ -	\$ -	-		\$ -	
21031120-395000		CARRYFORWARD FUND BAL(STATE)	(115,815)	-	(115,815)	-	(115,815)	-		(115,815)	
		subtotal			\$ (115,815)	\$ -	\$ (115,815)	\$ -		\$ (115,815)	
21031120-336000	C1817	SWAT EQUIP(MILTON/ROSWELL) (STATE)	207,616	65,025	\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1	
		subtotal			\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1	
		Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 297,518		\$ 168,250	
Expenditures											
DEA											
21031110-51*		PERSONNEL SERVICES	1,523,439	1,235,932	\$ -	\$ 287,507	\$ 287,507	\$ 97,547	\$ -	\$ 189,960	
21031110-52*		MAINTENANCE AND OPERATIONS	105,938	105,938	-	-	-	-	-	-	
21031110-542100	C1401	MACHINERY AND EQUIPMENT	47,246	28,817	18,429	-	18,429	-	-	18,429	
21031110-579007		NEXT YEAR BUDGET RESERVE	133,057	-	133,057	-	133,057	-	-	133,057	
		subtotal			\$ 151,486	\$ 287,507	\$ 438,993	\$ 97,547	\$ -	\$ 341,446	
State											
21031120-532400		NON-RECURRING EXPENSES	234,941	214,941	\$ 20,000	\$ -	\$ 20,000	\$ 7,344	\$ -	\$ 12,656	
21031110-579000		NON-ALLOCATED	6,775	-	6,775	-	6,775	-	-	6,775	
		subtotal			\$ 26,775	\$ -	\$ 26,775	\$ 7,344	\$ -	\$ 19,431	
		Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 104,891	\$ -	\$ 360,877	



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of October 31, 2018

		Project Snapshot		FY 2019														
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	FY 2019 Total Budget	Collections / Expenditures	Encumbrances	Funds Available									
Account #	Project																	
Revenue																		
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	\$	1,518,260	\$	1,518,260	\$	-	\$	-	\$	142,529	\$	(142,529)					
27074110-341323	IMPACT FEES RECREATION & PARKS		3,173,623		3,128,623		-		45,000		45,000		(347,465)					
27074110-341324	IMPACT FEES PUBLIC SAFETY		598,001		598,001		-		-		-		(102,191)					
	subtotal						\$	-	\$	45,000	\$	45,000	\$	637,185	\$	(592,185)		
Non-Departmental																		
27074110-395000	CARRYFORWARD FUND BALANCE						\$	2,179,187	\$	565,000	\$	2,744,187	\$	-	\$	2,744,187		
27074110-361000	INTEREST EARNINGS							-			-		18,183		(18,183)			
	subtotal						\$	2,179,187	\$	565,000	\$	2,744,187	\$	18,183	\$	2,726,004		
	Total						\$	2,179,187	\$	610,000	\$	2,789,187	\$	655,368	\$	2,133,819		
Expenditures																		
Public Safety																		
27031150-541300	C1630 PS HQ EXPANSION	\$	718,750	\$	678,750		\$	-	\$	40,000	\$	40,000	\$	6,727	\$	33,273	\$	(0)
	subtotal						\$	-	\$	40,000	\$	40,000	\$	6,727	\$	33,273	\$	(0)
Public Works																		
27041100-541410	C1410 RUCKER RD CORRIDOR	\$	1,150,000	\$	-		\$	1,150,000	\$	-		1,150,000	\$	-	\$	150,000	\$	1,000,000
27041100-541410	C1909 PARK PLAZA SIGNAL		72,300		-			-		72,300		72,300		-		-		72,300
27041100-541410	C1922 WILDD RD WIDENING		14,460		-			14,460		-		14,460		-		14,460		-
	subtotal						\$	1,164,460	\$	72,300	\$	1,236,760	\$	-	\$	164,460	\$	1,072,300
Recreation, Parks & Cultural Services																		
27061150-541500	C1611 ALPHARETTA ARTS CENTER	\$	1,300,001	\$	1,286,395		\$	13,606	\$	-	\$	13,606	\$	10,272	\$	3,334	\$	-
27061150-541000	C1711 CULTURAL ARTS LAND/PARK LAND		150,000		-			150,000		-		150,000		-		-		150,000
27061150-541500	C1808 CITY CTR SIDEWALKS/UTILITIES		300,000		-			300,000		-		300,000		300,000		-		-
27061150-541500	C1920 PARK DEVELOPMENT		433,693		-			313,693		120,000		433,693		-		-		433,693
	subtotal						\$	777,299	\$	120,000	\$	897,299	\$	310,272	\$	3,334	\$	583,693
Non-Departmental																		
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS						\$	206,654	\$	377,700	\$	584,354	\$	-	\$	-	\$	584,354
27074110-579002	NON-ALLOCATED RECREATION & PARKS							-		-		-		-		-		-
27074110-579003	NON-ALLOCATED PUBLIC SAFETY							30,774		-		30,774		-		-		30,774
	subtotal						\$	237,428	\$	377,700	\$	615,128	\$	-	\$	-	\$	615,128
	Total						\$	2,179,187	\$	610,000	\$	2,789,187	\$	317,000	\$	201,067	\$	2,271,121



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of October 31, 2018

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES	41,425,036	33,775,036	\$ -	\$ 7,650,000	\$ 7,650,000	\$ 2,272,738		\$ 5,377,262
27590150-361000	INTEREST EARNINGS	-	-	-	-	-	-		-
	subtotal			\$ -	\$ 7,650,000	\$ 7,650,000	\$ 2,272,738		\$ 5,377,262
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE	1,770,516	-	\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	subtotal			\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	Total			\$ 1,770,516	\$ 7,650,000	\$ 9,420,516	\$ 2,272,738		\$ 7,147,778
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	18,077,752	14,730,877	\$ -	\$ 3,346,875	\$ 3,346,875	\$ 994,323	\$ -	\$ 2,352,552
	subtotal			\$ -	\$ 3,346,875	\$ 3,346,875	\$ 994,323	\$ -	\$ 2,352,552
City/Other									
27590150-521200	PROFESSIONAL SERVICES	10,050	7,050	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	15,894,785	13,026,035	-	2,868,750	2,868,750	852,277	-	2,016,473
	subtotal			\$ -	\$ 2,871,750	\$ 2,871,750	\$ 852,277	\$ -	\$ 2,019,473
Tourism Product Development									
27590150-541500	C1611 ALPHARETTA ARTS CENTER	550,001	385,609	\$ 164,392	\$ -	\$ 164,392	\$ 164,391	\$ -	\$ 1
27590150-541500	C1908 WAYFINDING SIGNAGE	51,412	-	-	51,412	51,412	-	-	51,412
27590150-541500	C1911 EQUESTRIAN CENTER	250,000	-	-	250,000	250,000	-	-	250,000
27590150-579000	RESERVE (TOURIST PRODUCT DEVELOPMENT)	256,124	-	106,124	150,000	256,124	-	-	256,124
27590150-579006	DEBT SERVICE RESERVE	1,500,000	-	1,500,000		1,500,000	-	-	1,500,000
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	200,000	-	-	200,000	200,000	-	-	200,000
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	2,335,555	1,555,592	-	779,963	779,963	389,981	-	389,982
	subtotal			\$ 1,770,516	\$ 1,431,375	\$ 3,201,891	\$ 554,372	\$ -	\$ 2,647,519
	Total			\$ 1,770,516	\$ 7,650,000	\$ 9,420,516	\$ 2,400,972	\$ -	\$ 7,019,544



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2018

Vendor	Description	Department	\$ Amount
34 Strong Inc.	Coaching Call	Public Works	\$ 6,750.00
Ace American Insurance Company	Monthly Workers Comp	Risk Management	\$ 12,150.46
AFLAC	September 2018 Premiums	Finance	\$ 11,261.54
Akin Ford LLC	2018 Dodge Charger	Public Safety	\$ 25,053.75
All Traffic Data Services Inc.	Traffic Counting Services	Public Works	\$ 8,000.00
Allan Vigil Ford Lincoln Inc.	2018 Ford F150	Public Works	\$ 29,259.00
Alpharetta Chamber of Commerce	Chairmans Circle Supporting Partner	City Administration	\$ 12,500.00
Alpharetta Convention & Visitors Bureau	Hotel/Motel Occupancy Tax Allocation	Finance	\$ 305,263.63
American Facility Services Inc.	Janitorial Services	Various	\$ 8,667.40
American Facility Services Inc.	Janitorial Services	Public Works	\$ 10,087.02
Ashley Banan	October 2018 AGA Clinic	Rec., Parks & Cultural Svcs	\$ 9,897.91
AT&T	August 2018 Phone Services	Information Technology	\$ 5,754.99
AT&T	September 2018 Phone Services	Information Technology	\$ 5,650.50
Atkins North America Inc.	Road Operation Improvements	Public Works	\$ 12,000.20
Atkins North America Inc.	Rucker Road Construction Project	Public Works	\$ 31,262.57
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 755,393.75
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 51,552.00
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 161,811.00
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 399,022.69
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 53,295.00
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 389,981.25
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 108,981.52
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 177,110.90
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 54,086.66
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 125,152.50
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 76,776.60
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 233,684.06



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2018

Vendor	Description	Department	\$ Amount
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 49,208.38
Bond and Lease Payments (wire)	Debt Payments	Finance	\$ 32,724.01
Bovis Kyle & Burch LLC	Services from 3/26/18 to 6/26/18	Legal Services	\$ 198,307.49
Cigna (wire)	Monthly Premium	Finance	\$ 34,849.45
Cigna (wire)	Monthly Premium	Finance	\$ 41,819.00
Cigna (wire)	Monthly Premium	Finance	\$ 136,054.89
City of Roswell	FY18 thru FY19 Training Center	Public Safety	\$ 11,452.67
Commsys Inc.	ASAP Network Consulting Services	Public Safety	\$ 6,000.00
Control Technologies Inc.	Traffic Controls and Equipment	Public Works	\$ 9,738.00
Corblu Ecology Group Inc.	Lump Sum Fee - Wills Park	Rec., Parks & Cultural Svcs	\$ 6,000.00
Courtview Justice Solutions Inc.	Software Development in CourTRAC for Open Record Request	City Administration	\$ 6,133.00
CW Matthews Contracting Co Inc.	Rucker Road Corridor Improvements	Public Works	\$ 389,545.88
CW Matthews Contracting Co Inc.	Rucker Road Corridor Improvements	Public Works	\$ 308,895.69
D&B Rentals	Wire & Wood Event-Equipment Rental	Rec., Parks & Cultural Svcs	\$ 7,572.75
Data Media Associates LLC	Property Tax/Appeal Property Tax/Business License Renewal/Alcohol Statem	Finance	\$ 15,522.87
Dataworks Plus LLC	Annual Rapid ID Maintenance Fee	Public Safety	\$ 6,460.00
David Eristavi	Payment 2 of 4 Fall Soccer Instructor	Rec., Parks & Cultural Svcs	\$ 10,520.00
Deere & Company	TS Gator/Cargo Box Power Lift and Hitch	Rec., Parks & Cultural Svcs	\$ 6,735.54
Ed Castro Landscape Inc.	October 2018 Maintenance and Backflow @ City Center	Public Works	\$ 11,629.58
Fulton County Board of Education	Fuel Bill	Finance	\$ 40,015.04
Fulton County Finance Dept.	September 2018 State Reports-LVAP Fund Disbursements	Municipal Courts	\$ 7,196.50
Fulton County Finance Dept.	Quarterly Animal Control Services	Public Works	\$ 13,596.86
Fulton County-Dept. of Finance	Water Bills	Finance	\$ 6,637.22
Gabriel Roeder Smith & Company	Actuarial Services 7 Retirement Planning_OPEB Valuation	Finance	\$ 14,250.00
Georgia Department of Revenue	2018 Unclaimed Property	Finance	\$ 5,274.66
Georgia Interlocal Risk Management Agency	Firefighter Cancer Benefit	Public Safety	\$ 5,134.81
Georgia Power	Power Bill	Finance	\$ 5,791.04



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2018

Vendor	Description	Department	\$ Amount
Georgia Power Co	Power Bills	Finance	\$ 164,367.04
Georgia Superior Court Clerks	September 2018 State Reports	Municipal Courts	\$ 29,702.00
Innovative Fitness Solutions Inc.	Weight Lifting Equipment	Public Safety	\$ 9,020.00
J&J Computer Connection Inc.	Contracted Equipment	Finance	\$ 6,396.56
Jerry Pate Turf & Irrigation Inc.	Pro Force Blower	Rec., Parks & Cultural Svcs	\$ 7,868.65
LD Gymnastics Inc.	Payment 2 of 4 Fall Gymnastic Classes	Rec., Parks & Cultural Svcs	\$ 9,023.50
LD Gymnastics Inc.	Payment 3 of 4 Fall Classes	Rec., Parks & Cultural Svcs	\$ 9,023.50
Mary J Workman	Attorney Fees - Back Pay Claim	Risk Management	\$ 8,000.00
MCWP LLC	Bond Payable Refund	Community Development	\$ 21,610.00
Meer Electric Contracting	Electrical Services for Wire and Wood/Scarecrow Harvest Events	Rec., Parks & Cultural Svcs	\$ 6,615.00
Merit Construction Company	LD Inspector Office Addition	Community Development	\$ 16,211.40
Morris Media Network	Full Page Ad in October 2018	City Administration	\$ 9,000.00
North Fulton Regional Radio Sys Auth	Monthly Backup Ethernet Circuit Conn	Public Safety	\$ 13,730.81
One Diversified LLC	Annual Basic Contract Renewal	Information Technology	\$ 10,030.00
Park N Pool Corp	Chaise Lounge and Stackable Dining Chairs	Rec., Parks & Cultural Svcs	\$ 5,589.23
Peace Officer's Annuity & Benefit Fund of GA	September 2018 State Reports	Municipal Courts	\$ 6,877.00
Peek Pavement Marking LLC	Pavement Markings On Call Services	Public Works	\$ 42,858.70
Pond & Company	Big Creek Greenway Repairs	Rec., Parks & Cultural Svcs	\$ 5,575.00
Pond & Company	Crosswalk Design Project/Alpha Loop and Big Creek Greenway	Various	\$ 9,457.50
Pond & Company	Alpha Loop	Public Works	\$ 84,245.89
Pond & Company	Webb Bridge Road Conceptual Design	Public Works	\$ 43,635.00
Premier Events LLC	Wire & Wood Event	Rec., Parks & Cultural Svcs	\$ 10,000.00
Priority Dispatch Corp	Annual Proqa Esp	Public Safety	\$ 28,380.00
Ranetta Cruse	Back Pay Claim	Risk Management	\$ 11,000.00
RCS Productions.Com	Wire & Wood Event	Rec., Parks & Cultural Svcs	\$ 38,798.00
RCS Productions.Com	Food Truck Events	Rec., Parks & Cultural Svcs	\$ 12,845.00
Ready Mix USA LLC	Sidewalk Repair	Public Works	\$ 6,165.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended October 31, 2018

Vendor	Description	Department	\$ Amount
Replay Systems	Voice Mail Services and Annual Support	Public Safety	\$ 10,818.00
Republic Services #800	September 2018 Waste & Recycle Services	Various	\$ 345,587.10
Rhythm N Shoes LLC	Payment 3 of 4 Fall Recital & Payment 4 of 4 Fall Non Recital	Rec., Parks & Cultural Svcs	\$ 5,312.74
Rico International Inc.	Specialty Vehicles	Rec., Parks & Cultural Svcs	\$ 17,948.20
Roswell Home and Office Furniture	Balance on Office Furniture	Rec., Parks & Cultural Svcs	\$ 22,837.50
Ruppert Landscape	September 2018 Landscape Maintenance	Public Works	\$ 28,579.34
Russell Landscape LLC	September 2018 Landscape Maintenance	Public Works	\$ 13,284.17
Sawnee Electric Membership Corp	Power	Finance	\$ 31,536.35
Specialty Floor Solutions LLC	Everglaze for Parking Deck Restroom Floors	Public Works	\$ 5,940.00
SunTrust Pcard	E-Payable Payment	Finance	\$ 31,001.07
SunTrust Pcard	Procurement Card Payment	Finance	\$ 154,507.99
Sustainable Water Planning & Engineering	Stormwater Civil Engineering	Public Works	\$ 7,324.00
Tech Alpharetta Inc.	November 2018 ATC CEO Pay	Development Authority	\$ 10,416.66
Tetra Tech	Erosion Control Services	Public Works	\$ 14,416.00
The Cincinnati Life Insurance Company	October 2018 Life Insurance Premium	Finance	\$ 6,586.54
The Dickerson Group Inc.	Mayfield Culvert Replacement	Public Works	\$ 56,259.00
The Winter Construction Company	Retainage Released - Public Safety Expansion and E911 Renovations	Public Works	\$ 194,757.70
Transafe Inc.	Traffic Cones and Hi Signs	Public Works	\$ 7,148.25
Tri Scapes Inc.	Wills Park Seat Wall	Rec., Parks & Cultural Svcs	\$ 5,040.00
Tri Scapes Inc.	September 2018 Landscape Maintenance	Rec., Parks & Cultural Svcs	\$ 20,080.83
Tunnell-Spangler & Associates Inc.	Alpharetta On Call Planning	Community Development	\$ 7,677.10
Veristor Systems Inc.	Annual Maintenance and Support	Information Technology	\$ 9,037.15
Verizon Wireless Services	9/13/18 thru 10/12/18 Wireless Services and Data Cards	Information Technology	\$ 25,081.72
Vertical Earth	Warsaw Area Sidewalk Improvement Project	Public Works	\$ 166,936.39
Wade Ford Inc.	2018 Police Interceptors Utility Vehicles	Public Safety	\$ 88,485.00
Wade Ford Inc.	2018 Police Interceptors Utility Vehicles	Public Safety	\$ 87,282.00
Wade Ford Inc.	2018 Police Interceptors Utility Vehicles	Public Safety	\$ 262,247.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended October 31, 2018

Vendor	Description	Department	\$ Amount	
Wilburn Engineering LLC	Loop Detection Replacement	Public Works	\$	15,706.00
Zayo Bandwidth LLC	Software Maintenance and Support	Information Technology	\$	6,132.37



OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended October 31, 2018

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
19000254	Tri Scapes Inc.	Rec., Parks & Cultural Svcs	\$ 5,040.00	Block wall installation at Wills Park
19000255	Bridgeway Foundation for Education	Rec., Parks & Cultural Svcs	\$ 18,740.00	Soccer field rental
19000259	Adrenalin Powersports	Public Works	\$ 12,965.60	(1) 2019 Polaris Utility Vehicle
19000261	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 5,850.00	Thermoplastic striping at (4) locations
19000264	D&B Rentals	Rec., Parks & Cultural Svcs	\$ 42,055.36	Tents, tables, and chair rentals for Taste, Seasons of Celebration and Wire & Wood
19000265	North Fulton Regional Radio System Authority	Public Safety	\$ 13,730.81	Backup ethernet circuit connection during E911 facility construction
19000267	AT&T Mobility	Public Safety	\$ 44,950.00	Smart911 and SmartPrepare annual license renewal
19000271	Comfort by Design	Public Works	\$ 6,363.80	Public Works facility HVAC Unit # 6 replacement
19000276	One Diversified LLC	Information Technology	\$ 10,030.00	City Council Chambers audio-visual equipment maintenance and repair
19000278	Vulcan Inc.	Public Works	\$ 5,486.61	(53) replacement street name signs along Haynes Bridge Road
19000279	Allan Vigil Ford Lincoln Inc.	Public Works	\$ 28,344.00	(1) 2019 Ford Explorer
19000281	GH Tours Inc.	Rec., Parks & Cultural Svcs	\$ 18,178.00	Travel service for seniors' trip to Savannah in November
19000285	Olympica Transportation Products LLC	Public Works	\$ 25,410.00	(2) mast arm assemblies for intersection improvements at Academy Street and Park Plaza
19000286	AECOM Technical Services Inc.	Public Works	\$ 25,500.00	Conceptual design services for widening Wills Road
19000287	Pesto, Inc.	Administration	\$ 9,000.00	<i>Georgia Trend</i> publication
19000290	KCI Technologies Inc.	Public Works	\$ 17,680.00	Surveying services for sidewalk improvements on the east side of Waters Road
19000291	KCI Technologies Inc.	Public Works	\$ 13,760.00	Surveying services for Public Safety parking lot expansion
19000292	Earthly Matters	Rec., Parks & Cultural Svcs	\$ 9,500.00	Prime and paint gymnasium walls at Wills Park Recreation Center
19000293	Krown USA Inc.	Rec., Parks & Cultural Svcs	\$ 13,000.00	(650) Basketball player uniforms
19000294	Mr. Plunger Inc.	Public Works	\$ 5,750.00	Plumbing repair at Arts Center
19000295	Ramundsen Superior Holdings LLC	Public Safety	\$ 7,835.00	Software license to integrate ESO software with CAD software for fire inspector tablets
19000296	Medical Priority Consultants Inc.	Information Technology	\$ 28,380.00	ProQA license renewal, service and support
19000297	Aquatic Consulting and Equipment	Rec., Parks & Cultural Svcs	\$ 22,140.00	New dive stand and board
19000300	Russell Carter Artist Management Ltd	Rec., Parks & Cultural Svcs	\$ 5,270.00	2018 Wire and Wood artist management
19000302	Carrm Rahn & Associates Inc.	Public Works	\$ 16,400.00	Appraisal services for multiple sidewalk segments on Providence Road
19000305	Radarsign LLC	Public Works	\$ 5,230.00	(2) radar signs for school zone on Webb Bridge Road
19000310	A3 Communications Inc.	Information Technology	\$ 6,487.53	Cloud based computer networking management system



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended October 31, 2018

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
18-003		Public Works	SR 400 Ramp at Windward Parkway Phase 2	6/14/2018	7						
	18-109 RFP	Public Safety	Public Safety Emergency Medical Equipment & Supplies	6/21/2018	7	8/6/2018	Southeastern Emergency Equipment	\$ 55,000.00	1		
18-009		Public Works	Morris Road Operational Improvements	7/12/2018	5	8/27/2018	Vertical Earth	\$ 2,600,127.17			
	19-101 RFP	Com Dev	Creative Placemaking Plan for North Point Area	8/2/2018	7	9/17/2018	MKSK	\$ 93,726.00		10/17/2018	19000288
	19-1001 RFQ	Public Works	Roadway Rating and Pavement Analysis	8/9/2018	5	n/a	Shortlisted to 4 firms for RFP 19-104				
19-002		Public Works	Morrison Parkway Sidewalk Improvements	8/23/2018	5	9/4/2018	Sol Construction, LLC	\$ 618,306.40			
	19-104 RFP	Public Works	Roadway Rating and Pavement Analysis	9/6/2018	4	10/1/2018	Dynatest North America	\$ 329,644.50		10/30/2018	19000309
	19-102 RFP	Public Safety	Fire Department Structural Turnout Gear	9/12/2018	4	10/15/2018	Bennett Fire Products Company, Inc.				
19-003		Public Works	FY 2019 Milling & Resurfacing	9/13/2018	3	10/1/2018	Allied Paving, Inc.	\$ 3,301,963.20			
	19-103 RFP	Rec/Parks	North Park Artificial Turf Replacement	9/13/2018	4	10/15/2018	Sprinturf, LLC	\$ 462,521.00			
19-004		Public Works	Bethany Road Roundabouts	9/27/2018	6	11/5/2018	CMES, Inc.	\$ 3,225,687.00			
19-006		Public Works	Multiple Sidewalk Improvements	10/25/2018	7						
19-007		Public Works	Kimball Bridge Road Corridor Improvements	11/29/2018							
19-008		Finance	Xerox Multi-Function Copiers	11/8/2018	3						
	19-105 RFP	Public Works	Wills Park Stream Restoration	11/29/2018							
	19-1002 RFQ	Public Works	On-Call Survey Services	11/16/2018	18						

Notes:

1 Award of \$55,000 is appropriations for medical supplies as needed throughout each fiscal year



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
October 31, 2018**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 20,441,276	\$ 15,384,175	\$ -	\$ 376,599	\$ 37,349,767	\$ 14,085,879	\$ 8,332,553	\$ 95,970,249
Receivables (net of allowance for uncollectibles)			432,838					432,838
Taxes Receivable								-
Property Taxes	20,854,080	-		-	-	-	4,590,014	25,444,094
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	-	1,442,927		-	-	-	1,573	1,444,500
Due from Other Funds	3,031	-	-	-	-	-	-	3,031
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	41,298,386	16,827,102	432,838	376,599	37,349,767	14,085,879	12,924,140	123,294,711
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,030,978	824,195	-	-	\$ 256,264	\$ 14,631	216,481	2,342,549
Retainage Payable	-	288,133		-	430,091	-	159,634	877,858
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	29,567	-		-	-	-	2,698	32,265
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	21,124,415	1,611,404	\$ (95,430)	-	-	-	4,592,424	27,232,814
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	22,184,961	2,723,732	(95,430)	-	686,356	14,631	4,971,238	30,485,486
Fund Balances:								
Restricted for:								
Capital Projects	-	385,047	528,268	376,599	36,663,412	14,071,248	3,076,484	55,101,057
Law Enforcement	-	-		-	-	-	546,576	546,576
Emergency Telephone Activities	-	-		-	-	-	1,140,834	1,140,834
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	545,611	545,611
Promotion of Tourism	-	-		-	-	-	1,642,282	1,642,282
Assigned for:								
Grant Projects	-			-	-	-	44,015	44,015
Capital Projects		13,718,323					-	13,718,323
2019 Fiscal year Expenditures	6,083,689	-		-	-	-	-	6,083,689
Unassigned	13,029,737			-	-	-	987,863	14,017,599
Total Fund Balances	19,113,426	14,103,370	528,268	376,599	36,663,412	14,071,248	7,983,663	92,839,985
Total Liabilities and Fund Balances	\$ 41,298,386	\$ 16,827,102	\$ 432,838	\$ 376,599	\$ 37,349,767	\$ 14,085,879	\$ 12,954,901	\$ 123,325,472

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended October 31, 2018

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 4,326,732	-	-	-	-	-	2,272,738	\$ 6,599,470
Local Option Sales Tax	4,037,958	-	-	-	-	-	953,281	4,991,239
Transportation Special Purpose Local Option Sales Tax	-	-	-	-	-	2,738,253	-	2,738,253
Other Taxes	5,653,603	-	-	-	-	-	1,083,124	6,736,727
Licenses and permits	1,637,616	-	-	-	-	-	637,185	2,274,801
Intergovernmental	20,000	133,739	311,990	-	-	-	154,656	620,386
Charges for services	1,789,771	-	-	-	-	-	143,286	1,933,057
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	607,250	-	-	-	-	-	24,461	631,712
Investment earnings	62,246	60,189	775	1,876	194,613	60,222	-	379,920
Contributions and Donations	-	141,500	-	-	-	-	-	141,500
Other	53,431	-	-	-	-	-	-	53,431
Total revenues	18,188,607	335,427	312,765	1,876	194,613	2,798,474	5,268,732	27,100,495
EXPENDITURES								
Current:		-						
Unallocated	-	-	-	-	-	-	1,158,714	1,158,714
General government	3,257,485	413,668.5	-	-	-	-	1,443,630	5,114,783
Public safety	10,355,476	576,633.38	-	-	-	-	1,913,644	12,845,754
Public works	2,790,804	201,763.76	-	-	1,141,630	521,041	178,049	6,649,288
Economic and community development	1,103,098	62,441.01	-	-	-	-	-	1,165,539
Alpharetta Business Community	-	20,002	-	-	-	-	-	20,002
Culture and recreation	3,258,076	181,351.11	-	-	182,218	-	325,181	3,946,827
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	389,981	389,981
Other Costs	242,633	-	-	-	-	-	-	242,633
Bond issuance costs	53,295	-	-	-	-	-	-	53,295
Capital outlay								
Total expenditures	21,060,867	3,271,860	-	-	1,323,848	521,041	5,409,199	31,586,816
Excess (deficiency) of revenues over (under) expenditures	(2,872,260)	(2,936,432)	312,765	1,876	(1,129,235)	2,277,433	(140,467)	(4,486,321)
OTHER FINANCING SOURCES (USES)								
Transfers in	852,277	2,898,355	-	-	-	-	-	3,750,632
Transfers out	(3,533,355)	-	-	-	-	-	(217,277)	(3,750,632)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	23,560	-	-	-	-	-	-	23,560
Sale of non-capital assets	6,124	-	-	-	-	-	-	6,124
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(2,651,394)	2,898,355	-	-	-	-	(217,277)	29,684
Net change in fund balances	(5,523,654)	(38,077)	312,765	1,876	(1,129,235)	2,277,433	(357,744)	(4,456,636)
Fund balances - beginning	24,637,080	14,141,447	215,502	374,723	37,792,647	11,793,815	8,310,647	97,265,862
Fund balances - ending	\$ 19,113,426	\$ 14,103,370	\$ 528,268	\$ 376,599	\$ 36,663,412	\$ 14,071,248	\$ 7,952,902	\$ 92,809,224

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 22,922,000	\$ 4,326,732	\$ (18,595,268)
Local Option Sales Tax	15,650,000	4,037,958	(11,612,042)
Other Taxes	15,739,500	5,653,603	(10,085,897)
Licenses and Permits	2,023,250	1,637,616	(385,634)
Intergovernmental	460,000	20,000	(440,000)
Charges for Service	4,390,150	1,789,771	(2,600,379)
Fines/Forfeitures	1,987,500	607,250	(1,380,250)
Investment Earnings	150,000	62,246	(87,754)
Contributions and Donations			-
Other	180,543	53,431	(127,112)
Total revenues	63,502,943	18,188,607	(45,314,336)
EXPENDITURES			
Current:			
General government			
City Administration	2,174,084	693,258	1,480,826
Finance	3,366,136	1,442,568	1,923,568
Human Resources	430,846	118,702	312,144
Legal	690,000	-	690,000
Mayor and Council	364,389	129,337	235,052
Municipal Court	1,096,466	557,583	538,883
Information Technology	1,742,223	648,064	1,094,159
Non-Departmental	689,500	229,833	459,667
Contingency/OP Onitiative Reserve	800,000	12,800	787,200
Total general government	11,353,644	3,832,145	7,521,499
Public Safety	28,419,771	10,919,998	17,499,773
Public works	8,821,264	3,469,108	5,352,156
Economic and community development	3,162,560	1,147,433	2,015,127
Culture and recreation	9,947,218	4,738,995	5,208,223
Debt Service			
Principal	180,000	-	180,000
Interest	106,590	53,295	53,295
Total expenditures	61,991,047	24,160,973	37,830,074
Excess (Deficiency) of revenues over expenditures	1,511,896	(5,972,365)	(7,484,261)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,868,750	852,277	(2,016,473)
Transfers out	(10,600,065)	(3,533,355)	7,066,710
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	75,813	23,560	(52,253)
Sale of non-capital assets	43,500	6,124	(37,376)
Total other financing sources and uses	(7,612,002)	(2,651,394)	4,960,608
Net change in fund balances	(6,100,106)	(8,623,760)	(2,523,654)
Fund balances - beginning		24,637,080	
Fund balances - ending		\$ 16,013,320	
Adjustments to GAAP basis:			
Encumbrances		3,100,105	
Misc adj			
Fund balances-ending		\$ 19,113,426	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 1,916,089	\$ 133,739	\$ (1,782,350)
Contributions & Donations	1,272,347	141,500	(1,130,847)
Investment earnings	-	60,189	60,189
Misc Revenue	-	-	-
Other	250,000	-	(250,000)
Total revenues	3,438,436	335,427	(3,103,009)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	330,697	131,879	198,818
Finance	50,020	5,637	44,383
Information Technology	1,491,694	344,504	1,147,190
Non-departmental	1,588,715	-	1,588,715
Total general government	3,461,126	482,020	2,979,106
Public Safety	1,984,352	1,192,027	792,325
Engineering & Public Works	18,094,783	9,100,031	8,994,752
Alpharetta Business Community	172,767	112,894	59,873
Economic and community development	305,172	160,468	144,704
Culture and recreation	2,256,748	493,031	1,763,717
Total Capital Outlay	26,274,948	11,540,471	14,734,477
Excess (Deficiency) revenue over expenditures	(22,836,512)	(11,205,044)	11,631,468
OTHER FINANCING SOURCES (USES)			
Transfers in	8,695,065	2,898,355	(5,796,710)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	8,695,065	2,898,355	(5,796,710)
Net change in fund balances	(14,141,447)	(8,306,689)	5,834,758
Fund balances - beginning		14,141,447	
Fund balances - ending		\$ 5,834,759	
Adjustments to GAAP basis:			
Encumbrances		8,268,611	
Misc adj-			
Fund balances-ending		\$ 14,103,370	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 955,424	311,990	\$ (643,434)
Contributions & Donations	-	-	-
Interest Earnings	-	775	775
Total	<u>955,424</u>	<u>312,765</u>	<u>(642,659)</u>
Expenditures:			
Public Safety	-	-	-
General Government	472,939	-	472,939
Community Development	93,750	93,726	24
Public Works	604,237	2,259	601,978
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>1,170,926</u>	<u>95,985</u>	<u>1,074,941</u>
Excess (Deficiency) revenue over expenditures	<u>(215,502)</u>	<u>216,780</u>	<u>432,282</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(215,502)</u>	<u>216,780</u>	<u>432,282</u>
Fund balance - beginning		<u>215,502</u>	
Fund balance - ending		<u>\$ 432,282</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		95,985	
Fund balances - ending		<u>\$ 528,268</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	1,876	1,876
Total revenues	-	1,876	1,876
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	374,723	-	374,723
Total general government	374,723	-	374,723
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			
Over expenditures	(374,723)	1,876	376,599
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(374,723)	1,876	376,599

Fund balances - beginning **374,723**

Fund balances - ending **\$ 376,599**

Adjustments to GAAP basis:

Encumbrances

Fund balances-ending **\$ 376,599**

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	194,613	194,613
Total revenues	-	194,613	194,613
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	27,116,897	12,513,073	14,603,824
Recreation & Parks	10,675,750	557,799	10,117,951
Total general government	37,792,647	13,070,872	24,721,775
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			
Over expenditures	(37,792,647)	(12,876,259)	24,916,388
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(37,792,647)	(12,876,259)	24,916,388
Fund balances - beginning			
		37,792,647	
Fund balances - ending			
		<u>\$ 24,916,388</u>	
Adjustments to GAAP basis:			
Encumbrances		11,747,024	
Fund balances-ending		<u>\$ 36,663,412</u>	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 8,160,000	\$ 2,738,253	\$ (5,421,747)
Investment Earnings		60,222	60,222
Total revenues	8,160,000	2,798,474	(5,361,526)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	19,953,814	1,175,298	18,778,516
Recreation & Parks			-
Total general government	19,953,814	1,175,298	18,778,516
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(11,793,814)	1,623,177	13,416,991
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(11,793,814)	1,623,177	13,416,991
Fund balances - beginning		11,793,815	
Fund balances - ending		<u><u>\$ 13,416,991</u></u>	
Adjustments to GAAP basis:			
Encumbrances		654,257	
Fund balances-ending		<u><u>\$ 14,071,248</u></u>	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
October 31, 2018

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	1,062,418
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>1,062,418</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>1,062,418</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables	\$	956,128
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>956,128</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>956,128</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		-
Total Net Assets		<u>106,291</u>
Total Liabilities & Net Assets	\$	<u>1,062,418</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 58	\$ (58)
Employer Medical Contribution	6,455,648	2,126,377	(4,329,271)
Employee Medical Contribution	714,809	262,034	(452,775)
Insurance Proceeds	-	-	
Total revenues	7,170,457	2,388,468	(4,781,989)
EXPENDITURES			
Medical Premiums	1,637,589	543,536	1,094,053
Medical Claims	5,487,755	1,438,703	4,049,052
Contingency	254,826	0	254,826
Total expenditures	7,380,170	1,982,239	5,397,931
Excess (Deficiency) of Revenues Over expenditures	(209,713)	406,229	615,942
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	(1,500,000)	(1,500,000)	-
Total other financing sources (uses)	(1,500,000)	(1,500,000)	-
Net change in fund balances	(1,709,713)	(1,093,771)	615,942
Fund balances - beginning		1,200,062	
Fund balances - ending		<u>\$ 106,291</u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		<u>\$ 106,291</u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
October 31, 2018

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,275,469
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	51,632
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,327,101</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,327,101</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,141
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	5,239
Payroll Liabilities	335
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	676
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>7,390</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>7,390</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>2,319,711</u>
Total Net Assets	<u>2,319,711</u>
Total Liabilities & Net Assets	<u>\$ 2,327,101</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended October 31, 2018

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 2,176,602
Misc Revenue	8,996
Total operating revenues	<u>2,185,598</u>
Operating expenses:	
Administration	3,907,390
Non-departmental	-
Total operating expenses	<u>3,907,390</u>
Operating Gain (loss)	(1,721,791)
Non-operating revenues (expenses):	
Investment earnings	-
Total non-operating revenue (expenses)	<u>-</u>
Income (loss) before transfers	(1,721,791)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(1,721,791)
Total net assets-beginning	<u>1,186,192</u>
Total net assets-ending (net of encumbrances)	<u>(535,599)</u>
Adjustments to GAAP basis:	
Encumbrances	2,855,311
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,319,711</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
October 31, 2018

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	826,541
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>826,541</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>826,541</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables		208,069
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>208,069</u>
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		734,234
Total Noncurrent Liabilities		<u>734,234</u>
Total Liabilities		<u>942,303</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		(115,762)
Total Net Assets		<u>(115,762)</u>
Total Liabilities & Net Assets	\$	<u>826,541</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 4,000	\$ 2,706	\$ (1,294)
Charges for Service	1,446,500	482,167	(964,333)
Discounts	-	-	-
Insurance Proceeds	-	433	433
Total revenues	1,450,500	485,306	(965,194)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	132,000	99,653	32,347
Auto Liability	170,000	163,093	6,907
Property & Equipment Liability	100,000	85,307	14,693
Fine Art Liability	2,500	2,500	-
General Liability	60,000	57,952	2,048
Law Enforcement Liability	91,500	86,283	5,217
Public Entity Liability	60,000	62,733	(2,733)
Workers Comp Excess Liability	107,000	103,259	3,741
Employee Benefits Liability	-	-	-
Criminal Liability	4,500	3,386	1,114
Cyber Liability	7,000	6,805	195
Umbrella Liability	56,000	53,745	2,255
Medical Services	35,000	1,287	33,713
Claims/Judgements	-	1,451	(1,451)
Claims/Vehicle	37,000	5,367	31,633
Claims/General	23,000	0	23,000
Claims/Public Entity	19,036	30,036	(11,000)
Claims/Workers Comp	545,964	60,349	485,615
Contingency	222,136		222,136
Total expenditures	1,672,636	823,204	849,432
Excess (Deficiency) of Revenues			
Over expenditures	(222,136)	(337,899)	(115,763)
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(222,136)	(337,899)	(115,763)

Fund balances - beginning

222,137

Fund balances - ending

\$ (115,762)

Adjustments to GAAP basis:

Encumbrances

-

Misc adj

Fund balances-ending

\$ (115,762)

City of Alpharetta
Statement of Net Position
OPEB Health Fund
October 31, 2018

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (49,207)
Investments	\$ 1,280,700
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 15,256
Total Assets	<u>1,246,750</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 7,711
	-
Due to Other Funds	-
Total Current Liabilities	<u>7,711</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>7,711</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,239,038</u>
Total Net Assets	<u>1,239,038</u>
Total Liabilities & Net Assets	<u><u>\$ 1,246,750</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended October 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 85,000
Employee Contribution	
Total Contribution	<u>85,000</u>
Investment Income	(1,708)
Net appreciation in FMV	(84,349)
Accrued Interest & Dividends	2,014
Interest and Dividends	<u>15,919</u>
Total Investment Income	<u>(68,124)</u>
Total Additions (Deductions)	<u>16,876</u>
Deductions:	
Benefits payments	-
Professional Fees	214
Consulting Fees	1,778
Agent Custody Fees-ADR	3
Total deductions	<u>1,994</u>
Net Increase (Decrease)	<u>14,881</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for pension benefits	
Beginning of year	1,224,157
Total net assets	<u>\$ 1,239,038</u>

**City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
October 31, 2018**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ -
Investments	\$ 1,929,652
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 24,082
Total Assets	<u>1,953,734</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 18,658
	-
Due to Other Funds	-
Total Current Liabilities	<u>18,658</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>18,658</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,935,076</u>
Total Net Assets	<u>1,935,076</u>
Total Liabilities & Net Assets	<u><u>\$ 1,953,734</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended October 31, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,050,000
Employee Contribution	
Total Contribution	<u>2,050,000</u>
Investment Income	(3,543)
Net appreciation in FMV	(114,000)
Accrued Interest & Dividends	2,968
Interest and Dividends	<u>2,810</u>
Total Investment Income	<u>(111,765)</u>
Total Additions (Deductions)	<u>1,938,235</u>
Deductions:	
Benefits payments	-
Professional Fees	393
Consulting Fees	2,760
Agent Custody Fees-ADR	5
Total deductions	<u>3,159</u>
Net Increase (Decrease)	<u>1,935,076</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for pension benefits	
Beginning of year	-
Total net assets	<u>\$ 1,935,076</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
October 31, 2018**

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	6,490
Investments	70,294,679
	-
Accounts Receivables (net of allowance for uncollectibles)	361,181
Total Assets	<u>70,662,350</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	249,491
	-
Due to Other Funds	-
Total Current Liabilities	<u>249,491</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>249,491</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>70,412,859</u>
Total Net Assets	<u>70,412,859</u>
Total Liabilities & Net Assets	<u><u>\$ 70,662,350</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended September 30, 2018

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,699,997
Employee Contribution	88,481
Total Contribution	<u>2,788,478</u>
Investment Gain/Losses	1,039,473
Net appreciation in FMV	1,435,242
Interest and Dividends	360,489
Accrued Interest & Dividends	45,138
Other Receipts	-
Total Investment Income	<u>2,880,343</u>
Total Additions (Deductions)	<u>5,668,821</u>
Deductions:	
Benefits payments	528,406
Custodial Fees	5,177
Administrative Fees	20,737
Legal Fees	873
Manager Fees	57,103
Consulting Fees	43,341
Agent Custody Fees-ADR	4,855
	-
Total deductions	<u>660,490</u>
Net Increase (Decrease)	<u>5,008,331</u>
Net Assets held in trust for pension benefits	
Beginning of year	70,291,479
Total net assets	<u>\$ 75,299,810</u>

**City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 2018**

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,697,282	\$ 3,291,117	\$ 516,000	\$ 44,015	\$ 1,193,476	\$ 546,448	\$ 1,044,214
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	1,573	\$ -	-	-
Property Taxes	-	-	-	-	-	4,590,014	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,697,282	3,291,117	516,000	45,588	1,193,476	5,136,462	1,044,214
LIABILITIES							
Accounts Payable	-	110,000	-	-	50,130	-	56,351
Retainage Payable	55,000	104,634	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	185	-	2,513	-	-
Due to Other Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	1,573	-	4,590,851	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	55,000	214,634	185	1,573	52,642	4,590,851	56,351
FUND BALANCES							
Restricted:							
Capital Projects	-	3,076,484	-	-	-	-	-
Law Enforcement	-	-	546,576	-	-	-	-
Promotion of Tourism	1,642,282	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,140,834	-	-
Debt Service	-	-	-	-	-	545,611	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	44,015	-	-	-
Unassigned:	-	-	-	-	-	-	987,863
Total Fund Balances	1,642,282	3,076,484	546,576	44,015	1,140,834	545,611	987,863
Total Liabilities and Fund Balances	\$ 1,697,282	\$ 3,291,117	\$ 546,761	\$ 45,588	\$ 1,193,476	\$ 5,136,462	\$ 1,044,214

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending October 31, 2018

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 2,272,738	-	-	-				\$ 2,272,738
Property tax						953,281	-	953,281
Charges for Service	-	-	-	-	1,083,124			1,083,124
Impact Fees	-	637,185		-				637,185
Forfeiture Income	-	-	154,656	-				154,656
Intergovernmental	-	-	142,590	696	-			143,286
Contributions & Donations	-	-	-	-				-
Investment Earnings	-	12,111	282	157	4,677	3,910	3,324	24,461
Other	-		-				-	-
Total revenues	2,272,738	649,296	297,528	853	1,087,801	957,191	3,324	5,268,732
EXPENDITURES:								
Tourism	1,158,714	-	-	-	-			1,158,714
Community Development	-	-	-	-	-			-
Culture/Recreation	-	310,272	-	8,739	-		6,170	325,181
Public Safety	-	6,727	104,891	3,146	1,798,881			1,913,644
Public Works		-					178,049	178,049
General Government	-	-	-	-	-	1,443,630	-	1,443,630
Debt Service:								
Principal						-	-	-
Interest	389,981					-	-	389,981
Bond Issuance Costs	-					-	-	-
Total expenditures	1,548,695	317,000	104,891	11,885	1,798,881	1,443,630	184,219	5,409,199
Excess (deficiency) of revenues over expenditures	724,043	332,296	192,638	(11,031)	(711,079)	(486,439)	(180,895)	(140,467)
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(852,277)	-	-	10,000	-		625,000	(217,277)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(852,277)	-	-	10,000	-		625,000	(217,277)
Net change in fund balances	(128,234)	332,296	192,638	(1,031)	(711,079)	(486,439)	444,105	(357,744)
Fund balances - beginning	1,770,516	2,744,187	323,177	45,047	1,851,913	1,032,049	543,758	8,310,647
Fund balances - ending	1,642,282	\$ 3,076,484	\$ 515,815	\$ 44,015	\$ 1,140,834	\$ 545,611	\$ 987,863	\$ 7,952,902

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,650,000	\$ 2,272,738	\$ (5,377,262)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,650,000	2,272,738	(5,377,262)
EXPENDITURES:			
Professional Services	3,000	-	3,000
Recreation Improvements	465,804	164,391	301,413
Alpharetta Convention & Visitor's Bureau	3,346,875	994,323	2,352,552
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,500,000		1,500,000
Bond Principal	200,000		200,000
Bond Interest	779,963	389,981	389,982
Contingency	256,124	-	256,124
Total Expenditures	6,551,766	1,548,695	5,003,071
Excess of revenues over expenditures	1,098,234	724,043	(374,191)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,868,750)	(852,277)	2,016,473
Total other financing sources and uses	(2,868,750)	(852,277)	2,016,473
Net change in fund balances	(1,770,516)	(128,234)	1,642,282
Fund balances - beginning	\$ 1,770,516		
Fund balances - ending	\$ 1,642,282		
Enbumbances	\$ -		
Fund balances - ending	\$ 1,642,282		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 45,000	\$ 637,185	\$ 592,185
Investment Earnings	-	12,111	12,111
Total Revenues	45,000	649,296	604,296
EXPENDITURES:			
Public Safety	40,000	40,000	(0)
Public Works	1,236,760	164,460	1,072,300
Recreation & Parks	897,299	313,606	583,693
Community Development	615,128	-	615,128
General Government	-	-	-
Total expenditures	2,789,187	518,066	2,271,121
Excess (deficiency) of revenues over expenditures	(2,744,187)	131,230	(2,875,417)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(2,744,187)	131,230	(2,875,417)
Fund balances - beginning		2,744,187	
Fund balances - ending		\$ 2,875,417	
Encumbrances		201,067	
Fund balances - ending		\$ 3,076,484	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 154,656	\$ 154,656
Investment Earnings	-	282	282
Intergovernmental	142,591	142,590	\$ (1)
Misc Revenue			-
Total Revenues	142,591	297,528	154,937
EXPENDITURES:			
Public Safety	465,768	104,891	360,877
Non-Departmental	-		-
Total expenditures	465,768	104,891	360,877
Excess (deficiency) of revenues over expenditures	(323,177)	192,638	515,815
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(323,177)	192,638	515,815
Fund balances - beginning		<u>323,177</u>	
Fund balances - ending		<u><u>\$ 515,815</u></u>	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		<u><u>\$ 515,815</u></u>	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 57,806	\$ 696	(57,110)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	157	157
Transfers in	30,000	10,000	(20,000)
Contingencies	-	-	-
Total	<u>87,806</u>	<u>10,853</u>	<u>(76,953)</u>
EXPENDITURES:			
General Government	37,275	-	37,275
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	86,331	3,146	83,185
Recreation & Parks	9,246	8,739	507
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	<u>132,852</u>	<u>11,885</u>	<u>120,967</u>
Excess (deficiency) of revenues over expenditures	<u>(45,046)</u>	<u>(1,031)</u>	<u>44,015</u>
OTHER FINANCING SOURCES (USES):	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(45,046)</u>	<u>(1,031)</u>	<u>44,015</u>
Fund balance - beginning		<u>45,047</u>	
Fund balance - ending		<u><u>\$ 44,015</u></u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		<u><u>\$ 44,015</u></u>	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,055,000	\$ 1,083,124	\$ (2,971,876)
Capital Lease			-
Investment Earnings	11,693	4,677	(7,016)
Total Revenues	4,066,693	1,087,801	(2,978,892)
EXPENDITURES:			
Public Safety	5,028,605	2,469,301	2,559,304
Total expenditures	5,028,605	2,469,301	2,559,304
Excess (deficiency) of revenues over expenditures	(961,912)	(1,381,500)	(419,588)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(961,912)	(1,381,500)	(419,588)
Fund balances - beginning		1,851,913	
Fund balances - ending		\$ 470,413	
Adjustments to GAAP basis:			
Encumbrances		670,420	
Fund balances - ending		\$ 1,140,834	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,134,000	\$ 953,281	\$ (4,180,719)
Misc Revenue		-	-
Investment earnings	10,000	3,910	(6,090)
Total revenues	5,144,000	957,191	(4,186,809)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,832,100	122,100	2,710,000
Interest	2,636,413	1,319,280	1,317,133
Contingency	702,536	-	702,536
Bond issuance costs	5,000	2,250	2,750
Total debt service	6,176,049	1,443,630	4,732,419
Total expenditures	6,176,049	1,443,630	4,732,419
Excess (Deficiency) of revenues over expenditures	(1,032,049)	(486,439)	545,610
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,032,049)	(486,439)	545,610
Fund balances - beginning	1,032,049		
Fund balances - ending	\$ 545,611		

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2018

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	3,324	-
Total Revenues	-	3,324	-
EXPENDITURES:			
Public Works	2,118,757	1,297,555	821,202
Recreation & Parks	300,000	16,170	283,830
Total expenditures	2,418,757	1,313,725	1,105,032
Excess (deficiency) of revenues over expenditures	(2,418,757)	(1,310,401)	1,105,032
OTHER FINANCING SOURCES (USES):			
Transfers In	1,875,000	625,000	(1,250,000)
Transfers Out	-	-	-
Total other financing sources and uses	1,875,000	625,000	(1,250,000)
Net change in fund balances	(543,757)	(685,401)	(144,968)
Fund balances - beginning		543,758	
Fund balances - ending		\$ (141,643)	
Adjustments to GAAP basis:			
Encumbrances		1,129,506	
Fund balances - ending		\$ 987,863	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of October 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	58		(58)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1532	ATC Operational Funding (COA)	83,334	83,334		-
99575100-381000-C1535	Innovation Center Operations (ATC)	6,591	5,467	1,720	2,844
	<i>subtotal</i>	\$ 214,925	\$ 88,859	\$ 1,720	\$ 127,786
(1) 99575100-395000	Carryforward Fund Balance	\$ 109,117	\$ -		\$ 109,117
	<i>subtotal</i>	\$ 109,117	\$ -		\$ 109,117
	Total	\$ 324,042	\$ 88,859		\$ 236,903
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	83,334	31,250	-	52,084
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1822	AG Tech Sponsorship	12,000	12,000	-	-
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
	<i>subtotal</i>	\$ 273,782	\$ 43,250	\$ -	\$ 230,532
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 2,177	\$ 2,345	\$ 175	\$ (343)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	261	261	-	(0)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	44	43	-	1
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	628	809	-	(181)
99575100-531230-C1535	Innovation Center Operations (Electricity)	1,248	1,317	-	(69)
	<i>subtotal</i>	\$ 4,358	\$ 4,776	\$ 175	\$ (592)
99575100-579000	Reserve	\$ 45,902	\$ -	\$ -	\$ 45,902
	<i>subtotal</i>	\$ 45,902	\$ -	\$ -	\$ 45,902
	Total	\$ 324,042	\$ 48,026	\$ 175	\$ 275,842

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of October 31, 2018

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 109,118		
Revenues collected to date			88,859		
Expenditures incurred to date			(48,026)		
Fund Balance (current)			\$ 149,951		
Forecasted revenue collections			126,720		
Fund Balance (forecasted)			\$ 276,671		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 46,139		
Non-Spendable (unspent/remaining project allocations)			230,532		
			\$ 276,671		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
October 31, 2018

ASSETS

Current Assets:

Cash and Cash Equivalents	149,531
Investments	828
Receivables	1,138

Restricted Cash for Bond Issuance Costs	-
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Total Assets	<u>151,497</u>
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LIABILITIES

Current Liabilities:

Accounts Payable	1,545
Due to Other Funds	-
Total Current Liabilities	<u>1,545</u>

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>1,545</u>

Fund Balance

Restricted	103,791
Unassigned	46,160
Total Fund Balance	<u>149,951</u>

Total Liabilities & Fund Balance	<u><u>\$ 151,496</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended October 31, 2018

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 5,467
State Grant	-
Fees	-
Contributions & Donations	83,334
Miscellaneous Income-Interest	58
Miscellaneous Revenue	-
	<u> </u>
Total Revenues	<u>88,859</u>
Expenditures	
Economic Development	43,250
Utilities - Miscellaneous	4,776
Debt Service:	
Principal	-
Interest	-
	<u> </u>
Total Expenditures	<u>48,026</u>
Excess (deficiency) of revenues over (under) expenditures	40,833
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u> </u>
Net Change in Fund Balances	40,833
Fund Balance, Beginning of Year	<u>109,118</u>
Fund Balance, End of Year	<u>\$ 149,951</u>





SR 400 Express Lanes

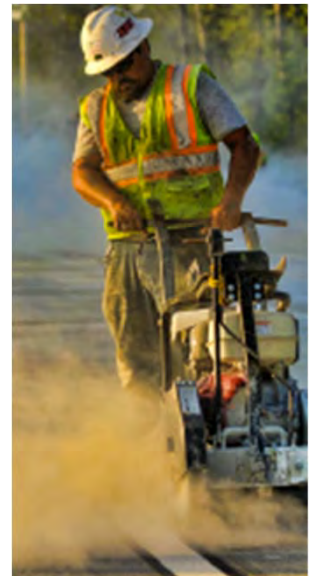
December 10, 2018

Tim Matthews, P.E.

MMIP Program Manager

Michael Nader, P.E.

SR 400 Express Lanes PM



Agenda

Work within the City of Alpharetta

General Work Description

Layouts

Next Steps



Work Within City of Alpharetta Limits



General Work Description

- **Express Lanes Access in Alpharetta:**
 - No Express Lane Access at Encore Parkway.
 - No Express Lane Access at Kimball Bridge Road.
 - Webb+ is the recommended new EL Direct Access Ramp.
 - Full Directional Buffer Break Access south of Haynes Bridge Road allowing a weave zone for moving into and out of the express lanes/general purpose lanes.

General Work Description (Continued)

- **MARTA BRT access proposed at the following locations:**
 - Inline @grade station at North Point Mall.
 - Inline @grade station south of Old Milton Parkway.
 - Direct connection (bridge flyover) to existing Windward MARTA Park & Ride.

General Work Description

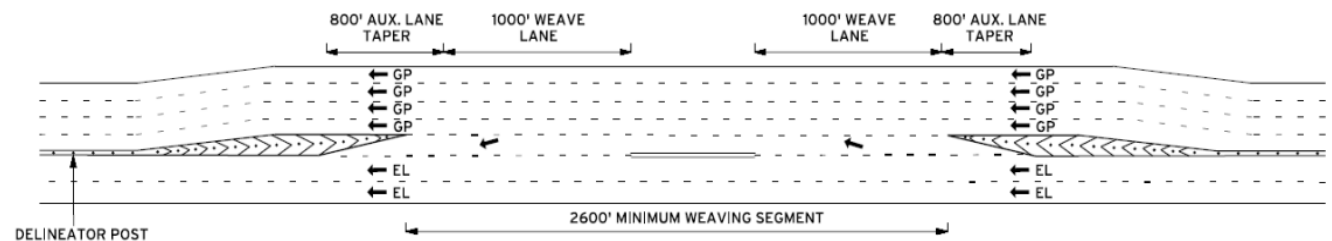
- SR 400 over Mansell Road – bridge to be widened to accommodate 2 Express Lanes in each direction, with partial reconstruction of ramps.
- Encore Parkway bridge is newly constructed and will be retained.
- Haynes Bridge Road over SR 400 – bridge to be retained, with partial ramp reconstruction.
- Kimball Bridge Road over SR 400 – No EL Access here, bridge replacement in kind to accommodate @ grade BRT inline station south of Old Milton Parkway; Funding by the Transit Bond.

General Work Description (Continued)

- Old Milton Parkway over SR 400 – bridge to be retained, with partial reconstruction of ramps.
- Webb Bridge Road over SR 400 – bridge replacement in kind to accommodate EL and BRT access north of Webb Bridge Road.
- Webb+ is the recommended new EL Direct Access Ramp.

General Work Description (Continued)

- SR 400 over Windward Parkway – bridge to be widened with partial ramp reconstruction.
- McGinnis Ferry Road (interchange) is a separate GDOT/Forsyth County project; the SR400 EL project will tie into it via close coordination.
- Full Directional Buffer Break Access south of Haynes Bridge Road allowing a weave zone for moving into and out of the express lanes/general purpose lanes.



Webb+ EL Direct Access Ramp



Next Steps

Tim Matthews, P.E.
MMIP Program Manager



Next Steps

- The Department recommends Webb+ as the preferred EL Direct Access Ramp.
- The Department requests the City of Alpharetta's endorsement of the Webb+ access point.
- Draft IGA/MOU between GDOT & City of Alpharetta for any desired gateway/architectural features.
- Anticipated Public Outreach in Feb/March 2019.



THANK
YOU

For Viewing



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City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: PH-18-18 / V-18-16: BAXLEY SUBDIVISION GATED COMMUNITY

CONSIDERATION OF A REQUEST TO ALLOW PRIVATE STREETS WITHIN A GATED COMMUNITY, AS WELL AS A VARIANCE TO ALLOW A HAMMERHEAD TURNAROUND IN LIEU OF A CUL-DE-SAC FOR A 7-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT 12780 & 12790 HOPEWELL ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1107 & 1108, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Baxley Private Streets and Gated CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, CompleteBaxleyApp10.25.18



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-18-18/V-18-16 BAXLEY SUBDIVISION PRIVATE STREET & GATED COMMUNITY

CITY COUNCIL:

DECEMBER 10, 2018

II. RECOMMENDATION:

Approve PH-18-18/V-18-16 Baxley Subdivision Private Street & Gated Community, subject to the following conditions:

1. Property shall be developed substantially in accordance with site plan prepared by B.C. Engineering, Inc., revised 10/1/2018, 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. Development shall be gated with a private street and maintained by the HOA.
3. Hammerhead turnaround shall be permitted in lieu of cul-de-sac and shall be constructed of pervious pavers.
4. Project entrance, including open space area, shall include decorative landscaping (trees, shrubs, ornamentals, ground cover and seasonal plantings), as approved by Staff.
5. Trees shall be saved as depicted on the plan prepared by Mondo Land Planning and Design, LLC, revised 10/8/2018.
6. Land disturbance permit and final plat shall accommodate future City roundabout project at Hopewell Road and Vaughan Drive. Developer shall dedicate sufficient right-of-way to accommodate the roundabout, as depicted on plan prepared by POND.
7. Developer shall construct a decorative wall or fence with brick or stone columns in conjunction with the gating of the subdivision, subject to Staff approval. Landscaped medians at gated entrance shall include tree(s), as approved by Staff.
8. Gate access shall be provided by Siren, Key pad, Knox key and meet 2012 IFC 503.6.
9. New private street shall be a minimum 50' right-of-way, including 10' travel lanes, curb and gutter, minimum 6' planting strips and minimum 5' sidewalks. Sidewalks shall extend the complete length of new street and shall connect to existing sidewalk along Hopewell Road. Street trees shall be planted within planting strip and shall be in addition to landscape strip trees. Planting strips and landscape strips shall be exclusive of utilities and easements.

III. REPORT IN BRIEF:

The applicant, Scott Reece on behalf of David Chatham, requests consideration to allow a private street within a gated residential subdivision, as well as a variance request to allow a hammerhead turnaround in lieu of a cul-de-sac. The subject property is located at 12780 & 12790 Hopewell Road on the west side of the intersection at Hopewell Road and Vaughan Drive.

DISCUSSION

The applicant proposes a new private street serving seven (7) 'For-Sale' single-family detached lots within a gated subdivision on 4.4 acres. A variance is requested to allow a hammerhead turnaround in lieu of a cul-de-sac. The subject property is located at 12780 & 12790 Hopewell Road on the west side of the intersection at Hopewell Road and Vaughan Drive.

The property consisting of two (2) parcels of land are zoned R-15 (Dwelling, 'For-Sale', Residential – Minimum 15,000 square foot lots) with one parcel developed with a single-family home and the other parcel being undeveloped. Surrounding properties are City of Milton to the north, Annover at North Town Subdivision (zoned R-15) to the south and west and Cottonwood Estates Retirement Living (zoned C-2) to the east.

The applicant requests a variance to allow a hammerhead turnaround instead of a cul-de-sac. Unified Development Code (UDC) Section 3.5.2 (E) requires that "Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround with a 50-foot minimum pavement radius and 60-foot right-of-way street be no more than 1,000 feet in length." The proposed hammerhead turnaround would require less impervious area and allow for more tree saves.

The submitted site plan depicts seven (7) single-family detached lots with lots ranging in size from 15,019 to 25,323 square feet, with an average lot size of 16,568 square feet. Depicted setbacks reflect approval of an administrative variance to reduce building setbacks by up to 20%. Access to the subdivision is from a new private street, Baxley Lane, which aligns with the intersection at Hopewell Road and Vaughan Drive. The City has a concept plan, prepared by POND, for a roundabout at the intersection of Hopewell Road and Vaughan Drive, which aligns with the proposed subdivision entrance. The applicant has agreed to provide sufficient right-of-way to accommodate the roundabout. A hammerhead turnaround is depicted with a turnaround between Lots 6 and 7.

The applicant provide a tree survey, tree assessment and tree replacement plan. Tree saves are depicted along the southern boundary, as well as a 31" Oak, shown to be in 'Good' condition and located on Lot 7. A stormwater management area is depicted at the rear of the property southwest of Lot 6.

City departments were consulted on this request and expressed no concerns with the applicant's proposal to allow private streets within a gated subdivision and a hammerhead turnaround in lieu of a cul-de-sac.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property has an unusual shape. The proposed hammerhead turnaround would result in less impervious area and provide more opportunities for tree saves.

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

Response: A cul-de-sac could be accommodated on the subject property. However, the proposed hammerhead turnaround would result in less impervious area and more opportunities for tree saves.

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

Response: The subject property has an unusual shape. The proposed hammerhead turnaround would result in less impervious area and provide more opportunities for tree saves.

(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.

Response: A cul-de-sac could be accommodated on the subject property. However, the proposed hammerhead turnaround would result in less impervious area and more opportunities for tree saves.

CONCURRENCES

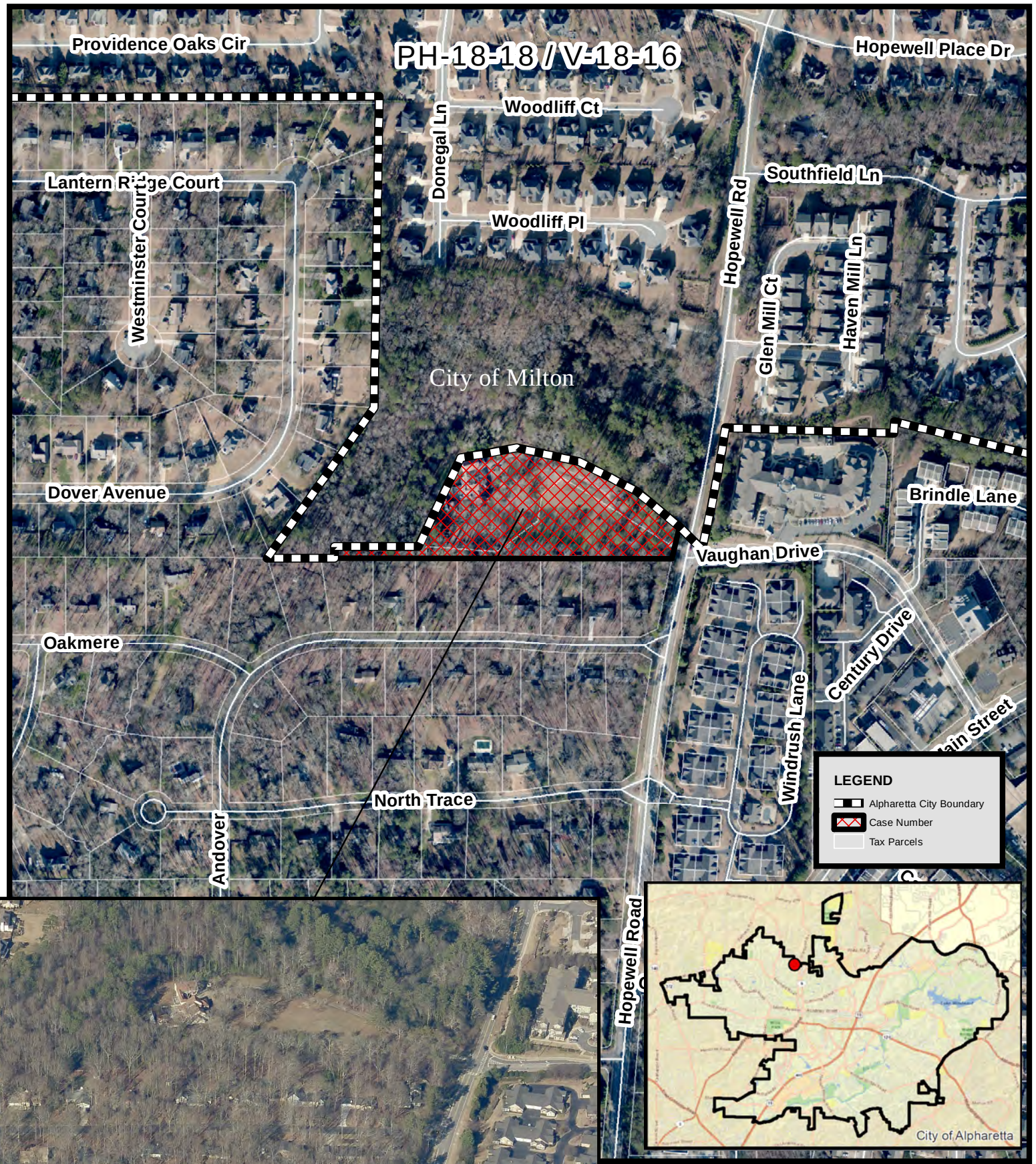
Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to allow private streets within a gated community and variance to allow a hammerhead turnaround. The variance request can be supported given the size and shape of the property and the hammerhead design would result in less impervious area and allow for more tree saves on the property.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 14, 2018. There were no comments on the sign-in sheet.

IV. ATTACHMENTS:

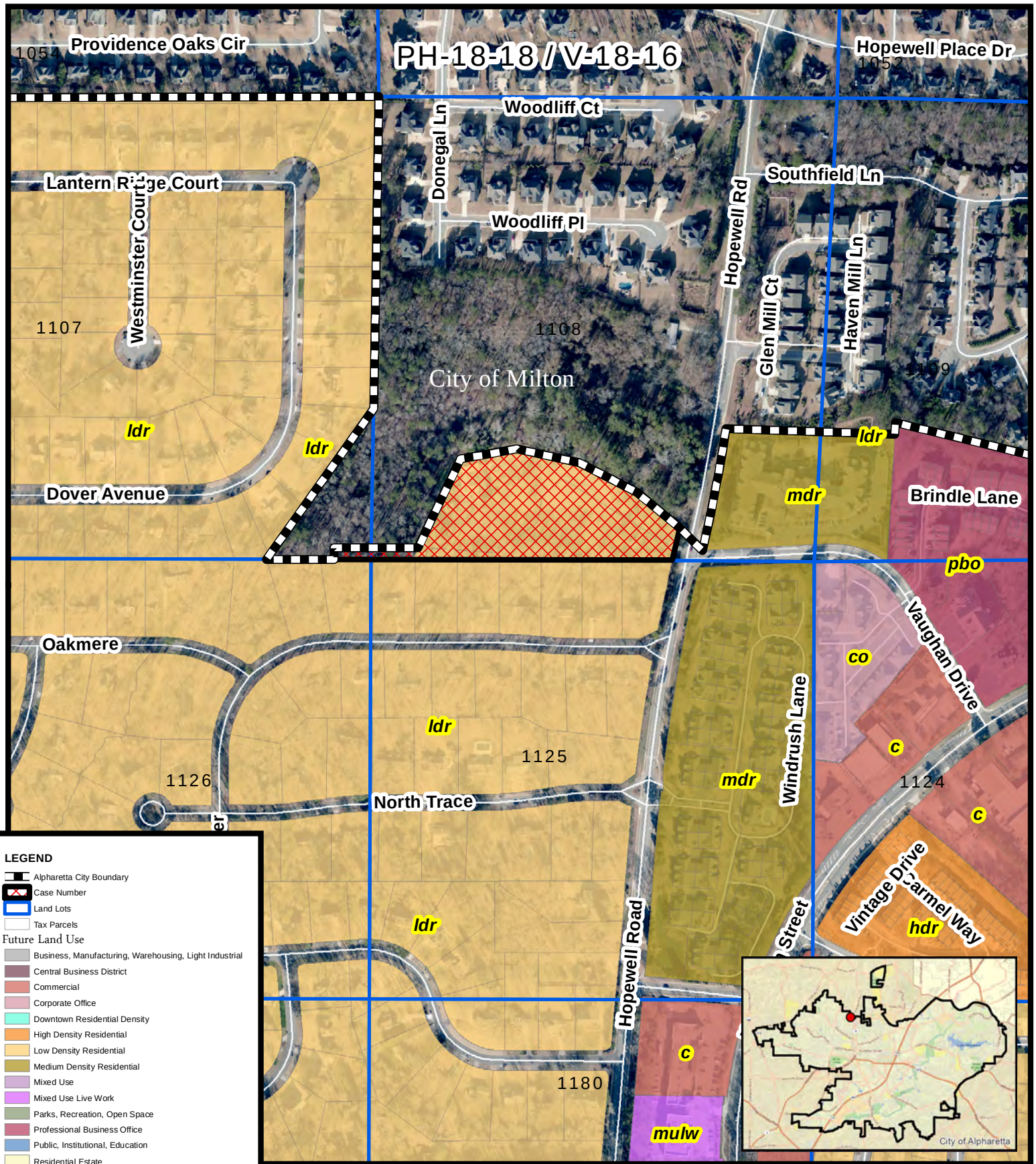
- Site Plan
- Hopewell and Vaughan Roundabout Plan



Aerial Map
Baxley Subdivision/Gated Community
12780 Hopewell Road

PH-18-18/V-18-16
D/LL: 2/2/1107,1108
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS

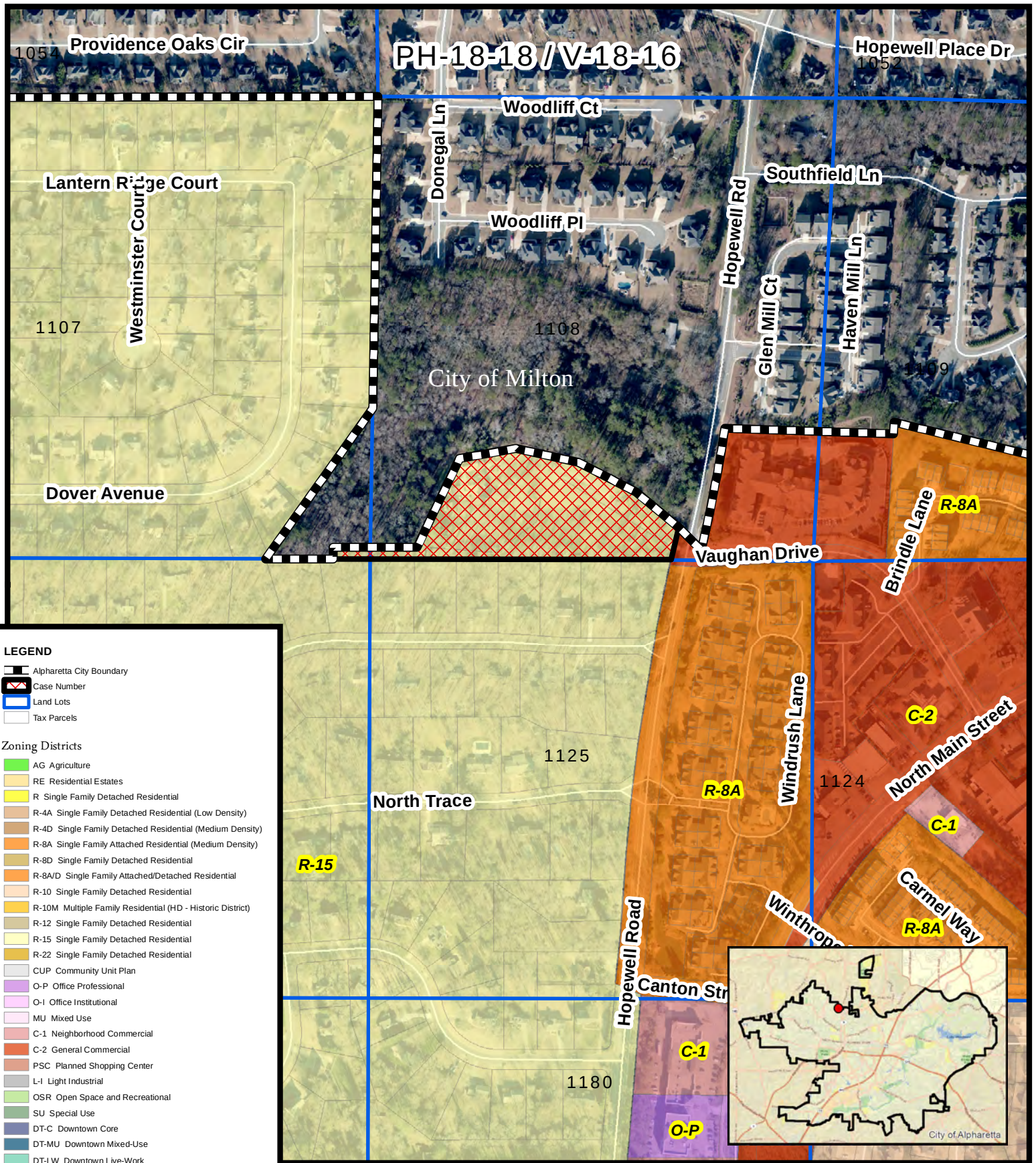


Future Land Use
Baxley Subdivision/Gated Community
12780 Hopewell Road

PH-18-18/V-18-16
 D/LL: 2/2/1107,1108
 CC Date: 12/10/18



Location Map Provided by:
 Community Development - GIS

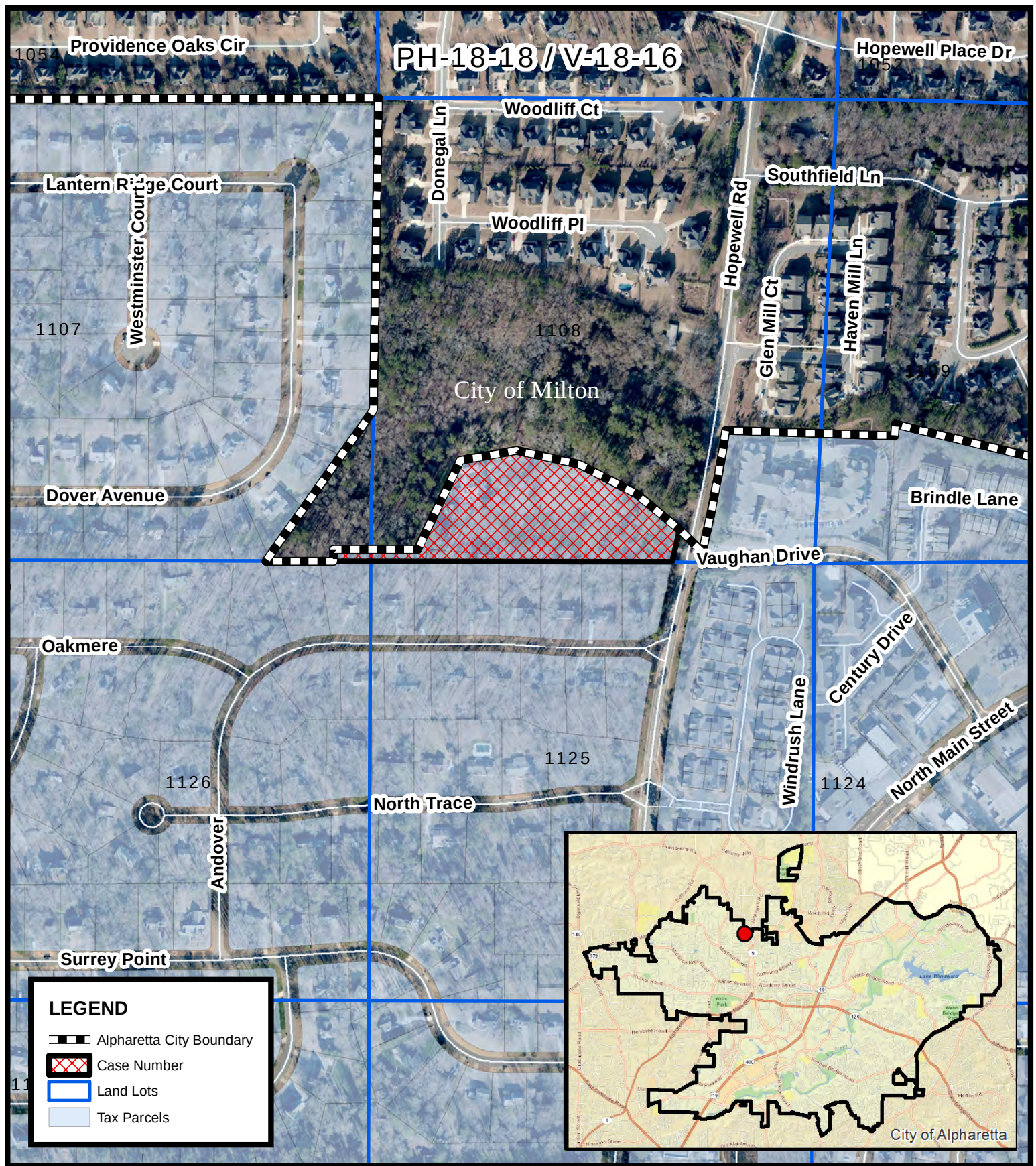


Zoning Map
Baxley Subdivision/Gated Community
12780 Hopewell Road

PH-18-18/V-18-16
D/LL: 2/2/1107,1108
CC Date: 12/10/18



Location Map Provided by:
Community Development - GIS



Location Map
Baxley Subdivision/Gated Community
12780 Hopewell Road

PH-18-18/V-18-16
D/LL: 2/2/1107,1108
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS

10/22/18

PH-18-18

BAXLEY SUBDIVISION/GATED COMMUNITY

CITY OF ALPHARETTA

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

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."
5. Applications will be accepted only 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:

SCOTT D. REEKE

Telephone:

770-475-6817

Address:

13685 HIGHWAY 9 NORTH

Suite:

City:

MILTON

State:

GA

Zip:

30004

Fax:

770-569-4948

Mobile Tel:

678-313-7604

Email:

BRASSINCE@COMCAST.NET

Subject Property Information:

Address:

12780 & 12790 HOPEWELL, ALPHARETTA, GA

Current Zoning:

R-15

District:

2

Section:

2

Land Lot:

1107, 1108

Parcel ID:

30004
22480011080460
22480011080478

Proposed Zoning:

R-15

Current Use:

RESIDENTIAL

This Application For (Check All That Apply):

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

GATED COMMUNITY APPLICATION

BAXLEY SUBDIVISION/GATED COMMUNITY
APPLICANT REQUEST AND INTENT

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

THE APPLICANT IS PROPOSING TO CONSTRUCT A SINGLE FAMILY RESIDENTIAL SUBDIVISION ON THE PROPERTY. THE PROPERTY IS CURRENTLY ZONED R-15 AND THE APPLICANT INTENDS TO CONSTRUCT THE SUBDIVISIONS UNDER CURRENT ZONING.

Applicant's Request (Please itemize the proposal):

THE APPLICANT IS REQUESTING AUTHORITY TO GATE THE PROPOSED SUBDIVISION.

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

THE APPLICANT IS PROPOSING TO CONSTRUCT A GATED SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE APPROVAL WILL ALLOW THE APPLICANT TO ACHIEVE A SECURE COMMUNITY AND THE DESIRED PRICE POINT FOR THE FUTURE HOMES.

10/22/18

PH-18-18

BAXLEY SUBDIVISION/GATED COMMUNITY

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Hsueh C. Lu Shu sun by Vincent Lu Telephone: 404-246-9888
Address: 12790/12780 Hopewell Rd Suite: _____
City: Alpharetta Ga State: Ga Zip: 30004

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>GATED COMMUNITY APPLICATION</u> |

Identify Authorized Applicant:

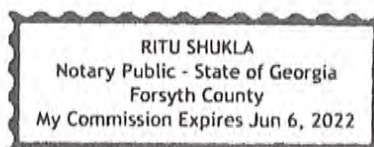
Name of Authorized Applicant: SCOTT REEKE FOR DAVID CHATHAM Telephone: 678-313-7604
Address: 13685 HIGHWAY 9 Suite: _____
City: MILTON State: GA Zip: 30004 3616

So Sworn and Attested:

Owner Signature: Hsueh C. Lu Date: 10.16.18

Notary:

Notary Signature: Ritu Shukla Date: 10.16.18



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: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

Hank Lu

Date: 10-16-18

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: Bethany Properties Group, LLC / J. David Chatham

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has 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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

10/15/18

10/22/18

BAXLEY SUBDIVISION/GATED COMMUNITY
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:

BETHANY PROPERTIES GROUP / CLATHAM
SCOTT D. REEVE

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

NONE

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

10/18/2018

10/22/18

BAXLEY SUBDIVISION/GATED COMMUNITY
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: BAXLEY SUBDIVISION - GATED COMMUNITY

Contact Name: SCOTT D. REECE Telephone: 770-475-6817

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

SEE ATTACHED LIST

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



Letter



Personal Visits



Telephone



Group Meeting



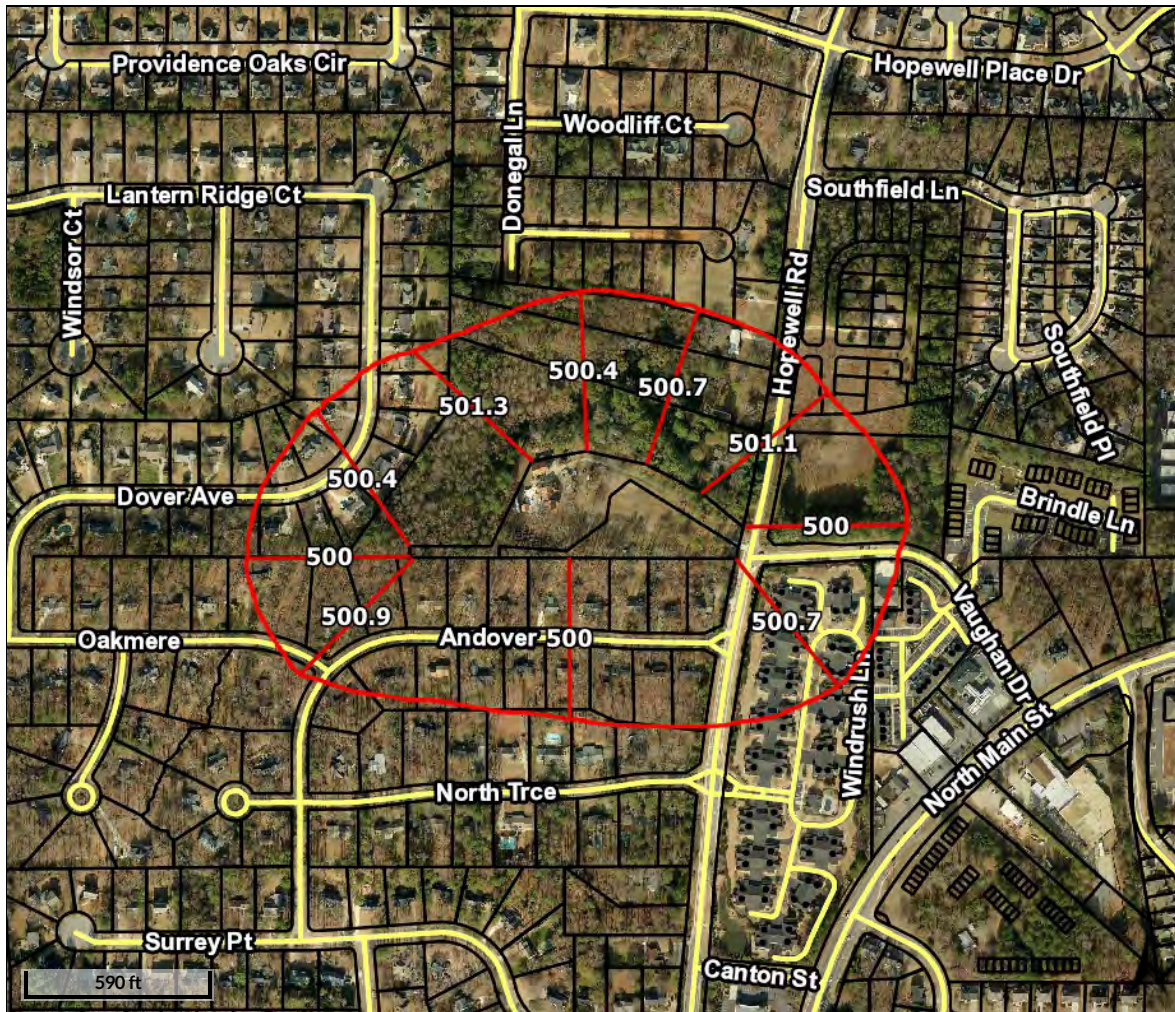
Email



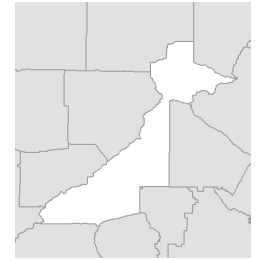
Other (Please Specify) _____

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.

ANY INDIVIDUAL MAY CONTACT THE APPLICANTS REPRESENTATIVE VIA PHONE, EMAIL, LETTER, OR ATTEND THE GROUP MEETING.



Overview



Legend

- Parcels
- Roads

Parcel ID 22 476008370591
 Class Code R4
 Taxing District 56
 Acres 2.35

Physical Address 13850 HOPEWELL RD
 Owner SHUPERT CAVALIER SALLY
 13850 HOPEWELL RD
 ALPHARETTA GA 30004
 Assessed Value \$597,100

Last 2 Sales

Date	Price	Reason	Qual
2/20/2007	0	Sale <= 1000	U
2/20/2007	0	Sale <= 1000	U

Date created: 10/16/2018

Last Data Uploaded: 10/16/2018 4:57:03 AM

 Developed by Schneider
 GEOSPATIAL

10/22/18

BAXLEY SUBDIVISION/GATED COMMUNITY

THOMAS & LISA ROMANCHECK
413 WOODLIFF PLACE
ALPHARETTA, GA 30004

RANADHEER PALWAI & ANURADHA KESIDI
423 WOODLIFF PLACE
ALPHARETTA, GA 30004

NELSON & GIBI INGLE
433 WOODLIFF PLACE
ALPHARETTA, GA 30004

TIMOTHY & SIGRID GEHRIG
443 WOODLIFF PLACE
ALPHARETTA, GA 30004

MARC VENEZIANO & ANITA SHVARTS
453 WOODLIFF PLACE
ALPHARETTA, GA 30004

RALPH CLEVELAND
463 WOODLIFF PLACE
ALPHARETTA, GA 30004

VICKERY CREST HOMEOWNERS ASSOC.
1230 JOHNSONS FERRY ROAD
MARIETTA, GA 30068

FUQUA & ASSOCIATES INC
985 CANONERO DRIVE
ALPHARETTA, GA 30004

LSI HOPEWELL ROAD LLC
700 BARBERRY DRIVE
ALPHARETTA, GA 30004

GLENHAVEN COMMUNITY ASSOC. INC.
6455 SHILOH ROAD
ALPHARETTA, GA 30005

HOPEWELL ROAD PROPERTIES LLC
1452 WATERFORD GREEN CT
MARIETTA, GA 30068

ALPHARETTA RETIREMENT RESIDENCE
9310 NE VANCOUVER MALL DR
VANCOUVER, WA 98662

HUNTER PAYTON HOLDINGS LLC
14260 FREEMANVILLE ROAD
ALPHARETTA, GA 30004

KATHERINE PATTON
12635 HOPEWELL ROAD
ALPHARETTA, GA 30009

JANE WIERENGO
121 NORTH TRACE
ALPHARETTA, GA 30009

WEAVER ASSETS
P.O. BOX 883
WOODSTOCK, GA 30188

CHRISTINA LACOMBE
210 MEADOW DRIVE
ALPHARETTA, GA 30009

JEAN WILLIAMS REVOCABLE
FAMILY TRUST
151 NORTH TRACE
ALPHARETTA, GA 30009

KEITH & KRISTIN LEVERT
161 NORTH TRACE
ALPHARETTA, GA 30009

ELAINE McCLURKAN
171 NORTH TRACE
ALPHARETTA, GA 30009

REMER PROCTOR
180 ANDOVER DRIVE
ALPHARETTA, GA 30009

PAUL CARNSO
170 ANDOVER DRIVE
ALPHARETTA, GA 30009

ROBERT JOHNSON
160 ANDOVER DRIVE
ALPHARETTA, GA 30009

JERRY & ANNE SEXTON
150 ANDOVER DRIVE
ALPHARETTA, GA 30009

ONE NINE EIGHTY EIGHT
IRREV. TRUST KENNY PATRICK
140 ANDOVER DRIVE
ALPHARETTA, GA 30009

WILLIAM & MARION RARY
130 ANDOVER DRIVE
ALPHARETTA, GA 30009

RONALD MAKAMSON
120 ANDOVER DRIVE
ALPHARETTA, GA 30009

ANTHONY TRAPINO
110 ANDOVER DRIVE
ALPHARETTA, GA 30009

JOHNNA MADDOX
100 ANDOVER DRIVE
ALPHARETTA, GA 30009

ANGELIA FOSTER
105 ANDOVER DRIVE
ALPHARETTA, GA 30009

10/22/18

BAXLEY SUBDIVISION/GATED COMMUNITY

SUNWEEST TRUST AS
CUSTODIAN FOR NAIQI LI
1319 VILLAGE TERRACE CT
ATLANTA, GA 30338

CAMILLE STONESTREET
125 ANDOVER DRIVE
ALPHARETTA, GA 30009

TROY ALLEN
135 ANDOVER DRIVE
ALPHARETTA, GA 30009

CLIFTON & CONNIE BENTLEY
145 ANDOVER DRIVE
ALPHARETTA, GA 30009

THOMAS LISSAK
155 ANDOVER DRIVE
ALPHARETTA, GA 30009

DALLAS & ANGELENE HUMPHRIES
165 ANDOVER DRIVE
ALPHARETTA, GA 30009

MARGARET DELANO
175 ANDOVER DRIVE
ALPHARETTA, GA 30009

PETER WINKEL & KAREN KRATZER
185 ANDOVER DRIVE
ALPHARETTA, GA 30009

F C & DEBRA DAUGHERTY
195 ANDOVER DRIVE
ALPHARETTA, GA 30009

LARRY & MARGE ATTIG
225 OAKMERE DRIVE
ALPHARETTA, GA 30009

CATHERINE SAVAGE
205 ANDOVER DRIVE
ALPHARETTA, GA 30009

KRISTEN & ANDREW BELL
4017 DOVER AVENUE
ALPHARETTA, GA 30009

KIMBERLY URQUHART
4021 DOVER AVENUE
ALPHARETTA, GA 30009

BALAKRISNAN & TRACEY GANESH
4025 DOVER AVENUE
ALPHARETTA, GA 30009

LUCINDA & JOHN DEGENHARD
4029 DOVER AVENUE
ALPHARETTA, GA 30009

DONALD HANSEN
4033 DOVER AVENUE
ALPHARETTA, GA 30009

CLIFTON & KATHERINE MORGAN
4037 DOVER AVENUE
ALPHARETTA, GA 30009

MATTHEW & MELONY BOZER
4041 DOVER AVENUE
ALPHARETTA, GA 30009

ALLAN & JACQUELINE TUCCI
4045 DOVER AVENUE
ALPHARETTA, GA 30009

DAVID & AUDREY POWER
4049 DOVER AVENUE
ALPHARETTA, GA 30009

TAUNYA PATTON
4020 DOVER AVENUE
ALPHARETTA, GA 30009

ERIN & MICHAEL GORDY
4024 DOVER AVENUE
ALPHARETTA, GA 30009

RYAN & LAUREN FLEMING
4028 DOVER AVENUE
ALPHARETTA, GA 30009

CHAD MYERS
4032 DOVER AVENUE
ALPHARETTA, GA 30009

KARLA HABBERFIELD
4042 DOVER AVENUE
ALPHARETTA, GA 30009

ORCHARDS OF HOPEWELL CLUBHOUSE
16111 WINDRUSH LANE
ALPHARETTA, GA 30009

SHOCK THEORY
12755 CENTURY DRIVE
UNIT A
ALPHARETTA, GA 30009

SYLLABLES LEARNING CENTER
12755 CENTURY DRIVE
UNIT C
ALPHARETTA, GA 30009

GCAC OF GEORGIA
201 VAUGHAN DRIVE
ALPHARETTA, GA 30009

BAXLEY ROAD VERTICAL AND HORIZONTAL CURVE DATA

Station	Bearing	Radius Length	Arc Length	Degree of Curve	Tangent
0+00.000	N 78°15'12" W				
0+36.762		250.00'	106.645'	22°55'06"	54.146'
1+00.000					
1+43.407		208.50'	46.294'	27°28'48"	23.243'
1+89.701	N 89°58'22" W				
2+00.000					
2+30.285		150.00'	86.461'	38°11'50"	44.469'
3+00.000					
3+16.746	N 56°56'49" W				
4+00.000					
4+19.070		250.00'	68.250'	22°55'06"	34.338'
4+87.320	N 72°35'19" W				
5+00.000					
5+41.252		112.00'	141.194'	51°09'25"	81.717'
6+00.000					
6+82.446	S 35°10'52" W				
7+00.000					
7+91.695					

DAILY WASTE GENERATION

RESIDENTIAL 7 LOTS
7 LOTS @ 4 PERSON / LOT = 28 PERSON
TOTAL GENERATED WASTE
28 PERSON @ 4 LBS/PERSON / DAY = 140 LB / DAY
GENERATED WASTE PER RESIDENCE
140 LB/DAY / 7 = 20 LB/DAY
PROPOSED WEEKLY PICK-UP SERVICE

REQUIRED RECYCLEABLE CONTAINER SIZE:
20 LB * 25% = 5 LBS / DAY * 7 DAYS = 35 LB / WEEK
35 LB / WEEK * 1 C.Y. / 150 LB = 0.23 C.Y. / WEEK
PROPOSED RECYCLEABLE CONTAINER SIZE:
ROLLING CARD 95 GAL. = 0.47 C/Y

TRAFFIC ENGINEERING NOTES

-ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE: (678) 297-6200
-ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
-ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
-ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
-IF SIGNS, STRIPING, AND MODIFICATION TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
-SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMP AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)

GENERAL NOTES

- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 2) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGINA REGISTERED LAND SURVEYOR.
- 3) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- 4) ALL LAYOUT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 5) ALL CURB RADI NOT DIMENSIONED SHALL HAVE A 3' RADIUS.
- 6) ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND THE CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
- 7) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- 8) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- 9) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- 10) CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
- 11) ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT.
- 12) THIS SITE DOES NOT CONTAIN WETLANDS.
- 13) THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- 14) NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 297-6200.
- 15) AS-BUILT REQUIRED FOR CO's ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THESE PLANS OR SPECIFICATIONS THAT MAY NOT CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

COMMUNITY DEVELOPMENT NOTES

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4'-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
 - A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

PLANING NOTES

AN APPROVED COMBINATION PLAT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.

REFERENCES

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY FOR CHATHAM: HOPEWELL ROAD S/D, PREPARED BY BRUMBELOW-REESE AND ASSOC., INC. DATED MAY 4, 2018.

NOTE

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED EXISTING SEPTIC SYSTEM TO BE REMOVED.

SURVEY NOTE:

T.B.M.
TOP OF FH ACROSS HOPEWELL RD. ELEV. = 1128.12
NGVD (1929)

DESCRIPTION OF EXISTING LAND USE

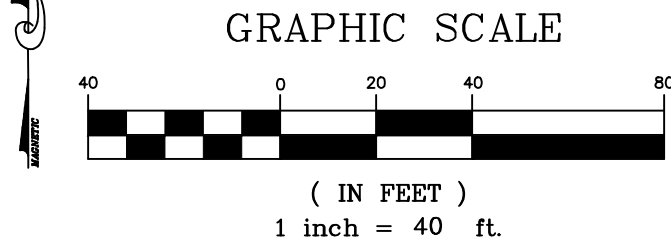
EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.
TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.94 ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

SITE DEVELOPMENT DATA

CURRENT ZONING:	R15
SITE ACREAGE:	4.402 ACRES
MAX. BUILDING HEIGHT:	35 FT
MIN. LOT SIZE:	15,000 SF
MIN. LOT WIDTH:	100 FT
FRONT YARD SETBACK:	35 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	25 FT
MAX. BUILDING COVERAGE:	25% (1.10 ACRES)
PROP. BUILDING COVERAGE:	20% (0.88 ACRES)
MIN. FLOOR AREA / UNIT	1,500 SF
VARIANCE REQUEST:	20% REDUCTION FOR ALL YARD SETBACK REQUIREMENTS.

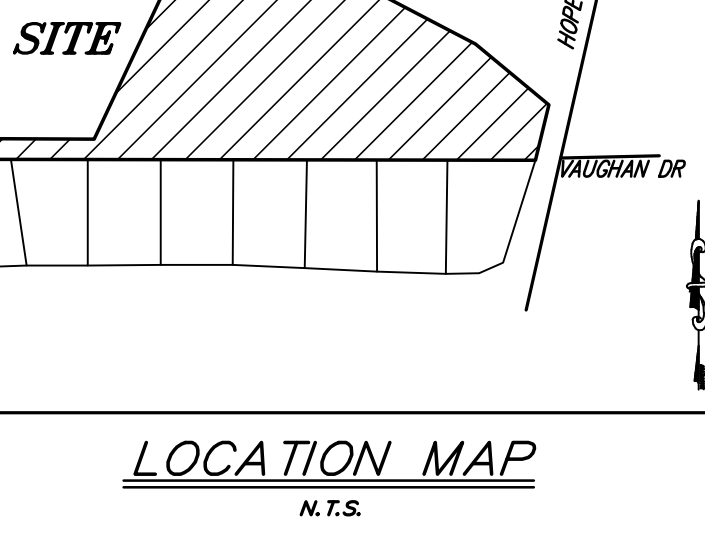


ALL HANDICAP RAMPS TO COMPLY WITH GA DOT STANDARD A3 - TYPE B (SPECIAL DETAIL, CONCRETE SIDEWALK DETAILS, CURB CUT WHEELCHAIR RAMPS) AND WITH SECTION 120-3-20-.18 OF THE GEORGIA ACCESSIBILITY CODE

REFER TO THE ARCHITECTURAL PLANS FOR DETAILS OF ANY STAIRWAYS, SIDEWALKS, RAMPS, UTILITY CONNECTIONS, ETC. WITHIN 5' OF BUILDING FOOTPRINT.

ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165



PARCEL 22480011080460 OWNER
LU HSUEH
12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

PARCEL 22480011080478 OWNER
SUN SHU
12790 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER
BETHANY PROPERTIES GROUP LLC

SUBDIVISION NAME
BAXLEY

24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SITE PLAN
BAXLEY S/D

LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL No. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWC	0	07/23/18	INITIAL SUBMITTAL
DATE:	7/2/18			
SCALE:	AS NOTED			
LAND LOT:	—			
DISTRICT:	—			
SECTION:	—			

SHEET NO.
2
OF
15

JOB NO.
2018-023

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NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS PRIOR TO THE BEGINNING PHASE OF CONSTRUCTION. (678) 297-6200.

SITE DEVELOPMENT PLANS FOR

BAXLEY S/D
ZONED R15

LOCATED IN

LAND LOTS 1107 & 1108

2ND DISTRICT, 2ND SECTION

PARCEL ID NO. 22 480011080478

AND 22 480011080460

CITY OF ALPHARETTA, GEORGIA

B.C. ENGINEERING, INC.

116 NORTH MAIN STREET, CUMMING, GEORGIA 30040

PHONE: (770) 205-6181 FAX: (770) 205-6162

E-MAIL: office@bcengineering-ga.com

PARCEL 22 480011080460 OWNER

LU HSUEH C
12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-624-2905

PARCEL 22 480011080478 OWNER

SUN SHU
12790 HOPEWELL RD
ALPHARETTA, GA 30004
678-624-2905

DEVELOPER

BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005

24-HOUR CONTACT

DAVID CHATHAM
678-624-2905

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. SPECIAL CONCERN SHALL BE TAKEN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK AT THIS SITE.



Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DESCRIPTION OF EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE

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THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS,, GRADING, STORM POND & UTILITY CONSTRUCTION.

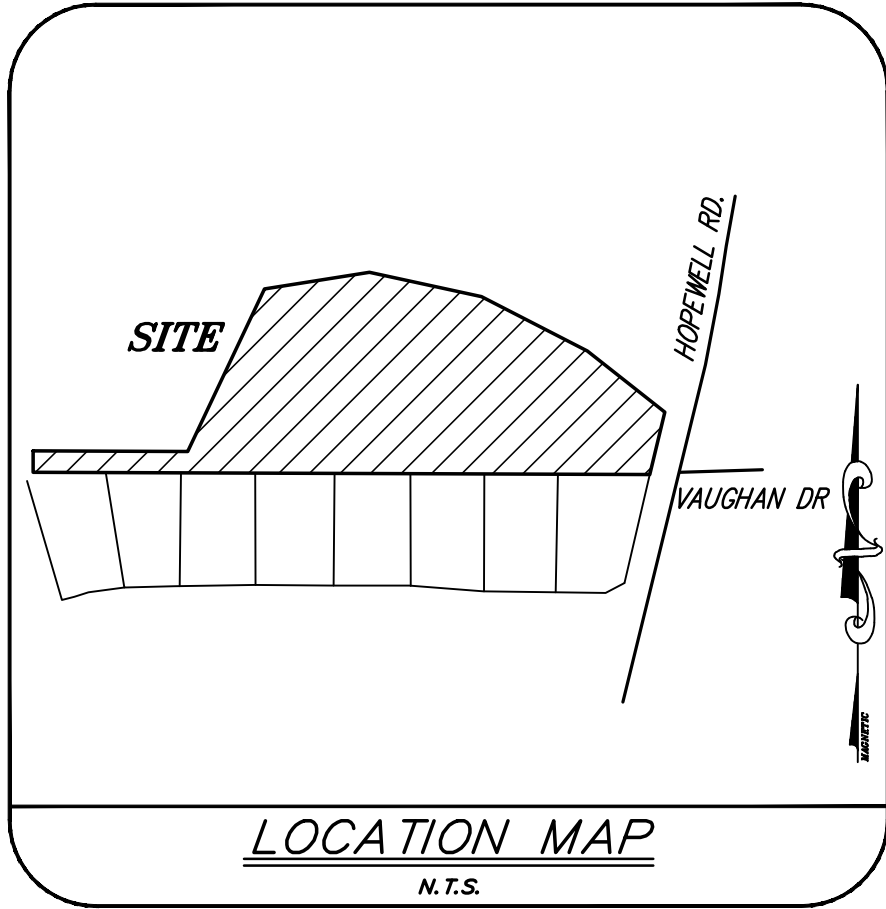
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SURVEY NOTE:

VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NGVD 1929 TBM = 1128.12



ALPHARETTA, GA.

FLOOD HAZARD NOTE

THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ELEVATION AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF FULTON COUNTY, GA. COMMUNITY PANEL NUMBER 13121C0058F, DATED AUGUST, 18, 2013.

NOTES:

-THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
-CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
-AS-BUILT REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.
-THERE IS NO PROPOSED EXTERIOR LIGHTING WITH THIS ADDITION.
-ALL WALLS GREATER THAT FOUR FEET IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL ALONG THE TOP.

"ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

SHEET INDEX

1	COVER SHEET
1-A	EXISTING CONDITIONS
2	SITE PLAN
3	GRADING PLAN
4	STORMWATER MANAGEMENT PLAN
5	UTILITY PLAN
6	PIPE PROFILES
6-A	ROAD PROFILES
7-9	EROSION CONTROL PLANS
10	EROSION CONTROL NOTES
11-12	EROSION CONTROL DETAILS
13-15	CONSTRUCTION DETAILS
LS-1	LANDSCAPE PLAN

APPROVAL OF THESE PLANS BY CITY OF ALPHARETTA AND FULTON COUNTY IS SUBJECT TO, AND CONTINGENT UPON THE APPLICANT OBTAINING ANY AND ALL NECESSARY APPROVALS FROM ANY AND ALL APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMY CORPS OF ENGINEERS, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE USDA-NRCS, GEORGIA DEPARTMENT OF NATURAL RESOURCES, GEORGIA ENVIRONMENTAL PROTECTION DIVISION, AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.

COMMUNITY DEVELOPMENT NOTES

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC & FIRE. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
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TOP OF FH ACROSS HOPEWELL RD. ELEV. = 1128.12.
NGVD (1929)



07/23/18

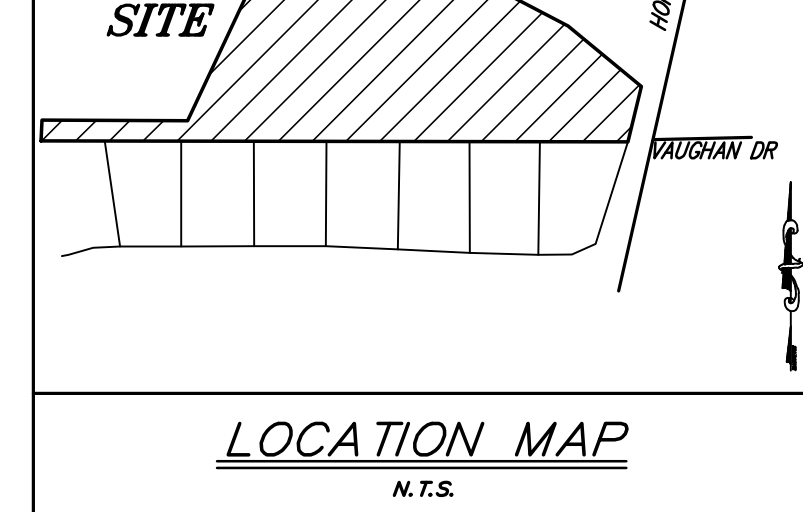
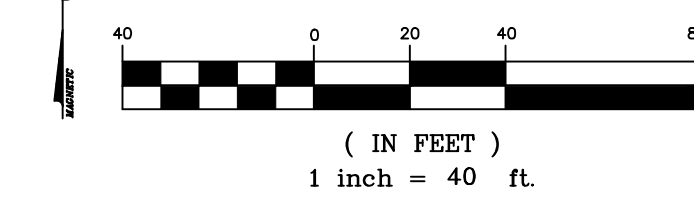
REVISION	DATE	COMMENTS
0	07/23/18	INITIAL SUBMITTAL
1	10/01/18	PER COMMENTS

B.C. ENGINEERING
PROJECT NO. 2018-023
FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027
WASTEWATER AND WATER SERVICES
PROVIDED BY FULTON COUNTY

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078-294-2905
PARCEL 22480011080478

ALPHARETTA, GA 30004
678-294-2905

24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

CITY OF ALPHARETTA LDP# D180027

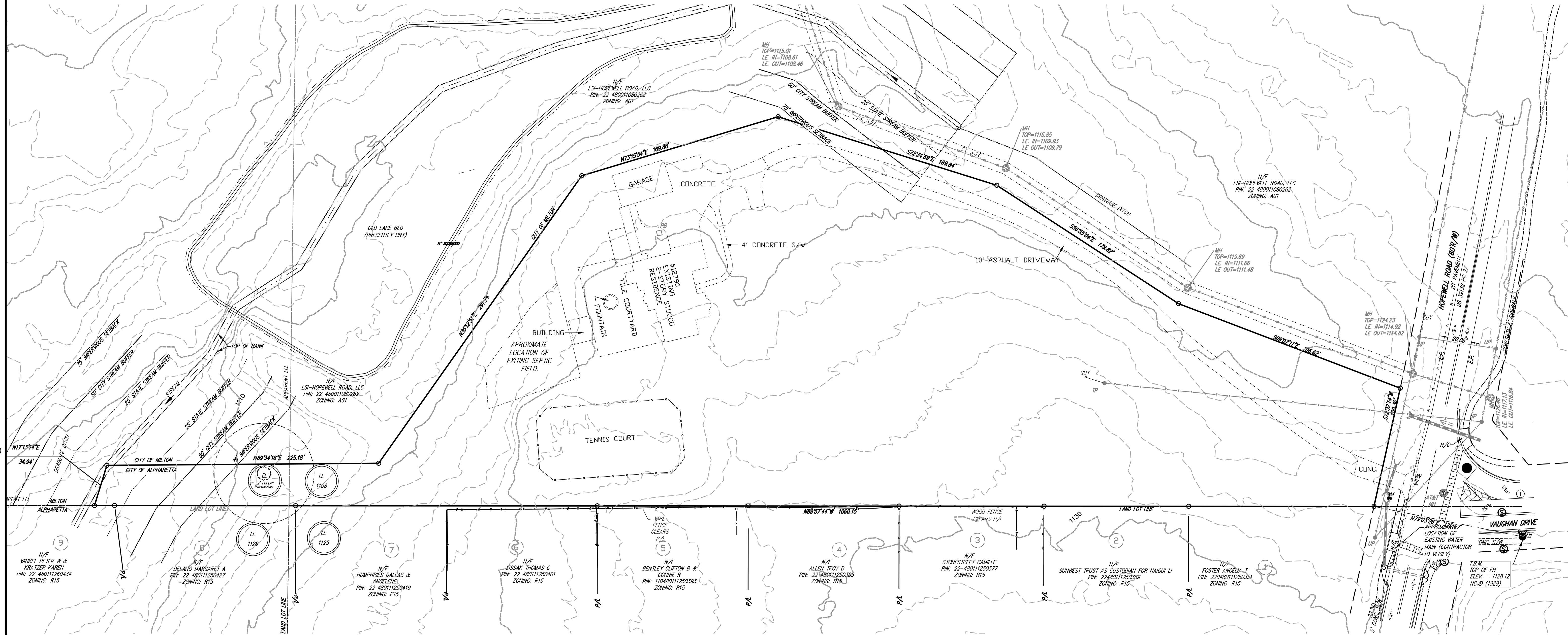
B.C. ENGINEERING
116 NORTH MAIN ST
CUMMING, GA 30041
PHONE: (770) 205-6161
FAX: (770) 205-6161
EMAIL: office@bcengineering.com

EXISTING CONDITION
BAXLEY S/
LAND LOT # 1107 & 1108 2N
TAX PARCEL No. # 22 4800
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDING



INITIAL	DATE	REVISION	DRAWN BY:	DESCRIPTION
0	07/23/18	0	AB	INITIAL SUBMITTIT
1	10/01/18	1	BWC	PER COMMENTS
			7/2/18	
			DATE:	
			SCALE:	
			AS NOTED	
			LAND LOT:	
			—	
			DISTRICT:	
			—	
			SECTION:	
			—	

JOB NO.
2018-023



BAXLEY ROAD VERTICAL AND HORIZONTAL CURVE DATA

Station	Bearing	Radius Length	Arc Length	Degree of Curve	Tangent
0+00.000	N 78°15'12" W				
0+36.762		250.000'	106.645'	22°55'06"	54.146'
1+00.000					
1+43.407		208.500'	46.294'	27°28'48"	23.243'
1+89.701	N 89°58'22" W				
2+00.000					
2+30.285		150.000'	86.461'	38°11'50"	44.469'
3+00.000					
3+16.746	N 56°56'49" W				
4+00.000					
4+19.070		250.000'	68.250'	22°55'06"	34.338'
4+87.320					
5+00.000	N 72°35'19" W				
5+41.252		112.000'	141.194'	51°09'25"	81.717'
6+00.000					
6+82.446	S 35°10'52" W				
7+00.000					
7+91.695					

DAILY WASTE GENERATION

RESIDENTIAL 7 LOTS
7 LOTS @ 4 PERSON / LOT = 28 PERSON
TOTAL GENERATED WASTE
28 PERSON @ 4 LBS/PERSON / DAY = 140 LB / DAY
GENERATED WASTE PER RESIDENCE
140 LB/DAY / 7 = 20 LB/DAY
PROPOSED WEEKLY PICK-UP SERVICE

REQUIRED RECYCLEABLE CONTAINER SIZE:
20 LB * 25% = 5 LBS / DAY * 7 DAYS = 35 LB / WEEK
35 LB / WEEK * 1 C.Y. / 150 LB = 0.23 C.Y. / WEEK
PROPOSED RECYCLEABLE CONTAINER SIZE:
ROLLING CARD 95 GAL. = 0.47 C/Y

TRAFFIC ENGINEERING NOTES

-ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200
-ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
-ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
-IF SIGNS, STRIPING, AND MODIFICATION TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
-SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)

GENERAL NOTES

- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- ALL LAYOUT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS NOT DIMENSIONED SHALL HAVE A 3' RADIUS.
- ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND THE CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
- THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
- ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- THIS SITE DOES NOT CONTAIN WETLANDS.
- THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 297-6200
- AS-BUILT REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THESE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

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FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

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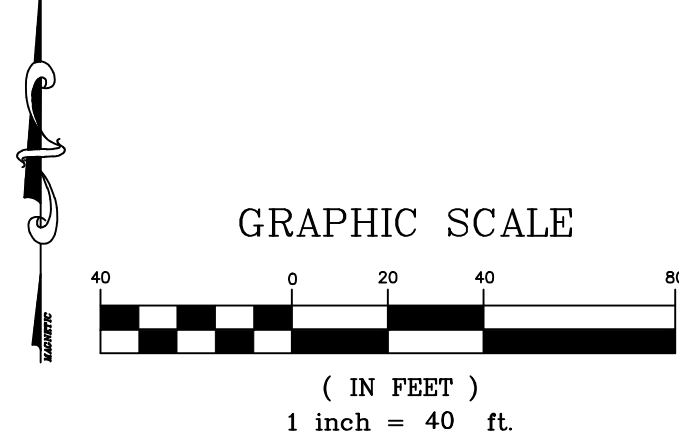
VARIANCE REQUEST:

20% REDUCTION FOR ALL YARD SETBACK REQUIREMENTS.

PARKING SUMMARY:

2 PARKING SPACES FOR EACH DWELLING UNIT.
7 UNITS * 2 SPACES FOR EACH UNIT = 14 SPACES.

EACH DWELLING UNIT MUST HAVE 2 PARKING SPACES ON A LOT.
NO AMENITIES ARE PROPOSED.



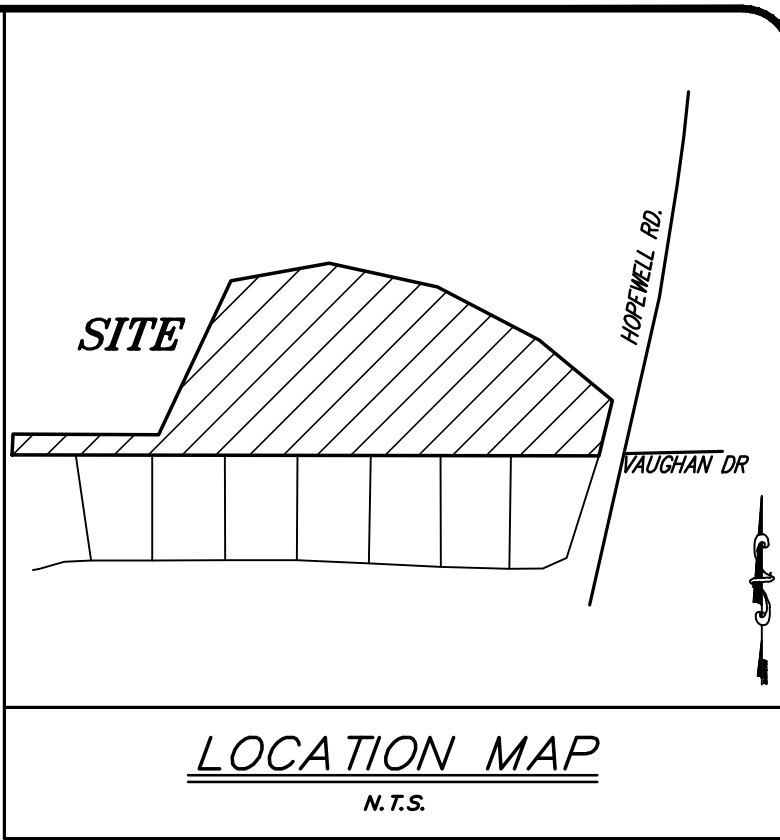
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REFER TO THE ARCHITECTURAL PLANS FOR DETAILS OF ANY STAIRWAYS, SIDEWALKS, RAMPS, UTILITY CONNECTIONS, ETC. WITHIN 5' OF BUILDING FOOTPRINT.

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NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

NO WETLANDS PRESENT ON THE SITE



PARCEL 22480011080460 OWNER

LU HSUEH

12780 HOPEWELL RD

ALPHARETTA, GA 30004

678-294-2905

PARCEL 22480011080478

OWNER

SUN SHU

12790 HOPEWELL RD

ALPHARETTA, GA 30004

678-294-2905

DEVELOPER

BETHANY PROPERTIES GROUP LLC

5780 WINDWARD PARKWAY SUITE 330

ALPHARETTA, GA 30005

24-HOUR CONTACT

DAVID CHATHAM

678-624-2905

SUBDIVISION NAME

BAXLEY

FULTON COUNTY PROJECT (18-055WR)

CITY OF ALPHARETTA LDP# D180027

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

SITE PLAN
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWC	0	07/23/18	INITIAL SUBMITTAL
DATE:	7/2/18	1	10/01/18	PER COMMENTS
SCALE:	AS NOTED			
LAND LOT:	-			
DISTRICT:	-			
SECTION:	-			

SHEET NO. 2 OF 18
JOB NO. 2018-023

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TREE PROTECTION NOTES

TREE SAVE FENCING FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY ARBORIST.

GRADING NOTES

- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
- ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRILINES OF EXISTING TREES.
- FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
- ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
- THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
- DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.

NOTES

- APPROPRIATE PLANTS AND PLANTING SCHEDULE SHALL BE PROVIDED.
- WOODY VEGETATION SHOULD NOT BE PLANTED WITHIN TWO FEET OF INFLOW OR OUTFLOW STRUCTURES.
- APPROPRIATE MULCH LAYER SHALL BE PROVIDED (2-4" OF FINE SHREDDED HARDWOOD)
- ENGINEERED SOIL MIX AT LEAST 18" DEEP. ALTERNATE ENGINEERED SOIL MIXES WILL BE CONSIDERED WITH APPROPRIATE TEST AND DOCUMENTATION GREATER DEPTH OF ENGINEERED SOIL MAY BE NEEDED DEPENDING ON PLANT TYPE AND SPECIFICATIONS.
- GRAVELED PERFORATED PIPE UNDERDRAIN SYSTEM
 - GRAVE: 6" LAYER ASTM D448 SIZE NO.57 WASHED STONE AND SHOULD BE SEPARATED BY A THIN 2" TO 4" INCH LAYER OF CHOKER STONE (ASTM D 448 SIZE NO. 8, 3/8" TO 1/8" OR ASTM D 448 SIZE NO. 89, 3/8" TO 1/16")
 - PERFORATED PIPE: 4" TO 6" PERFORATED PVC (AASHTO M 252), 3/8" PERFORATION SPACED 6" ON CENTER, NO SOCK PIPES SHALL BE PERMITTED.
 - NON-WOVEN SEPARATION GEOTEXTILE MAY BE UTILIZED ON THE SIDE SURFACE INTERFACES ONLY.
- INSTALLATION SHOULD OCCUR AFTER THE CONTRIBUTION DRAINAGE AREAS TO THE BIORETENTION AREA HAVE BEEN STABILIZED. IF THIS IS NOT FEASIBLE, STORMWATER FLOW SHALL BE DIVERTED AROUND THE BIORETENTION AREA PROTECT AREA WITH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. IF SEDIMENT ACCUMULATES IT MUST BE REMOVED.
- INSTALLATION OF ENGINEERED SOILS MUST BE COMPLETED IN A MANNER THAT WILL ENDURE PRESERVATION OF THE INFILTRATIVE CAPACITY OF THE UNDERLYING SOILS. THE MOISTURE CONTENT OF THE SOIL SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.
TO PREVENT COMPACTION WITHIN THE LIMITS OF THE BASINS, ONLY HAND LABORERS, SMALL EXCAVATION HOLES WITH WIDE TRACKS, LIGHT EQUIPMENT WITH TURF TIES, MARSH EQUIPMENT OR WIDE-TRACK LADDERS MAY BE USED, NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE PERIMETER OF THE BIORETENTION FACILITY BEFORE, DURING, OR AFTER THE PLACEMENT OF THE BIORETENTION SOIL MIX. GROUND PRESSURE SHOULD NOT EXCEED 7 PSI.
- SOIL SURFACES SHALL BE SCARIFIED TO AERATE AND REDUCE SOIL COMPACTION. SOIL SHALL BE PLACED IN 6" LOOSE DEPTH LIFTS AND LIGHTLY HAND-TAMPED OR COMACTED WITH A WATER-FILLED LANDSCAPE ROLLER. TO REDUCE POTENTIAL FOR EXCESSIVE SETTLING, NO OTHER MECHANICAL EQUIPMENT SHALL BE USED TO COMPACT THE ENGINEERED SOIL OR UNDERLYING SOILS.
- LOOSEN SUBGRADE SOILS THAT HAVE BEEN COMPACTED OR SMEARED BY RAKING, DISKING OR TILLING TO A MINIMUM DEPTH OF 6 INCHES.
- UNIFORMLY GRADE BIORETENTION SOIL MIX TO ACHIEVE A SMOOTH SURFACE, DO NOT OVER-WORK OR EXCESSIVELY COMPACT BIORETENTION SOIL MIX. GRADE TO CROSS SECTIONS, THICKNESS AND ELEVATION INDICATED ON PLANS SETTING OF SOIL BY WALKING ON SURFACE, WORKING WITH HAND OR LOW GROUND PRESSURE EQUIPMENT (S PSI) IS ACCEPTABLE.
- DURING EXCAVATION, HEAVY MACHINERY SHOULD NOT DRIVE OVER EXPOSED UNDERLYING SOILS.
- EXCAVATE IN DRY CONDITIONS AS OFTEN AS PRACTICABLE.
- USE TRACKED VEHICLES.
- EXCAVATE FINAL 9"-12" WITH TEETH OF BUCKET (DO NOT SMEAR).
- SUBSOILS SHALL BE SCARIFIED (NOT COMPACTED) PRIOR TO PLACEMENT OF CLEAN-WASHED AGGREGATE SUBBASE.

NOTE

ALL 20' DRAINAGE EASEMENTS SHOWN ARE FOR THE INSPECTION AND MAINTENANCE OF DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, AND BMP'S.

RETAINING WALL NOTE:

A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4' REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.I.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

CONTRACTORS SHALL CONDUCE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES AND ALONG ROADSIDE FOR A PORTION OF THE SCOPE OF WORK ON THIS SITE.

NO STRUCTURE, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF ALPHARETTA DEPARTMENT OF ENGINEERING.

NOTE

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE-SAVE SIGNAGE. INSTALLATION OF THE TREE-SAVE FENCING WILL INVOLVE NO TRENCHING.

DISTURBED AREA

ONSITE DISTURBED AREA = 3.79
OFFSITE DISTURBED = 0.11 ACRES
TOTAL DISTURBED AREA = 3.90 ACRES

SILT REMOVAL NOTE:

CONTRACTOR TO FIELD RUN CROSS SECTIONS, BOTH PRIOR TO AND AFTER COMPLETION OF SILT REMOVAL. CONTRACTOR TO WORK WITH THE CITY OF ALPHARETTA ON LOCATION AND TYPE OF ACCESS TO THE EXISTING OFFSITE DETENTION POND.

NOTE:

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, B.C. ENGINEERING INC. SHALL CERTIFY VOLUME OF SILT REMOVED, AS PER CALCULATIONS SHOWN ON DESIGN PLANS.

HYDROLOGY NOTE

THIS PROJECT WILL INCLUDE THE ADDITION OF 0.10 ACRES (4,500 SF) OF IMPERVIOUS AREA.

IT SHOULD ALSO BE NOTED THAT 1.53 ACRES OF IMPERVIOUS FOR THIS SITE WAS ACCOUNTED FOR IN THE "SITE HYDROLOGY STUDY FOR LOMES OF NORTH ALPHARETTA" PREPARED BY BY SIZ, DATED OCTOBER 5, 2001. THE PROPOSED PROJECT CONSISTS OF 1.62 ACRES TOTAL IMPERVIOUS. DETENTION AND 0.5" OF WATER QUALITY WERE PROVIDED IN THIS REPORT. REFER TO DETENTION POND SEDIMENT REMOVAL EXHIBIT AT THE BOTTOM OF THIS SHEET FOR THE ADDITIONAL 1.2" OF SEDIMENT REMOVAL REQUIRED FOR THIS SITE.

DESCRIPTION OF EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE

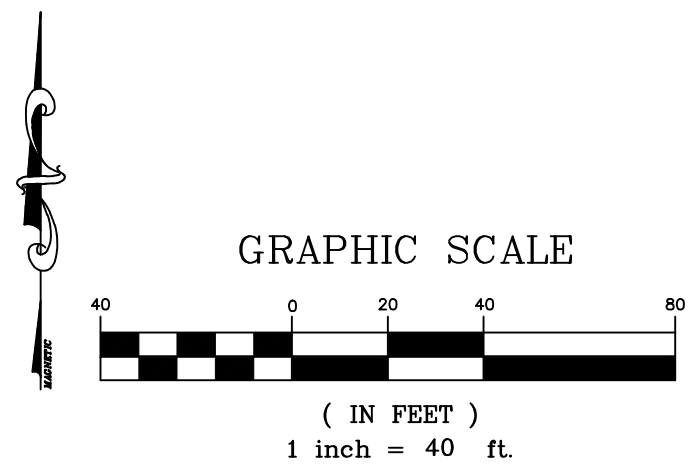
DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.

TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.94 ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

ARBORIST NOTES:

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND OR EXECUTED CONTACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE TO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUNT WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SPR AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROAD ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERTY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

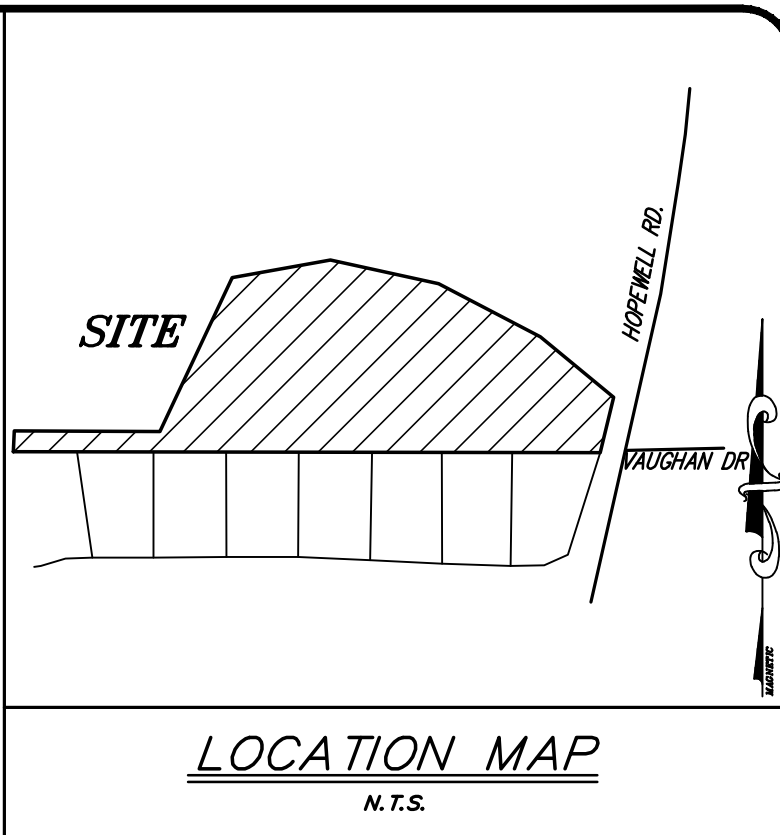


ALL WALLS GREATER THAT FOUR FEET IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL ALONG THE TOP. STRUCTURAL WALL DESIGN BY OTHERS.

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NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

NO WETLANDS PRESENT ON THE SITE



PARCEL 22480011080460 OWNER

LU HSUEH
12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

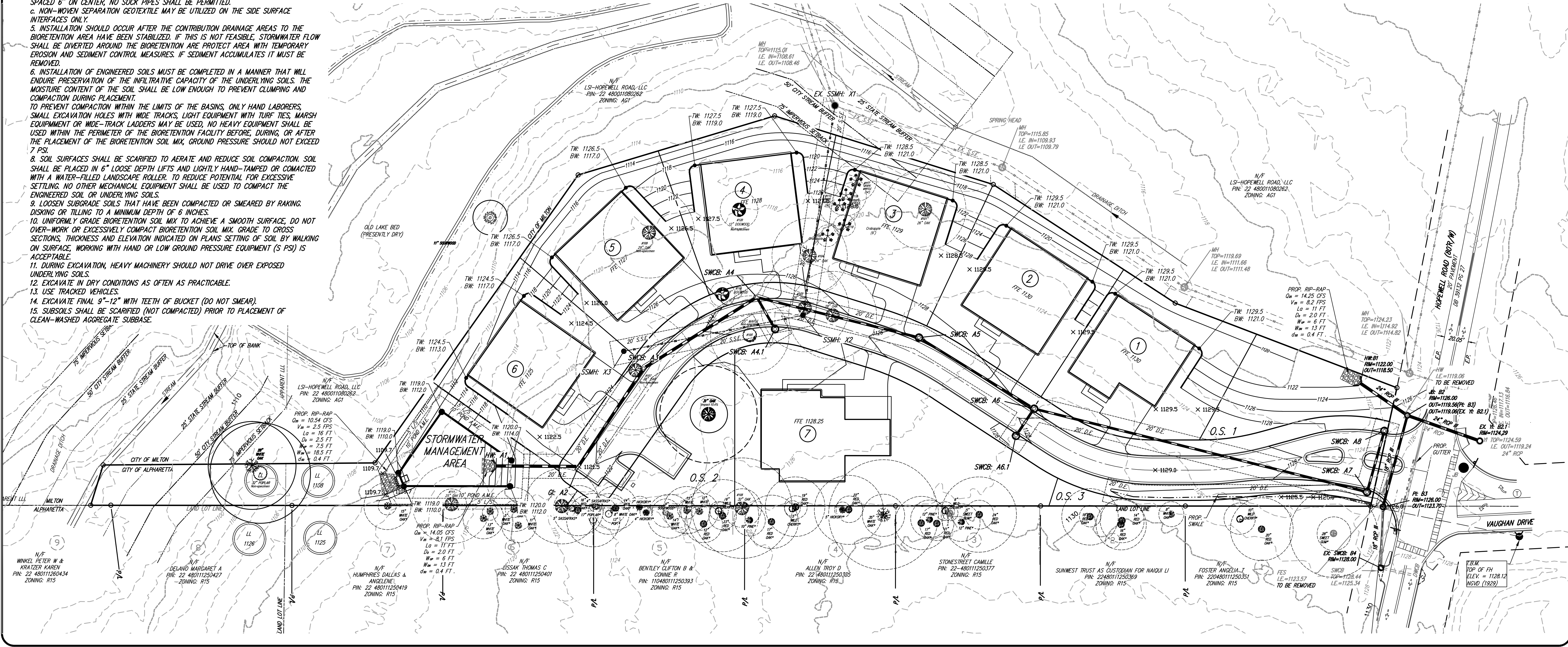
PARCEL 22480011080478

OWNER
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DEVELOPER
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
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24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME

BAXLEY
FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027



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116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
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GRADING PLAN
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	DATE	REVISION	DESCRIPTION	
				INITIAL SUBMITTAL	PER COMMENTS
CHECKED BY:	BWC	07/23/18	0		
DATE:	7/2/18	10/01/18	1		
SCALE:	AS NOTED				
LAND LOT:	-				
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SECTION:	-				

SHEET NO.	3	OF	18
JOB NO.	2018-023		

The site plan illustrates a residential development with seven lots, each with specific setbacks and easements. Lot 1 is a large lot with a proposed house and a 20' D.E. easement. Lot 2 is a smaller lot with a proposed house and a 20' D.E. easement. Lot 3 is a lot with a proposed house and a 20' D.E. easement. Lot 4 is a lot with a proposed house and a 20' D.E. easement. Lot 5 is a lot with a proposed house and a 20' D.E. easement. Lot 6 is a lot with a proposed house and a 20' D.E. easement. Lot 7 is a lot with a proposed house and a 20' D.E. easement. The plan also shows a stormwater management area, a city stream buffer, and a drainage ditch. The plan is signed by a professional engineer and includes a title block.

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- 2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
- 3) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE SPECIFIED.
- 4) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRILINES OF EXISTING TREES.
- 5) FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
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- 8) HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
- 9) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
- 10) DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10° VERTICAL.

THIS PROJECT WILL INCLUDE THE ADDITION OF 0.10 ACRES (4,500 SF) OF IMPERVIOUS AREA.

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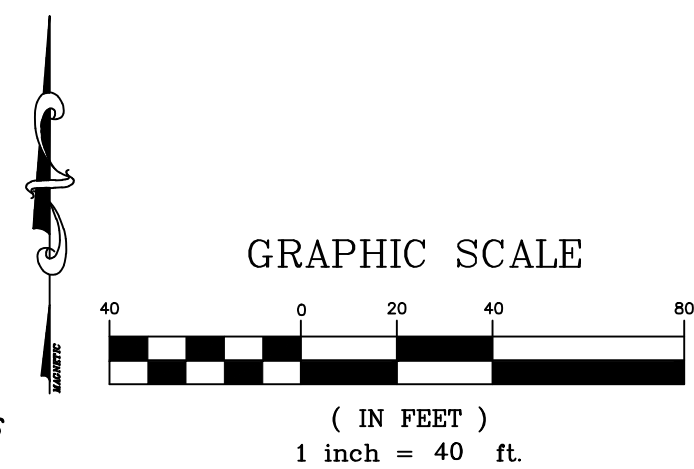
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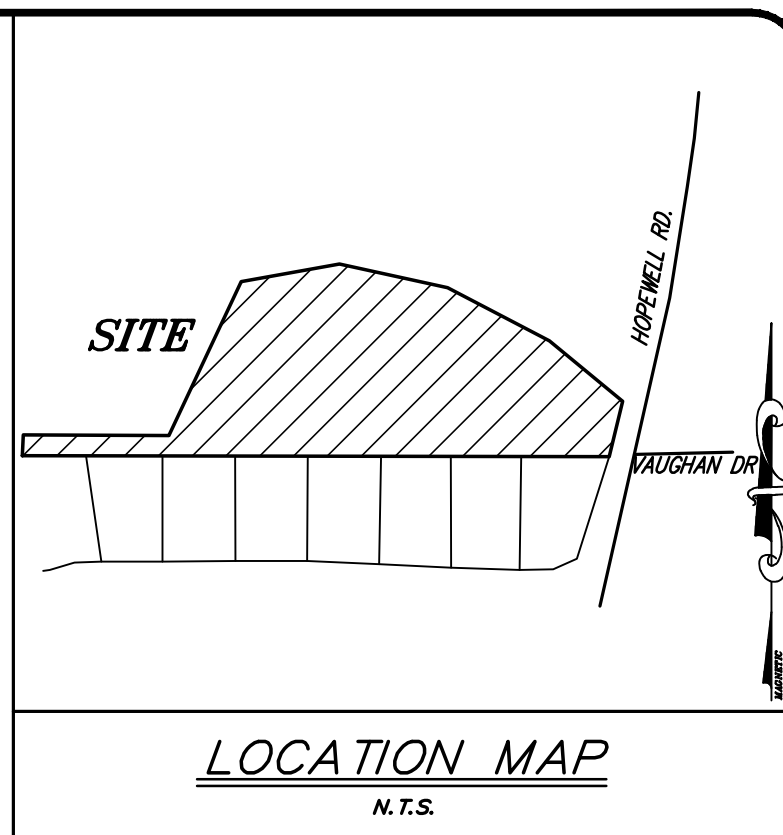
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24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME
BAXLEY

FULTON COUNTY PROJECT (18-055WR,
CITY OF ALPHARETTA LDP# D180027

B.C. ENGINEERING, INC.

116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162

EMAIL: office@bcengineering-ga.com

STORMWATER MANAGEMENT PLAN

BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL No. # 22 480011080460

PREPARED FOR
CHATHAM HOLDINGS



DESCRIPTION	DATE	REVISION	DRAWN BY:	AB
INITIAL SUBMITTAL	07/23/18	0	CHECKED BY:	BWC
PER COMMENTS	10/01/18	1	DATE:	7/2/18
			SCALE:	AS NOTED
			LAND LOT:	-
			DISTRICT:	-
			SECTION:	-

SHEET NO.
4 OF 18
JOB NO.
2018-023

WATER NOTES

1. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.
2. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 5- FEET OF ANY UTILITY LINES.
3. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO A5/AWWA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. (CLASS 50 DIP OR BETTER -CLASS 51 OR 52 IS ALSO ACCEPTABLE).
4. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
6. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3- FEET BELOW FINAL GRADE.
7. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
8. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
9. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
10. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
11. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
12. WATER TAPS, SERVICE LINES, AND METER BOXES WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
13. WHEN CONNECTION TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600' LONG, A 10" WATER LINE SHALL BE INSTALLED OR SHALL HAVE A LOOP SYSTEM.
14. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

UTILITY NOTES:

- a. NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 5- FEET OF ANY UTILITY LINES.
- b. SANITARY SEWER AND WATER EASEMENTS INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
- c. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
- d. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

SANITARY SEWER NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
3. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 5- FEET OF ANY UTILITY LINES.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: [HTTP://WWW.FULTONCOUNTYGGA.GOV/IMAGES/STORIES/MR/DEVELOPMENT/CAD_STANDARDS.PDF](http://www.fultoncountygga.gov/images/stories/mr/development/cad_standards.pdf) FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
6. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
7. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
8. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
11. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
12. USF 7635 BOX REQUIRED FOR WASTEWATER CATCHMENTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
13. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
14. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" POST WITH MIN. 4- FEET ABOVE GROUND. THE TOP 1' SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
15. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
16. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
 - a. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTH WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
 - b. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 - c. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE THE TOP OF THE PIPE. OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
 - d. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
 - e. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTH AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
17. ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
18. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

ALL FENCES OR OTHER BARRIERS CROSSING THE SEWER EASEMENT WILL BE INSTALLED WITH A 12- FEET LOCKED DOUBLE GATE SO THAT FULTON COUNTY CAN HAVE ACCESS. FULTON COUNTY WILL PROVIDE THE LOCK AND KEY.

ARBORIST NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

WATER SOURCE: FULTON COUNTY WATER

404-612-6830

SEWER SOURCE: FULTON COUNTY SEWER

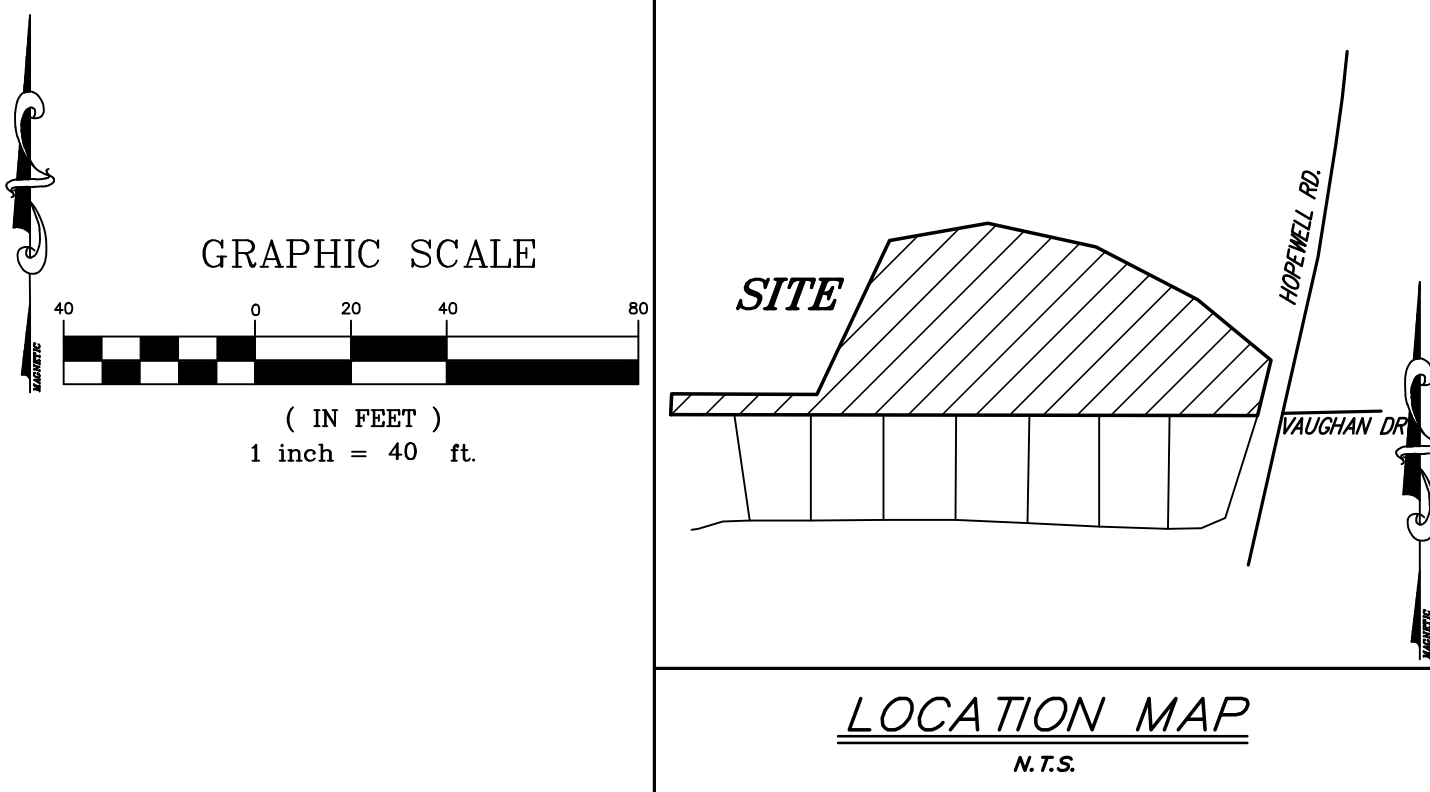
404-612-6830

POWER SOURCE: GEORGIA POWER

888-660-5890

FIRE NOTES:

- (PLACEMENT OF FIRE HYDRANTS) SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.
- (FIRE HYDRANTS AND WATER MAINS) TARE TO B E INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- (GRADES SHALL BE NO MORE THAN 10% IFC 2012ED, SEC. 503.2.7.
- (DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER IFC, CH 5, SEC. 503.2.3, 2012 ED.
- EMERGENCY RESPONDER RADIO COVERAGE 2012 ED. IFC SECTION 510 ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS.



DESCRIPTION OF EXISTING LAND USE
EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION OF PROPOSED LAND USE
THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.

TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.94 ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

PARCEL 22480011080460 OWNER

LU HSUEH
12780 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

PARCEL 22480011080478

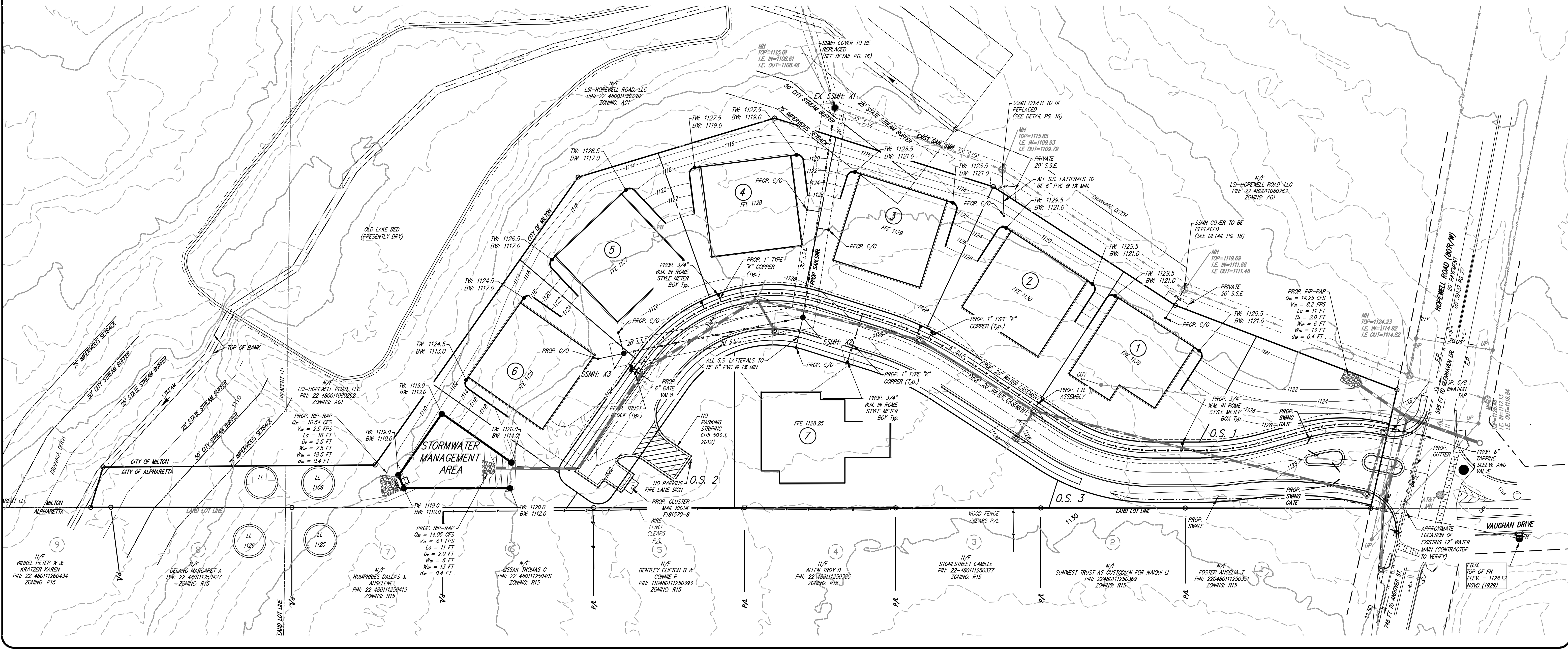
OWNER
SUN SHU
12790 HOPEWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005

24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME
BAXLEY

FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027



B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

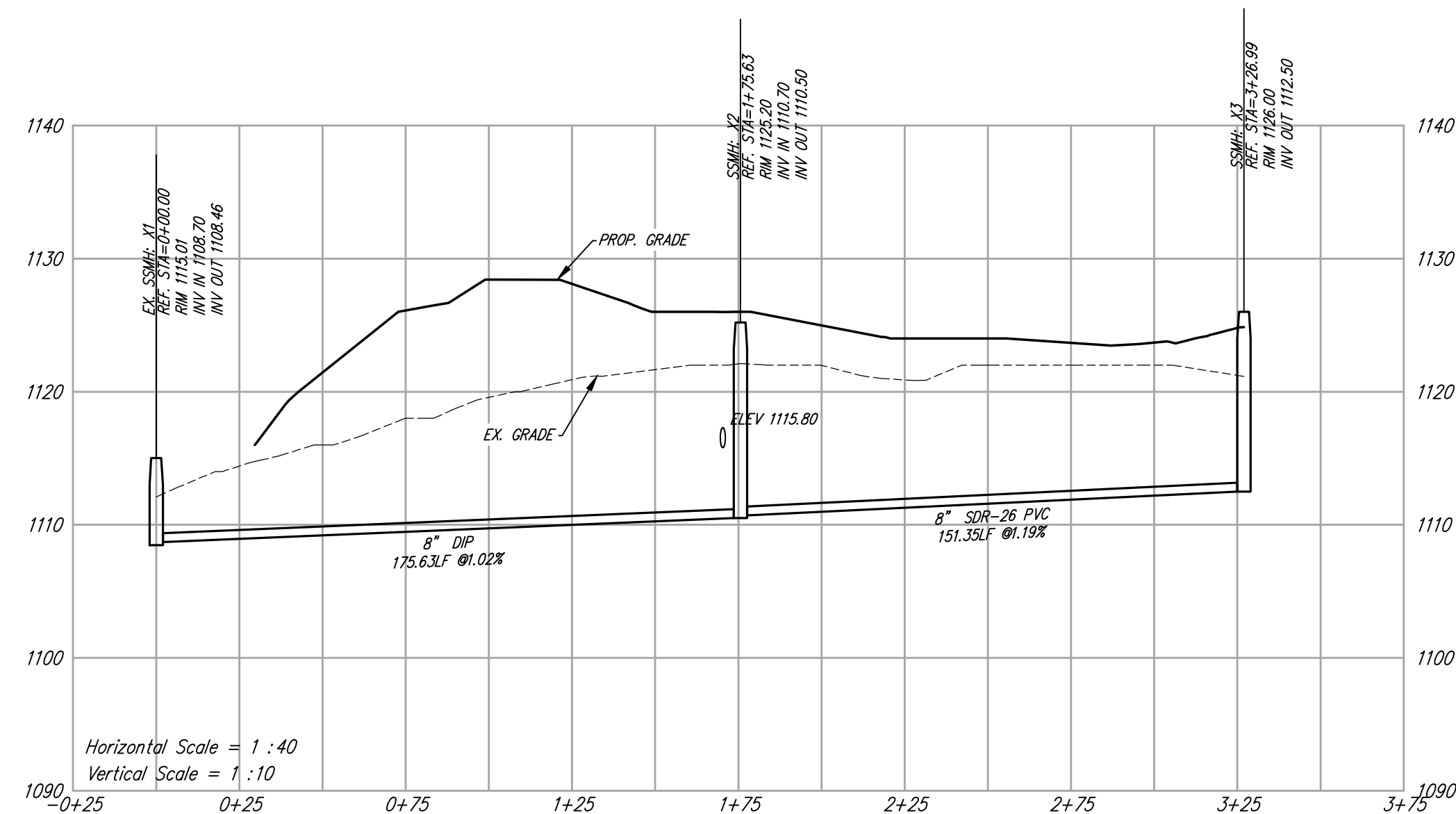
UTILITY PLAN
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS

REGISTERED
NO. 22993
ENGINEER
BRIAN W. COOK
07/23/18

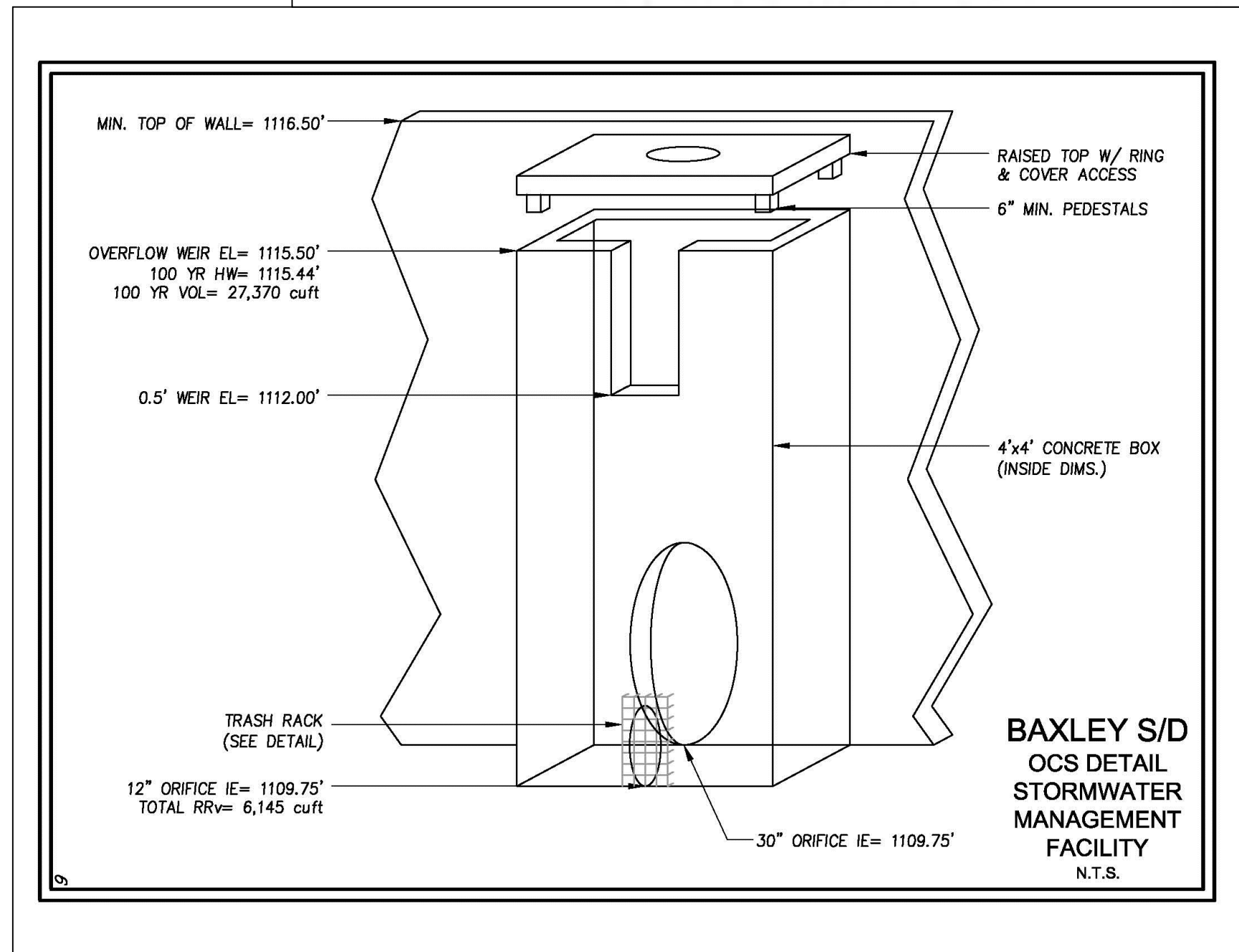
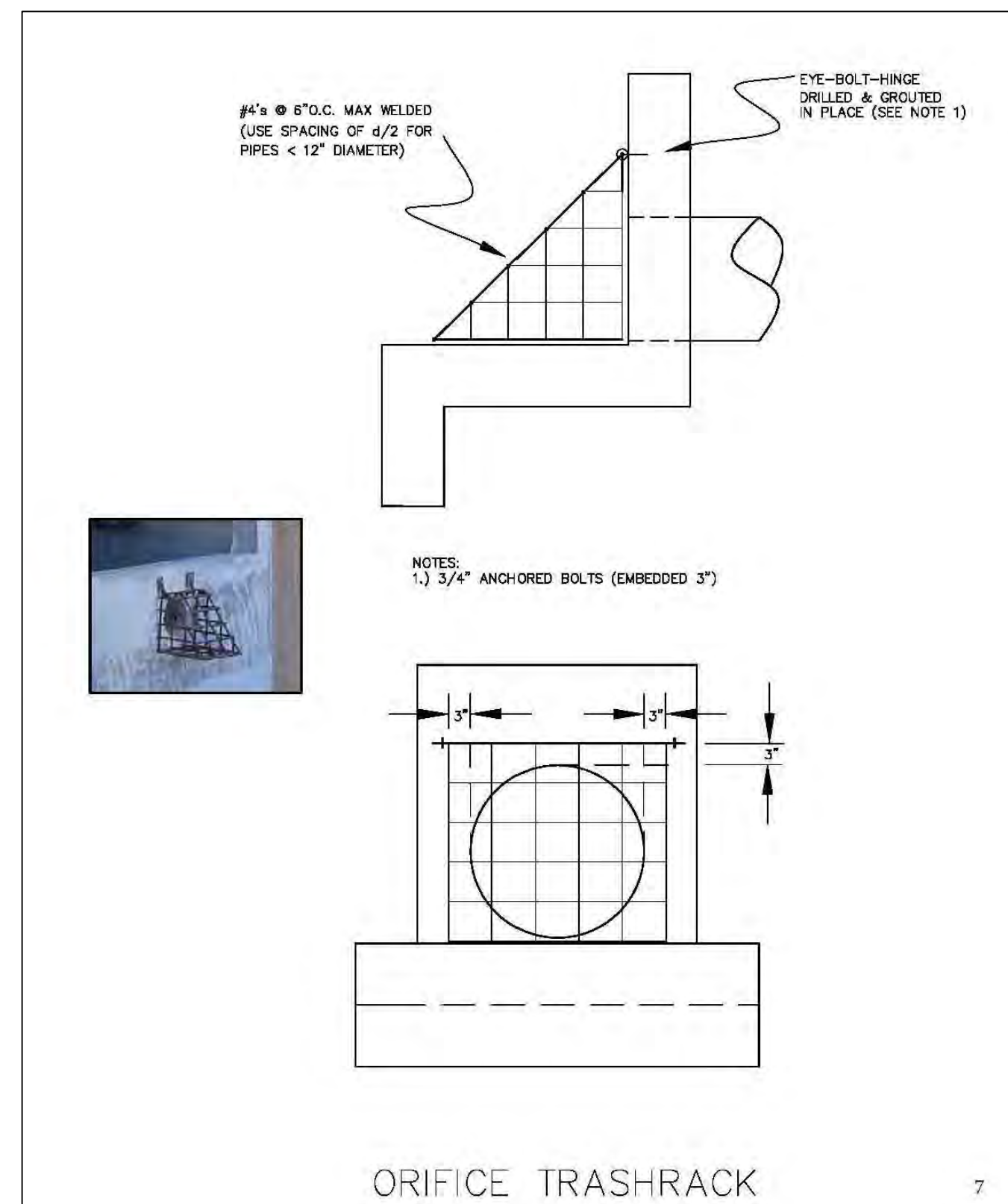
DATE	REVISION	DESCRIPTION
07/23/18	0	INITIAL SUBMITTAL
10/01/18	1	PER COMMENTS

DRAWN BY: AB	CHECKED BY: BWC
DATE: 7/2/18	SCALE: AS NOTED
LAND LOT: -	DISTRICT: -
SECTION: -	

SHEET NO. 5 OF 18
JOB NO. 2018-023



"ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT-OF-WAY."



Down. Structure	Len. (ft)	Up. Structure	Area (Acres)	Runoff C.	Tc (min)	25YR (I)	25YR Flow (cfs)	Full Flow (cfs)	25 YR. Velocity (fps)	Pipe Size (in)	Pipe Material	Man-ning's n	Down. Invert (ft)	Slope (%)	Up. Invert (ft)	25YR Down HGL (ft)	25YR Up. HGL (ft)	Down. Rim Elev (ft)	Up. Rim Elev (ft)
HW: A1	50.79	GI: A2	0.28	0.63	9.59	6.99	14.05	24.65	8.10	24.00	ALTY-II	0.013	1112.00	1.18	1112.60	1113.08	1113.68	1114.56	1121.50
GI: A2	97.48	SWCB: A3	0.67	0.62	9.25	7.07	12.97	22.97	4.13	24.00	ALTY-II	0.013	1112.60	1.03	1113.60	1114.84	1115.02	1121.50	1122.90
SWCB: A3	110.77	SWCB: A4	0.36	0.70	8.83	7.17	10.19	24.57	3.30	24.00	ALTY-II	0.013	1113.60	1.17	1114.90	1115.51	1116.04	1122.90	1124.50
SWCB: A4	138.39	SWCB: A5	0.31	0.69	8.30	7.31	5.77	10.59	3.73	18.00	ALTY-II	0.013	1115.40	1.01	1116.80	1116.63	1117.73	1124.50	1126.40
SWCB: A5	112.01	SWCB: A6	0.50	0.72	7.76	7.45	4.31	10.90	2.44	18.00	ALTY-II	0.013	1116.80	1.07	1118.00	1118.33	1118.80	1126.40	1127.85
SWCB: A6	284.37	SWCB: A7	0.14	0.59	5.48	8.13	1.27	10.64	1.02	18.00	ALTY-II	0.013	1118.00	1.02	1120.90	1119.00	1121.32	1127.85	1126.50
SWCB: A7	52.54	SWCB: A8	0.12	0.65	5.00	8.28	0.62	11.26	1.12	18.00	ALTY-II	0.013	1120.90	1.14	1121.50	1121.43	1121.79	1126.50	1126.50
SWCB: A8	27.07	SWCB: A6.1	0.12	0.52	5.00	8.28	0.50	11.09	3.17	18.00	ALTY-II	0.013	1120.00	1.11	1120.30	1120.22	1120.52	1127.85	1127.85
SWCB: A6	30.38	SWCB: A4.1	0.67	0.57	5.00	8.28	3.14	12.09	5.74	18.00	ALTY-II	0.013	1116.90	1.32	1117.30	1117.42	1117.82	1124.50	1124.55
HW:B1	47.23	JB: B2	0.00	0.50	5.37	8.17	14.25	24.70	8.14	24.00	RCP III	0.013	1118.50	1.19	1119.06	1119.59	1120.15	1122.00	1126.00
JB: B2	78.44	PI: B3	1.00	0.31	5.09	8.26	7.96	11.53	4.50	18.00	RCP III	0.013	1119.56	1.20	1120.50	1121.42	1121.79	1126.00	1126.00

DESCRIPTION	DATE	REVISION	DRAWN BY:	AB
INITIAL SUBMITTAL	07/23/18	0	CHECKED BY:	BMC
PER COMMENTS	10/01/18	1	DATE:	7/2/18
			SCALE:	AS NOTED
			LAND LOT:	-
			DISTRICT:	-
			SECTION:	-

SHEET NO.
6 OF 18

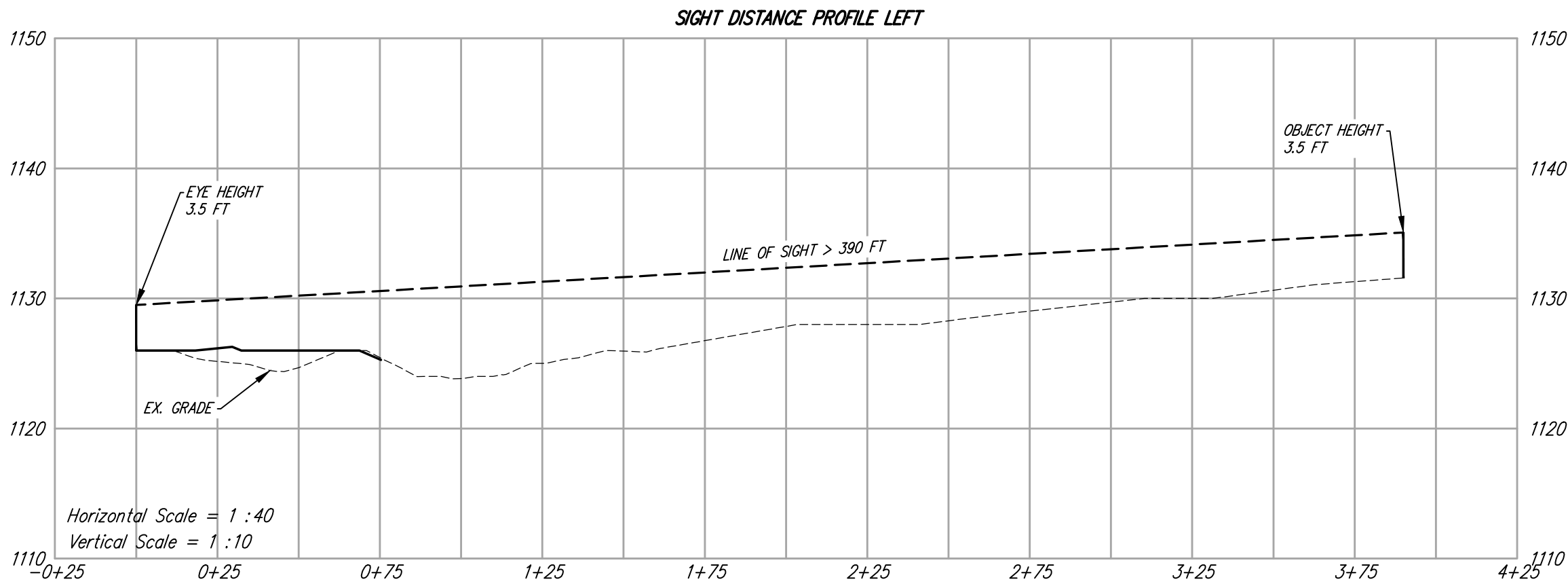
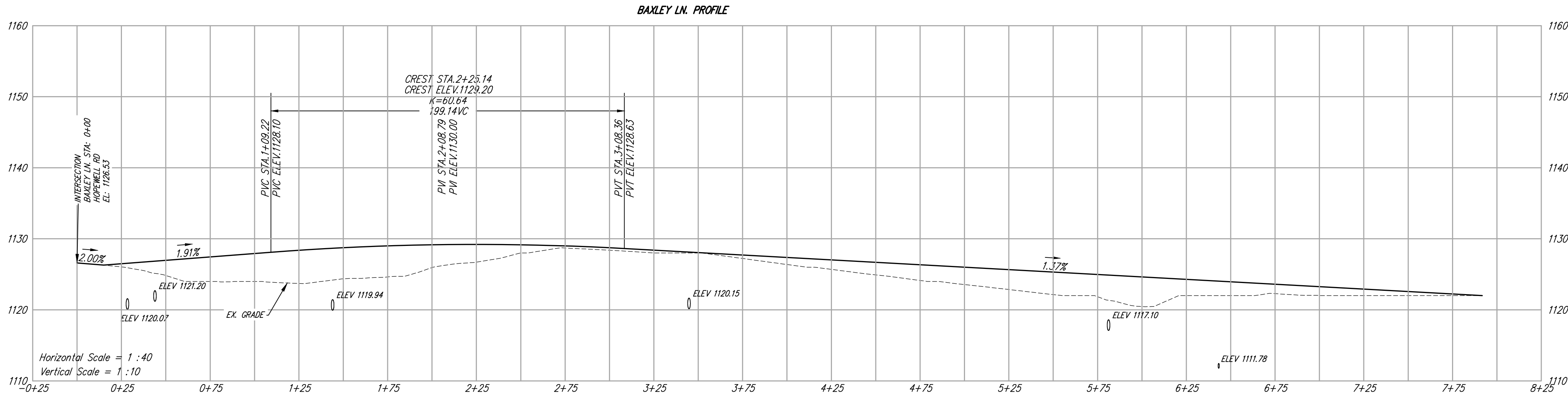
JOB NO.
2018-023

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
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PHONE: (770) 205-6181
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EMAIL: office@bcengineering-ga.com

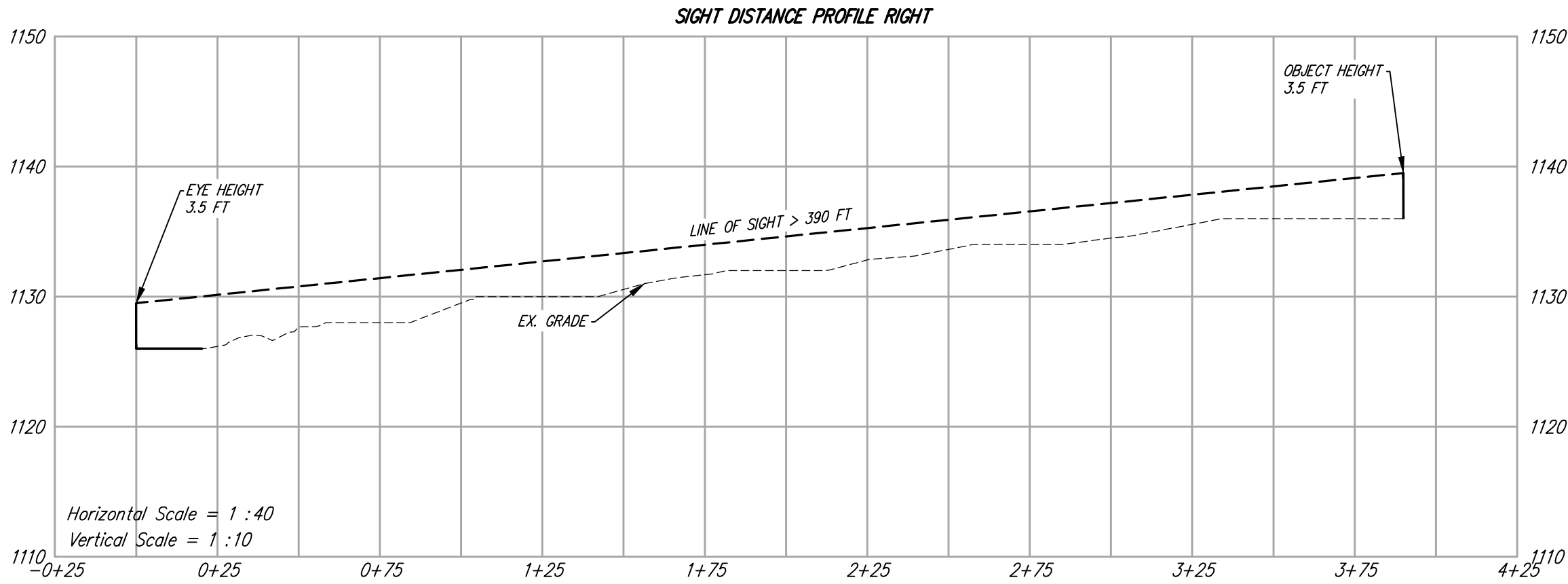
PROFILES
 BAXLEY S/D
 LAND LOT # 1107 & 1108 2ND DISTRICT
 TAX PARCEL No. # 22 480011080460
 ALPHARETTA, GEORGIA
 PREPARED FOR
 CHATHAM HOLDINGS



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SIGHT DISTANCES:
LEFT = >390 FT
RIGHT = >390 FT
POSTED SPEED LIMIT: 35 MPH
THE SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO
POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND
STREETS, CHAPTER 0 (AT -GRADE INTERSECTIONS, LATEST
EDITION.



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ROAD PROFILES
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL No. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	REVISION	DATE	DESCRIPTION	
			INITIAL	SUBMITTAL
AB	0	07/23/18		
CHECKED BY: BWC	1	10/01/18		
DATE: 7/2/18				
SCALE: AS NOTED				
LAND LOT: -				
DISTRICT: -				
SECTION: -				

SHEET NO.
6-A
OF
18
JOB NO.
2018-023

CITY OF ALPHARETTA EROSION & SEDIMENT CONTROL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY WETLANDS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE C.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-297-6200.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- CONTRACTOR MUST ATTEND A CITY OF A CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

NOTE

- THE REASON WE ARE UTILIZING SILT FENCE FOR SEDIMENT STORAGE IS DUE TO THE CONFINED CONSTRUCTION AREA.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

LAND DISTURBANCE NOTE:

THERE IS NEIGHBORING STREAM ON THE NORTH SIDE OF THE SITE. THE APPROPRIATE BUFFERS ARE DELINEATED AND ARE NOT AFFECTED IN THE PROPOSED PLANS. THE DISTURBED AREA IS .23 ACRES. SEDIMENT STORAGE AND CONTROL IS TO BE PROVIDED BY THE COMBINATION OF THE EXCAVATED INLET SEDIMENT TRAPS, SD4'S AND THE SILT FENCE. ADDITIONAL INFORMATION CAN BE FOUND ON THIS SHEET.

EROSION PHASING

PHASE I: THIS PHASE WILL INCLUDE THE INSTALLATION OF PERIMETER SILT FENCE, SD4-C SEDIMENT CONTROL BASINS AND DEMOLITION OF THE EXISTING HOUSE, DRIVEWAY, AND THE TENNIS COURT.

PHASE II: AS THE ROAD IS GRADED AND STORM DRAINAGE SYSTEM WILL BE INSTALLED, THE EXCAVATED INLET (SD2-F) TO BE INSTALLED AS SHOWN ON PHASE II OF THE ES&PC PLAN, UPON INSTALLATION OF THE STORMWATER POND AND THE EXCAVATED SEDIMENT TRAPS, THE PHASE I SEDIMENT TRAPS SD4-C CAN BE REMOVED OR RELOCATED AS SHOWN ON PHASE II OF THE ES&PC PLAN, SO THE MODULAR WALLS CAN BE CONSTRUCTED. THE GOOD FILL FROM THE EXISTING PAD WILL BE USED TO BALANCE THE SITE. ANY EXCESS MATERIAL OR UNUSABLE MATERIAL WILL BE HAULED OFFSITE TO A LEGAL DISPOSAL AREA. AFTER THE SITE IS BROUGHT TO SUBGRADE AND THE WALLS ARE COMPLETED, THE ROOF/YARD DRAINS WILL BE INSTALLED. THESE INLETS WILL BE LEFT AS CLEAN OUTS UNTIL THE FINAL LANDSCAPE IS COMPLETED. AT THAT TIME THEY WILL BE ADJUSTED TO GRADE.

PHASE III: ONCE THE ROAD IS PAVED, BUILDINGS ARE COMPLETED AND THE LANDSCAPE AND SOD IS INSTALLED THE PERIMETER EROSION CONTROL DEVICES WILL BE REMOVED AND DISPOSED OF. THIS WILL INCLUDE BUT IS NOT LIMITED TO SILT FENCE, TREE SAVE FENCE, PIGS IN A BLANKET, CONSTRUCTION DEBRIS, ETC.

ADDITIONAL REQUIREMENT NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOILS EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE S.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- ALL STORM DRAINS AND DROP INVERTS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT 678-297-6070.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

TREE SAVE NOTES

- TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY ARBORIST.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE-SAVE SIGNAGE. INSTALLATION OF THE TREE-SAVE FENCING WILL INVOLVE NO TRENCHING.

NOTES:

- SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- A PROFESSIONAL ENGINEER HAS VISITED THIS SITE AND CERTIFIED ITS DESIGN.

NOTE

THERE WILL NOT BE A CONVENTIONAL CONSTRUCTION ENTRANCE/EXIT USED FOR THIS BUILDING CONSTRUCTION. THE PARKING AREA IN FRONT OF THE PROPOSED BUILDING WILL BE USED FOR STAGING AND PARKING DURING CONSTRUCTION. IF SILT LEAVES SITE, ADDITIONAL MEASURES WILL BE REQUIRED LIKE WASH OFF AREAS FOR VEHICLES ETC. AS REQUIRED BY THE CITY OF ALPHARETTA

EROSION CONTROL LEGEND

TREE SAVE FENCE	(T)
SILT FENCE	(Sd1)
TEMPORARY SEDIMENT TRAP	(Sd2)
SURFACE ROUGHENING	(Su)
MATTING AND BLANKETS	(M)
RETAINING WALL	(Re)
DIVERSION	(Di)
STORM DRAIN OUTLET PROTECTION	(St)
COMBINATION OUTLET SEDIMENT BASIN	(SD4-B)
ROCK OUTLET SEDIMENT BASIN	(SD4-B)
CHECK DAM	(Cd)
DUST CONTROL	(Du)
SLOPE STABILIZATION	(Ss)
SURFACE SKIMMER	(Sk)
TEMPORARY MULCHING	(Ds1)
TEMPORARY GRASSING	(Ds2)
PERMANENT GRASSING	(Ds3)
SODDING	(Ds4)

NPDES CERTIFICATIONS:

I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA MANUAL" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA1000033.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

I CERTIFY THAT A QUALIFIED PERSON FROM B.C. ENGINEERING, INC., EITHER THE PLAN PREPARER OR THE DESIGNER, HAS VISITED THE SUBJECT SITE PRIOR TO THE CREATION OF THIS PLAN.

Brian W. Cole
BRIAN W. COLE, P.E.
REG. GA. 022093

CONSTRUCTION SCHEDULE

ACTIVITY	2	16	32	52
DEMOLITION				
CLEARING & GRUBBING				
EROSION CONTROL INSTALLATION				
EARTHWORK (CUT & FILL)				
GRASSING (LIMIT EXPOSURE TO 7 DAYS)				
UTILITY CONSTRUCTION				
CONSTRUCTION				
FINISH GRADING				
FINAL STABILIZATION				

ANTICIPATED START DATE: JULY 15, 2018

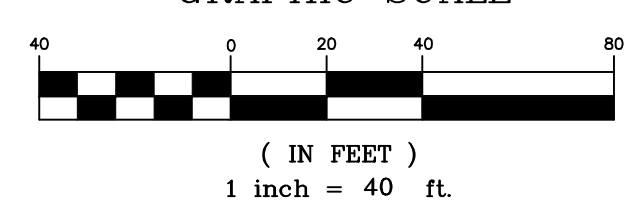
ANTICIPATED COMPLETION DATE: JULY 15, 2019

CONTRACTOR SHOULD NOT DISTURB ANY UNNECESSARY PORTIONS OF THE SITE. ONLY DISTURB AREAS NECESSARY FOR BUILDING, SIDEWALK, UTILITIES, AND WALL CONSTRUCTION.

- THERE ARE STATE WATERS WITHIN 200' FEET OF THIS SITE.

BRIAN W. COLE
GSWCC
LEVEL II CERTIFICATION NO.
0000000089 EXP. 06/04/20

GRAPHIC SCALE



"ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF ALPHARETTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

ARBORIST NOTES:

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS AND THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND OR EXECUTED CONTACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE TO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUNT WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SPR AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROAD ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERTY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

PARCEL 22480011080460 OWNER

LU HSUEH
12780 HOPWELL RD
ALPHARETTA, GA 30004
678-294-2905
PARCEL 22480011080478

OWNER
SUN SHU
12790 HOPWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005
24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME
BAXLEY
FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027

DESCRIPTION OF EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT FOR A 7 LOT SINGLE FAMILY SUBDIVISION WITH THE ASSOCIATED SIDEWALKS, GRADING, STORM POND & UTILITY CONSTRUCTION.
TOTAL SITE: 4.402 ACRES
AREA DISTURBED: 3.8+ ACRES
EXISTING IMPERVIOUS: 0.46 ACRES
FINAL IMPERVIOUS: 1.64 ACRES
FINAL IMPERVIOUS AREA: 37%

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

ES&PC PHASE I / DEMOLITION
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS

REGISTERED
NO. 22093
PROFESSIONAL
ENGINEER
BRIAN W. COLE
07/23/18

DATE	REVISION	DESCRIPTION
07/23/18	0	INITIAL SUBMITTAL
10/01/18	1	PER COMMENTS

SHEET NO. 7 OF 18
JOB NO. 2018-023

CITY OF ALPHARETTA EROSION & SEDIMENT CONTROL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY WETLANDS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE C.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-297-6200.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- THE CONTRACTOR MUST ATTEND A CITY OF A CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

NOTE

- THE REASON WE ARE UTILIZING SILT FENCE FOR SEDIMENT STORAGE IS DUE TO THE CONFINED CONSTRUCTION AREA.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

LAND DISTURBANCE NOTE:

THERE IS NEIGHBORING STREAM ON THE NORTH SIDE OF THE SITE. THE APPROPRIATE BUFFERS ARE DELINEATED AND ARE NOT AFFECTED IN THE PROPOSED PLANS. THE DISTURBED AREA IS .23 ACRES. SEDIMENT STORAGE AND CONTROL IS TO BE PROVIDED BY THE COMBINATION OF THE EXCAVATED INLET SEDIMENT TRAPS, SD4'S AND THE SILT FENCE. ADDITIONAL INFORMATION CAN BE FOUND ON THIS SHEET.

EROSION PHASING

PHASE I: THIS PHASE WILL INCLUDE THE INSTALLATION OF PERIMETER SILT FENCE, SD4-C SEDIMENT CONTROL BASINS AND DEMOLITION OF THE EXISTING HOUSE, DRIVEWAY, AND THE TENNIS COURT.

PHASE II: AS THE ROAD IS GRADED AND STORM DRAINAGE SYSTEM WILL BE INSTALLED, THE EXCAVATED INLET (SD2-F) TO BE INSTALLED AS SHOWN ON PHASE II OF THE ES&PC PLAN, UPON INSTALLATION OF THE STORMWATER POND AND THE EXCAVATED SEDIMENT TRAPS, THE PHASE I SEDIMENT TRAPS SD4-C CAN BE REMOVED OR RELOCATED AS SHOWN ON PHASE II OF THE ES&PC PLAN, SO THE MODULAR WALLS CAN BE CONSTRUCTED. THE GOOD FILL FROM THE EXISTING PAD WILL BE USED TO BALANCE THE SITE. ANY EXCESS MATERIAL OR UNUSABLE MATERIAL WILL BE HAULED OFFSITE TO A LEGAL DISPOSAL AREA. AFTER THE SITE IS BROUGHT TO SUBGRADE AND THE WALLS ARE COMPLETED, THE ROOF/YARD DRAINS WILL BE INSTALLED. THESE INLETS WILL BE LEFT AS CLEAN OUTS UNTIL THE FINAL LANDSCAPE IS COMPLETED. AT THAT TIME THEY WILL BE ADJUSTED TO GRADE.

PHASE III: ONCE THE ROAD IS PAVED, BUILDINGS ARE COMPLETED AND THE LANDSCAPE AND SOD IS INSTALLED THE PERIMETER EROSION CONTROL DEVICES WILL BE REMOVED AND DISPOSED OF. THIS WILL INCLUDE BUT IS NOT LIMITED TO SILT FENCE, TREE SAVE FENCE, PIGS IN A BLANKET, CONSTRUCTION DEBRIS, ETC.

ADDITIONAL REQUIREMENT NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOILS EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE S.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
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- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
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TREE SAVE NOTES

- TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY ARBORIST.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE-SAVE SIGNAGE. INSTALLATION OF THE TREE-SAVE FENCING WILL INVOLVE NO TRENCHING.

NOTES:

- SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- A PROFESSIONAL ENGINEER HAS VISITED THIS SITE AND CERTIFIED ITS DESIGN.

NOTE

THERE WILL NOT BE A CONVENTIONAL CONSTRUCTION ENTRANCE/EXIT USED FOR THIS BUILDING CONSTRUCTION. THE PARKING AREA IN FRONT OF THE PROPOSED BUILDING WILL BE USED FOR STAGING AND PARKING DURING CONSTRUCTION. IF SILT LEAVES SITE, ADDITIONAL MEASURES WILL BE REQUIRED LIKE WASH OFF AREAS FOR VEHICLES ETC. AS REQUIRED BY THE CITY OF ALPHARETTA

EROSION CONTROL LEGEND

TREE SAVE FENCE	(Sf)
SILT FENCE	(Sd2)
TEMPORARY SEDIMENT TRAP	(Su)
SURFACE ROUGHENING	(M)
MATTING AND BLANKETS	(Re)
RETAINING WALL	(Di)
DIVERSION	(St)
STORM DRAIN OUTLET PROTECTION	(SD4-B)
COMBINATION OUTLET SEDIMENT BASIN	(SD4-B)
ROCK OUTLET SEDIMENT BASIN	(Co)
CHECK DAM	(Du)
DUST CONTROL	(Ss)
SLOPE STABILIZATION	(Sk)
SURFACE SKIMMER	(Ds1)
TEMPORARY MULCHING	(Ds2)
TEMPORARY GRASSING	(Ds3)
PERMANENT GRASSING	(Ds4)
SODDING	(Ds4)

NPDES CERTIFICATIONS:

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Brian W. Cole
BRIAN W. COLE, P.E.
REG. GA. 022093

CONSTRUCTION SCHEDULE

ACTIVITY	2	16	32	52
DEMOLITION				
CLEARING & GRUBBING				
EROSION CONTROL INSTALLATION				
EARTHWORK (CUT & FILL)				
GRASSING (LIMIT EXPOSURE TO 7 DAYS)				
UTILITY CONSTRUCTION				
CONSTRUCTION				
FINISH GRADING				
FINAL STABILIZATION				

ANTICIPATED START DATE: JULY 15, 2018

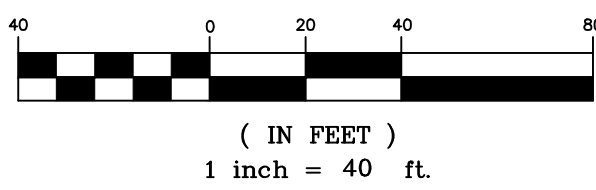
ANTICIPATED COMPLETION DATE: JULY 15, 2019

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BRIAN W. COLE
GSWCC
LEVEL II CERTIFICATION NO.
0000000089 EXP. 06/04/20

GRAPHIC SCALE



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PARCEL 22480011080460 OWNER

LU HSUEH
12780 HOPWELL RD
ALPHARETTA, GA 30004
678-294-2905
PARCEL 22480011080478

OWNER
SUN SHU
12790 HOPWELL RD
ALPHARETTA, GA 30004
678-294-2905

DEVELOPER
BETHANY PROPERTIES GROUP LLC
5780 WINDWARD PARKWAY SUITE 330
ALPHARETTA, GA 30005
24-HOUR CONTACT
DAVID CHATHAM
678-624-2905

SUBDIVISION NAME
BAXLEY
FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

ES&PC PHASE II
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWC	0	07/23/18	INITIAL SUBMITTAL
DATE:	7/2/18	1	10/01/18	PER COMMENTS
SCALE:	AS NOTED			
LAND LOT:	—			
DISTRICT:	—			
SECTION:	—			

SHEET NO. 8 OF 18
JOB NO. 2018-023

CITY OF ALPHARETTA EROSION & SEDIMENT CONTROL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY WETLANDS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE C.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-297-6200.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- CONTRACTOR MUST ATTEND A CITY OF A CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

NOTE

- THE REASON WE ARE UTILIZING SILT FENCE FOR SEDIMENT STORAGE IS DUE TO THE CONFINED CONSTRUCTION AREA.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

LAND DISTURBANCE NOTE

THERE IS NEIGHBORING STREAM ON THE NORTH SIDE OF THE SITE. THE APPROPRIATE BUFFERS ARE DELINEATED AND ARE NOT AFFECTED IN THE PROPOSED PLANS. THE DISTURBED AREA IS .23 ACRES. SEDIMENT STORAGE AND CONTROL IS TO BE PROVIDED BY THE COMBINATION OF THE EXCAVATED INLET SEDIMENT TRAPS, SD4'S AND THE SILT FENCE. ADDITIONAL INFORMATION CAN BE FOUND ON THIS SHEET.

EROSION PHASING

PHASE I: THIS PHASE WILL INCLUDE THE INSTALLATION OF PERIMETER SILT FENCE, SD4-C SEDIMENT CONTROL BASINS AND DEMOLITION OF THE EXISTING HOUSE, DRIVEWAY, AND THE TENNIS COURT.

PHASE II: AS THE ROAD IS GRADED AND STORM DRAINAGE SYSTEM WILL BE INSTALLED, THE EXCAVATED INLET (SD2-F) TO BE INSTALLED AS SHOWN ON PHASE II OF THE ES&PC PLAN, UPON INSTALLATION OF THE STORMWATER POND AND THE EXCAVATED SEDIMENT TRAPS, THE PHASE I SEDIMENT TRAPS SD4-C CAN BE REMOVED OR RELOCATED AS SHOWN OF PHASE II OF THE ES&PC PLAN, SO THE MODULAR WALLS CAN BE CONSTRUCTED. THE GOOD FILL FROM THE EXISTING PAD WILL BE USED TO BALANCE THE SITE. ANY EXCESS MATERIAL OR UNUSABLE MATERIAL WILL BE HAULED OFFSITE TO A LEGAL DISPOSAL AREA. AFTER THE SITE IS BROUGHT TO SUBGRADE AND THE WALLS ARE COMPLETED, THE ROOF YARD DRAINS WILL BE INSTALLED. THESE INLETS WILL BE LEFT AS CLEAN OUTS UNTIL THE FINAL LANDSCAPE IS COMPLETED. AT THAT TIME THEY WILL BE ADJUSTED TO GRADE.

PHASE III: ONCE THE ROAD IS PAVED, BUILDINGS ARE COMPLETED AND THE LANDSCAPE AND SOD IS INSTALLED THE PERIMETER EROSION CONTROL DEVICES WILL BE REMOVED AND DISPOSED OF. THIS WILL INCLUDE BUT IS NOT LIMITED TO SILT FENCE, TREE SAVE FENCE, PIGS IN A BLANKET, CONSTRUCTION DEBRIS, ETC.

ADDITIONAL REQUIREMENT NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
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TREE SAVE NOTES

- TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY ARBORIST.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE-SAVE SIGNAGE. INSTALLATION OF THE TREE-SAVE FENCING WILL INVOLVE NO TRENCHING.

NOTES

- SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- A PROFESSIONAL ENGINEER HAS VISITED THIS SITE AND CERTIFIED ITS DESIGN.

NOTE

THERE WILL NOT BE A CONVENTIONAL CONSTRUCTION ENTRANCE/EXIT USED FOR THIS BUILDING CONSTRUCTION. THE PARKING AREA IN FRONT OF THE PROPOSED BUILDING WILL BE USED FOR STAGING AND PARKING DURING CONSTRUCTION. IF SILT LEAVES SITE, ADDITIONAL MEASURES WILL BE REQUIRED LIKE WASH OFF AREAS FOR VEHICLES ETC. AS REQUIRED BY THE CITY OF ALPHARETTA

EROSION CONTROL LEGEND

TREE SAVE FENCE	So1	T
SILT FENCE	So2	
TEMPORARY SEDIMENT TRAP	Su	
SURFACE ROUGHENING	Mo	
MATTING AND BLANKETS	Re	
RETAINING WALL	Di	
DIVERSION	St	
STORM DRAIN OUTLET PROTECTION	SD4-B	
COMBINATION OUTLET SEDIMENT BASIN	SD4-B	
ROCK OUTLET SEDIMENT BASIN	Co	
CHECK DAM	Du	
DUST CONTROL	Ss	
SLOPE STABILIZATION	Sk	
SURFACE SKIMMER	Ds1	
TEMPORARY MULCHING	Ds2	
TEMPORARY GRASSING	Ds3	
PERMANENT GRASSING	Ds4	
SODDING		

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Brian W. Cole
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REG. GA. 022093

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UTILITY CONSTRUCTION				
CONSTRUCTION				
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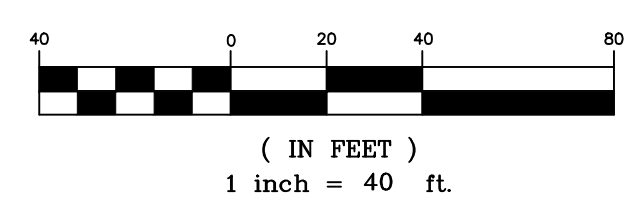
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SUBDIVISION NAME
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FULTON COUNTY PROJECT (18-055WR)
CITY OF ALPHARETTA LDP# D180027

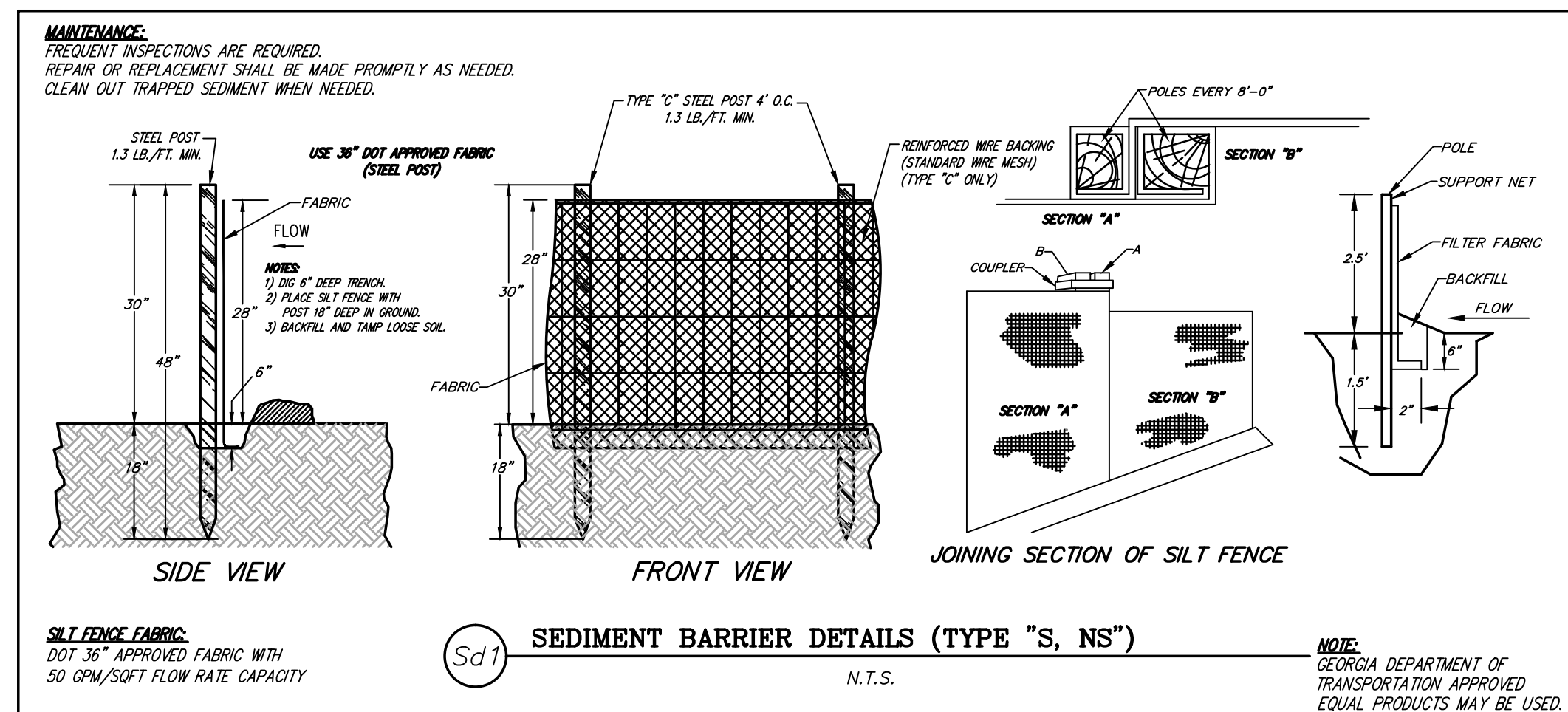
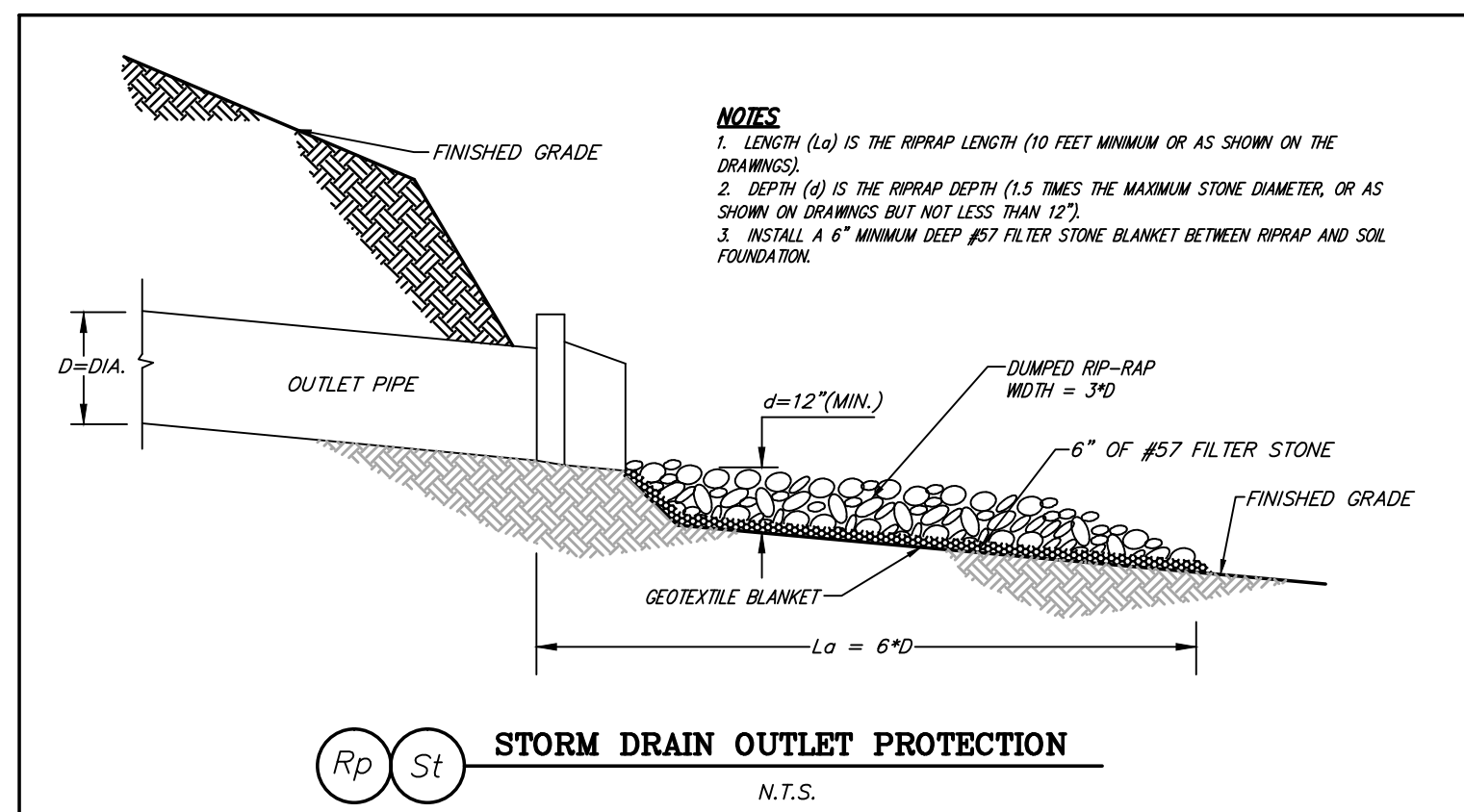
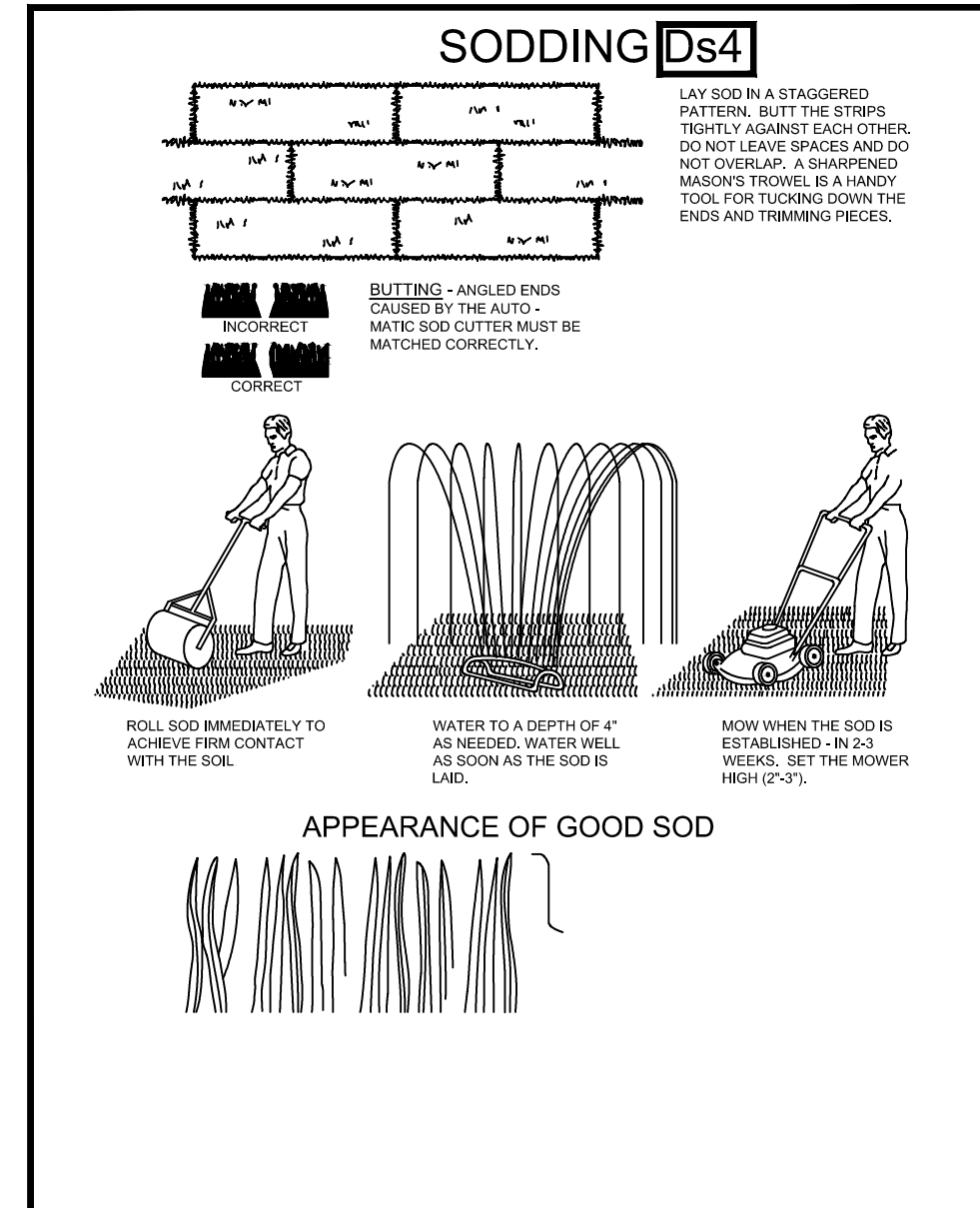
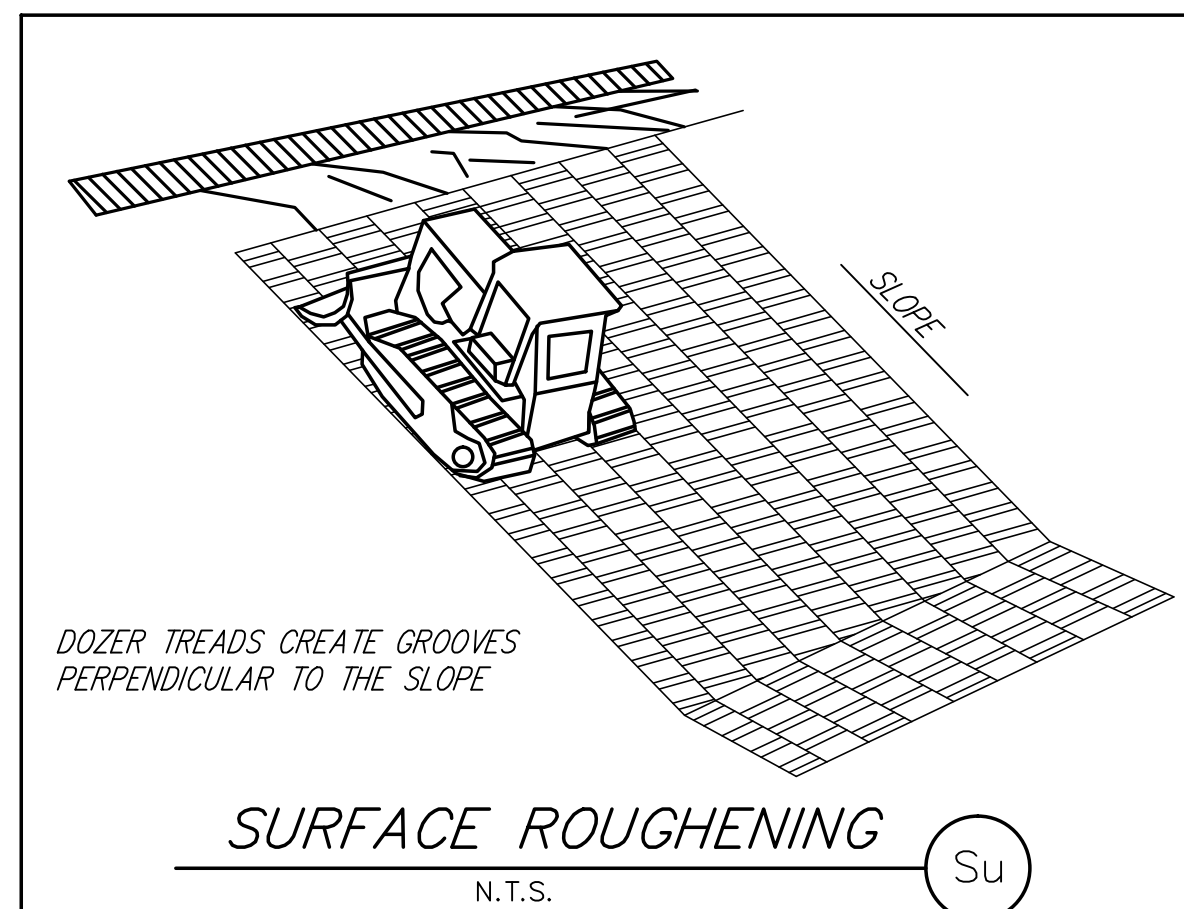
B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

ES&PC PHASE III
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	DATE:	07/23/18
CHECKED BY:	BWC	DATE:	10/01/18
DATE:	7/2/18	REVISION:	0
SCALE:	AS NOTED	INITIAL SUBMITTAL:	PER COMMENTS
LAND LOT:	-	DATE:	10/01/18
DISTRICT:	-	DATE:	10/01/18
SECTION:	-	DATE:	10/01/18

SHEET NO. 9 OF 18
JOB NO. 2018-023



SHEET NO.
11 OF 18

JOB NO.
2018-023

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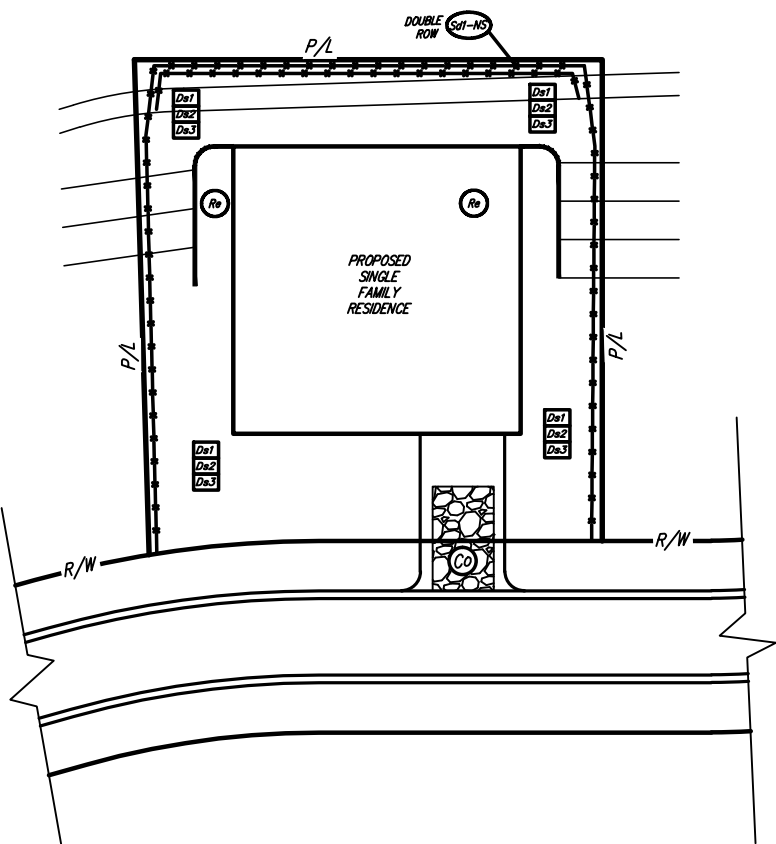
PHASE 1. SEDIMENT CONTROLL

BASIN: 1 Phase I		
Sd4-C	1.2	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	80.4	
Total Volume Provided	82.3	1109.8
Clean out Vol Required	26.8	
Clean out Vol Provided	28.1	1108.7
BASIN: 2 Phase I		
Sd4-C	1.95	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	130.7	
Total Volume Provided	131.0	1113.5
Clean out Vol Required	43.6	
Clean out Vol Provided	45.2	1111.5
BASIN: 3 Phase I		
Sd4-C	1.95	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	130.7	
Total Volume Provided	131.0	1117.9
Clean out Vol Required	43.6	
Clean out Vol Provided	46.2	1116.2
BASIN: 4 Phase I		
Sd1-C	0.27	Fence (ft)
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.03618	
	Volume	
	Cu.Yd.	
Total Volume Required	18.1	
Clean out Vol Required	6.0	
BASIN: 5 Phase I		
Sd1-C	0.14	Fence (ft)
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.0208444	
	Volume	
	Cu.Yd.	
Total Volume Required	9.4	
Clean out Vol Required	3.1	

"ALL IMPROVEMENTS TO CONFORM
WITH CITY OF ALPHARETTA
CONSTRUCTION STANDARDS AND
SPECIFICATIONS, LATEST EDITION."

BRIAN W. COLE
GSWCC
LEVEL II CERTIFICATION NO.
0000000089
EXP. 06/04/2020

TYPICAL INDIVIDUAL LOT
EROSION CONTROL PLAN
DETAIL



PHASE 2. SEDIMENT CONTROLL

BASIN: 1 Phase II		
Excavated Sd2-F	0.21	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	14.1	
Total Volume Provided	14.7	1119.1
Clean out Vol Required	4.7	
Clean out Vol Provided	5.4	1118.5
BASIN: 2 Phase II		
Excavated Sd2-F	0.29	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	19.4	
Total Volume Provided	20.5	1125.9
Clean out Vol Required	6.5	
Clean out Vol Provided	6.6	1124.8
BASIN: 3 Phase II		
Excavated Sd2-F	0.32	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	21.4	
Total Volume Provided	21.9	1127.9
Clean out Vol Required	7.1	
Clean out Vol Provided	7.2	1126.8
BASIN: 4 Phase II		
Excavated Sd2-F	0.43	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	28.8	
Total Volume Provided	29.3	1127.0
Clean out Vol Required	9.6	
Clean out Vol Provided	9.9	1125.5
BASIN: 5 Phase II		
Excavated Sd2-F	0.34	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	22.8	
Total Volume Provided	23.6	1124.0
Clean out Vol Required	7.6	
Clean out Vol Provided	10.7	1123.1
BASIN: 6 Phase II		
Excavated Sd2-F	0.38	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	25.5	
Total Volume Provided	26.0	1124.8
Clean out Vol Required	8.5	
Clean out Vol Provided	9	1123.4
BASIN: 7 Phase II		
Excavated Sd2-F	0.33	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	22.1	
Total Volume Provided	23.6	1122.0
Clean out Vol Required	7.4	
Clean out Vol Provided	8.3	1120.9
BASIN: 8 Phase II		
Excavated Sd2-F	0.29	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	19.4	
Total Volume Provided	20.3	1121.8
Clean out Vol Required	6.5	
Clean out Vol Provided	7.2	1120.8

BASIN: 9 Phase II		
Sd1-C	0.2	Acres
Ground Slope +/-	10%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.0765714	
	Volume	
	Cu.Yd.	
Total Volume Required	13.4	Fence (ft)
Clean out Vol Required	4.5	175.0

BASIN: 10 Phase II		
Sd1-C	0.41	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.068675	
	Volume	
	Cu.Yd.	
Total Volume Required	27.5	Fence (ft)
Clean out Vol Required	9.2	400.0

BASIN: 11 Phase II		
Sd1-C	0.36	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.0846316	
	Volume	
	Cu.Yd.	
Total Volume Required	24.1	Fence (ft)
Clean out Vol Required	8.0	285.0

BASIN: 12 Phase II		
Sd1-C	0.33	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.1228333	
	Volume	
	Cu.Yd.	
Total Volume Required	22.1	Fence (ft)
Clean out Vol Required	7.4	180.0

EROSION CONTROL BMP MAINTENANCE NOTES:
1. ALL SEDIMENT CONTROL BMP'S TO BE CHECKED REGULARLY
AND CLEANED OUT ONCE THE CLEAN OUT CAPACITY IS REACHED.

Application of Temporary Grazing					
Species	Application	Broadcast Rates (lb)		Planting Dates	Remarks
		Per Acre	Per 1000 SF		
Barley	Alone	124	130	8/1 - 11/30	14,000 seed per pound. Winterhardy. Use on productive soils.
	In Mixture	34	0.60		
Lespedeza, Annual	Alone	40	0.90	2/1 - 4/30	200,000 seed per pound. May last for several years. Use in no-till.
	In Mixture	10	0.20		
Lowgrass, Weeping	Alone	4	0.10	3/1 - 6/30	1,500,000 seed per pound. May last for several years. Mix with Sericea Lespedeza.
	In Mixture	4	0.05		
Millet, Bromus	Alone	40	0.90	4/1 - 6/30	137,000 seed per pound. Quick dense cover. Will provide too much competition in mixtures if seeded at high rates.
	In Mixture	10	0.20		
Millet, Pearl	Alone	50	1.10	5/1 - 7/31	88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
	In Mixture	10	0.20		
Oats	Alone	128	2.90	9/1 - 11/30	13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
	In Mixture	32	0.70		
Rye	Alone	168	3.90	7/1 - 11/30	16,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
	In Mixture	25	0.60		
Ryegrass, Annual	Alone	40	0.90	1/1 - 4/30 - 8/1 - 12/31	227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
Subgrass	Alone	60	1.40	4/1 - 8/31	45,000 seed per pound. Good on dry sites. Not recommended for mixtures.
	In Mixture	24	0.70		
Triticale	Alone	144	4.10	9/1 - 12/31	Use on lower part of Southern Coastal Plain and in Atlantic Coastal Plain only.
	In Mixture	24	0.70		
Wheat	Alone	180	4.10	9/1 - 12/31	15,000 seed per pound. Winterhardy.
	In Mixture	30	0.70		

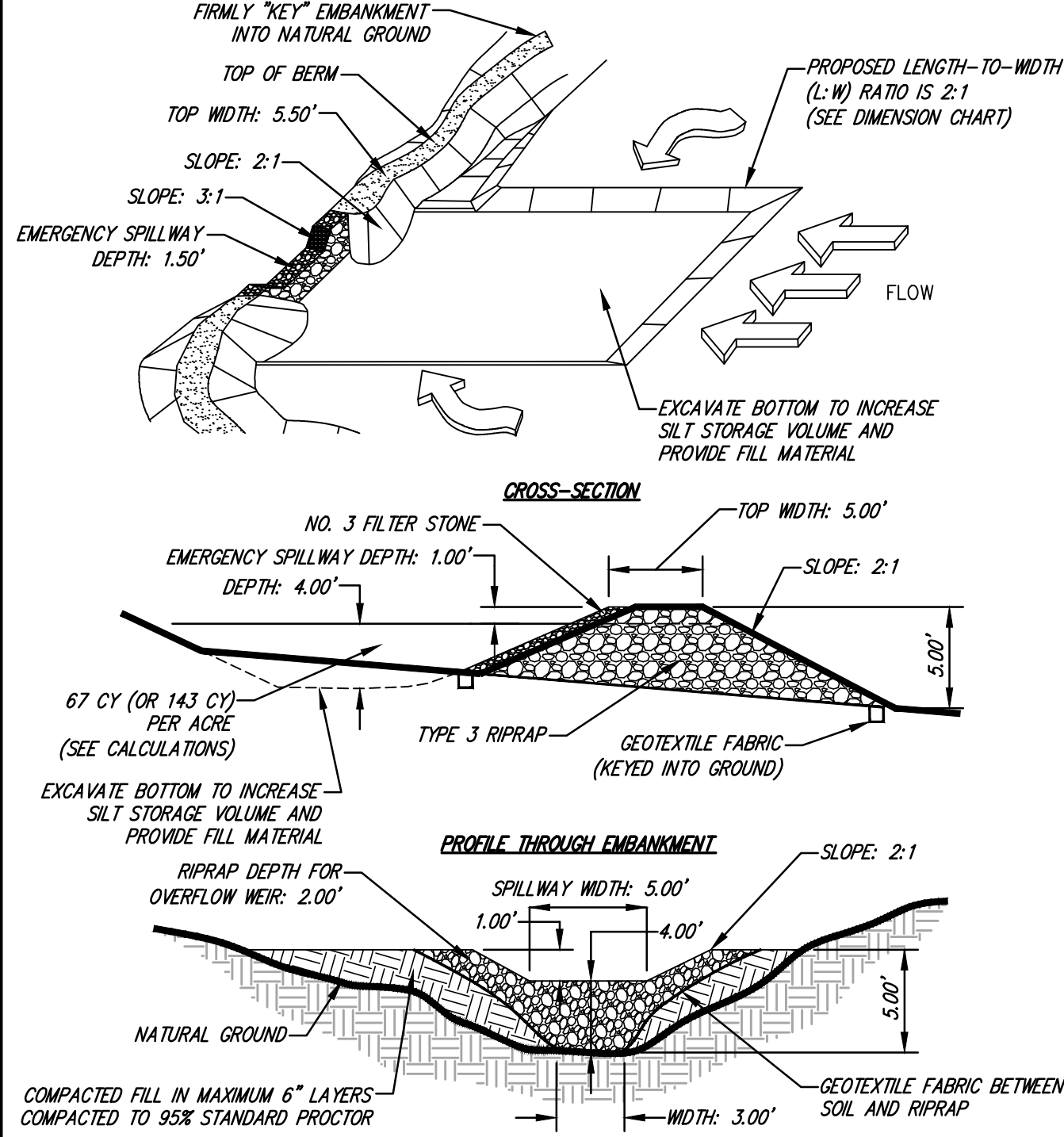
Application of Permanent Grazing					
Species	Application	Broadcast Rates (lb)		Planting Dates	Remarks
		Per Acre	Per 1000 SF		
Bahia, Pensacola	Alone or w/ Temp. Cover	60	1.40	1/1 - 12/31	666,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into h-lands pastures and lawns. Mix with Sericea lespedeza or weeping ivygrass.
	Alone or w/ Temp. Cover	60	1.40	1/1 - 12/31	
Bahia, Windington	With other Perennials	30	0.70		
Bermuda, Common, Hybrid	Alone	10	0.20	5/1 - 6/30	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
	With other Perennials	6	0.10		
Bermuda, Common, Unhybrid	With temp. Cover	10	0.20	1/1 - 2/28 - 10/1 - 12/31	Plan with winter annuals. Plant with tall fescue.
	With other Perennials	6	0.10		
Centipede	Block Sod Only	Block Sod Only		1/1 - 5/31 - 11/1 - 12/31	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas.
Composites	With winter Annuals or cool season grasses	15	0.30	9/1 - 10/31	100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Use from North Atlanta North.
Fescue, Tall	Alone	50	1.10	3/1 - 4/30 - 8/1 - 10/31	227,000 seed per pound. Use alone only on better sites. Not for dry sites. Not for heavy use areas or fields.
	With other Perennials	30	0.70		
Kudzu	Plants or Crowns	3' - 7' Apert		1/1 - 3/31	Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good for stock forage.
	Scattered	60	1.40	5/1 - 6/30	
Lespedeza, Sericea	Unscarified	75	1.70	1/1 - 12/31	100,000 seed per pound. Widely adapted. Low Maintenance. Excellent on no-till. Inoculate seed with D. inoculant.
	Seed Scarified	18	0.40	1/1 - 2/28 - 10/1 - 12/31	
Lowgrass	Scattered	60	1.40	3/1 - 6/30	100,000 seed per pound. Height of growth is 18-24 inches.
	Unscarified	75	1.70	1/1 - 12/31	Advantageous in urban areas. Spreading.
	Alone	4	0.10		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on no-till.
Lowgrass, Weeping	With other Perennials	2	0.05	3/1 - 6/30	

PHASE 3. SEDIMENT CONTROLL

BASIN: 1 Phase III		
Excavated Sd2-F	0.21	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	14.1	
Total Volume Provided	14.7	1119.1
Clean out Vol Required	4.7	
Clean out Vol Provided	5.4	1118.5
BASIN: 2 Phase II		
Sd1-C	0.12	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.0446667	
	Volume	
	Cu.Yd.	
Total Volume Required	8.0	Fence (ft)
Clean out Vol Required	2.7	180.0
BASIN: 3 Phase III		
Sd1-C	0.18	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.0423158	
	Volume	
	Cu.Yd.	
Total Volume Required	12.1	Fence (ft)
Clean out Vol Required	4.0	285.0
BASIN: 4 Phase II		
Sd1-C	0.21	Acres
Ground Slope +/-	20%	
Storage Depth (Ft)	1	
Volume Provided Cu/Lf	0.035175	
	Volume	
	Cu.Yd.	
Total Volume Required	14.1	Fence (ft)
Clean out Vol Required	4.7	400.0
BASIN: 5 Phase III		
Storm Pond Skimmer	3.2	Acres
	Volume	Elevation
	Cu.Yd.	Ft.
Total Volume Required	214.4	
Total Volume Provided	227.2	1113.5
Clean out Vol Required	71.5	
Clean out Vol Provided	74.8	1112.4

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT
ROCK OUTLET

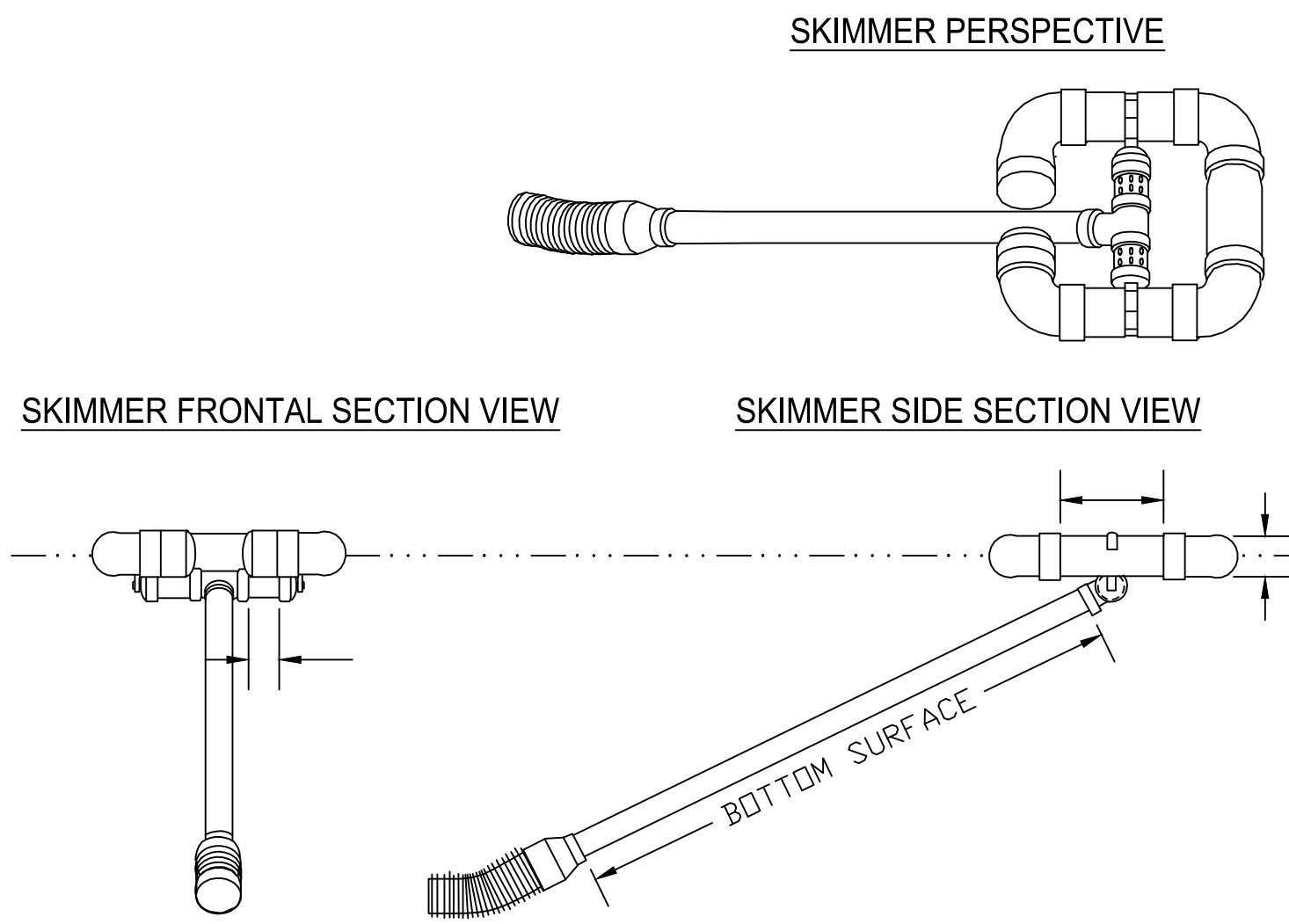


NOTES:

1. THE EXCAVATION SHALL PROVIDE A MINIMUM DEPTH OF 4 FEET FOR SEDIMENT STORAGE. SEE PLAN VIEW ABOVE FOR DIMENSIONS.
2. EXCAVATION LENGTH TO WIDTH RATIO OF 2:1 SHALL BE USED WHERE PRACTICAL.
3. SILT SHALL BE REMOVED WHEN IT REACHES 1/3 OF THE TOTAL VOLUME.
4. SIDE SLOPES SHALL BE NO GREATER THAN 2:1.
5. AT THE TIME OF THE FINAL PHASE 3 STABILIZATION, ALL OF THE Sd4 SEDIMENT TRAPS SHALL BE FILLED IN WITH APPROVED SUITABLE MATERIAL AND RESTORED TO ORIGINAL GRADE AND GRASSED PER NRCS PHASE 3 REQUIREMENTS.

Sd4-C Sd4 TEMPORARY SEDIMENT TRAP
ROCK OUTLET
N.T.S.

TEMPORARY SEDIMENT POND



SKIMMER SIZE 6.0 INCHES
ORIFICE DIAMETER 2.0 INCHES
24 HOUR DRAINING TIME

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

EC DETAILS 2
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



DRAWN BY:	AB	REVISION	DATE	DESCRIPTION	
				INITIAL	SUBMITTAL
CHECKED BY:	BWC	0	07/23/18		
DATE:	7/2/18	1	10/01/18	PER COMMENTS	
SCALE:	AS NOTED				
LAND LOT:	-				
DISTRICT:	-				
SECTION:	-				

SHEET NO. **12** OF **18**
JOB NO.
2018-023

CITY OF ALPHARETTA, GEORGIA DESIGN STANDARDS INDEX

TYPICAL SECTIONS (100)

100 - COMPLETE STREETS - COLLECTOR STREET
101 - TWO LANE STREETS, 50' RIGHT OF WAY
102 - TWO LANE STREET, 60' RIGHT OF WAY
104 - FOUR LANE STREET, TYPICAL SECTIONS
106 - DRIVEWAY, MEDIAN OPENING SPACING FOR MULTILANE STREETS
111 - CUL-DE-SAC STREET

DRAINAGE (200)

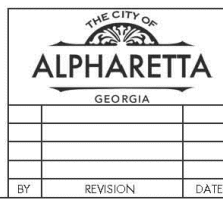
200 - SINGLE WING CATCH BASIN
201 - DOUBLE WING CATCH BASIN
202 - SINGLE WING CATCH BASIN, ONE FOOT OFFSET
203 - DOUBLE WING CATCH BASIN, ONE FOOT OFFSET
204 - PRECAST STRUCTURE
205 - CATCH BASIN TOPS
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211 - CONCRETE DROP INLET
212 - REDESTAL INLET
213 - DROP INLET DIMENSIONS
220 - BRICK MANHOLE DETAIL AND MH FRAME AND COVER
221 - CATCH INLET RELOCATION
230 - PIPE CULVERTS
231 - PIPE CULVERT DATA
232 - PRECAST CONCRETE HEADWALL SYSTEM
233 - CONCRETE PIPE FLARED END SECTION
234 - METAL PIPE FLARED END SECTION

UTILITIES (400)

400 - TYPICAL UNDERGROUND UTILITY CROSS SECTION
401 - UTILITY CUT STRUCTURE ADJUSTMENT

MISCELLANEOUS (900)

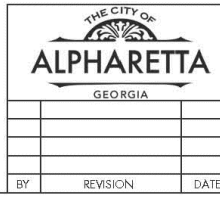
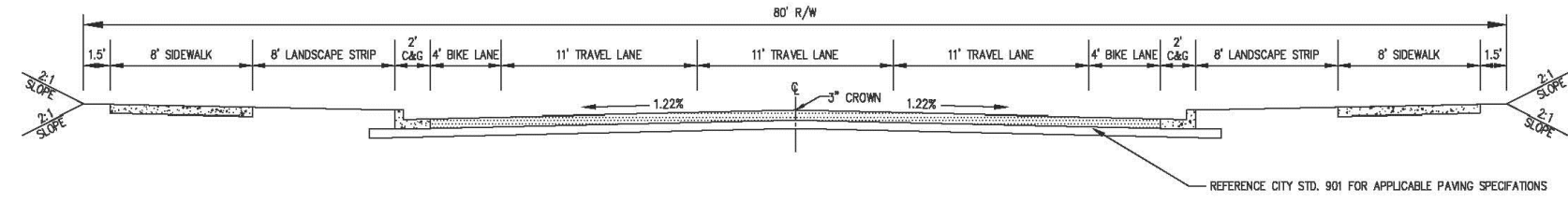
900 - STREET NAME SIGN
901 - ROADWAY PAVEMENT SPECIFICATIONS, CURB AND GUTTER DETAILS
902 - CONCRETE SIDEWALK DETAILS, CURB CUT RAMP DETAILS
903 - CROSSWALK - SPECIAL EMPHASIS
904 - BRICK PAVES SIDEWALK DETAIL FOR DOWNTOWN ALPHARETTA
951 - DRIVEWAY DETAILS



COVER SHEET

08/01/2015

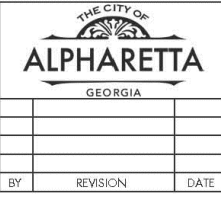
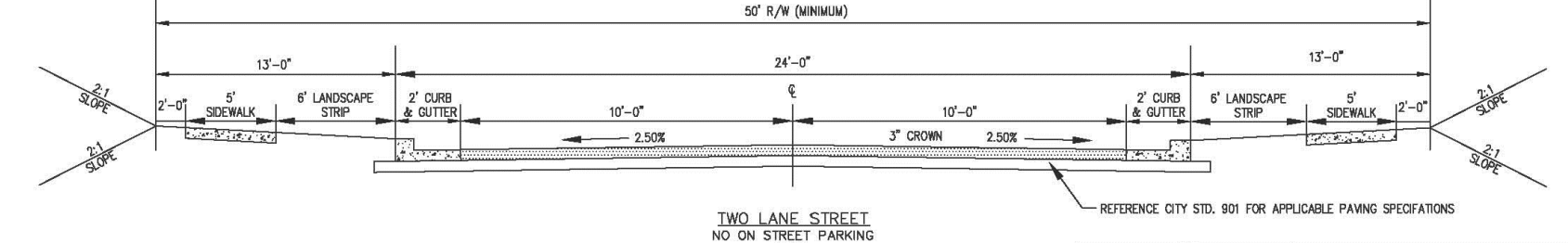
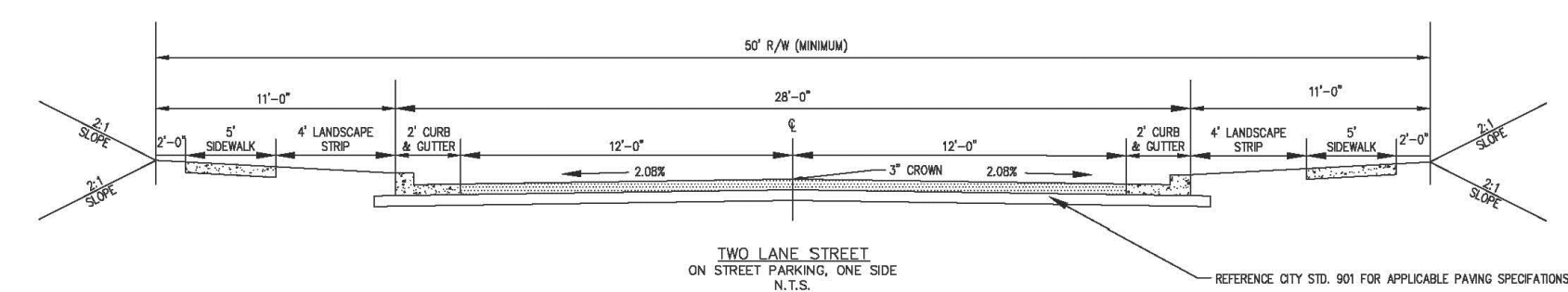
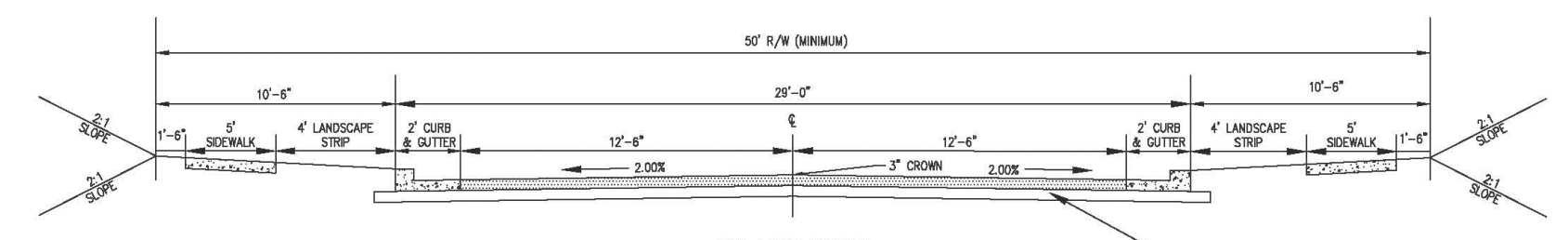
INDEX



COMPLETE STREETS:
COLLECTOR STREET

08/01/2015

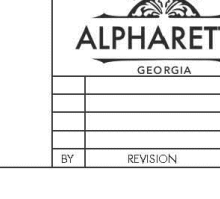
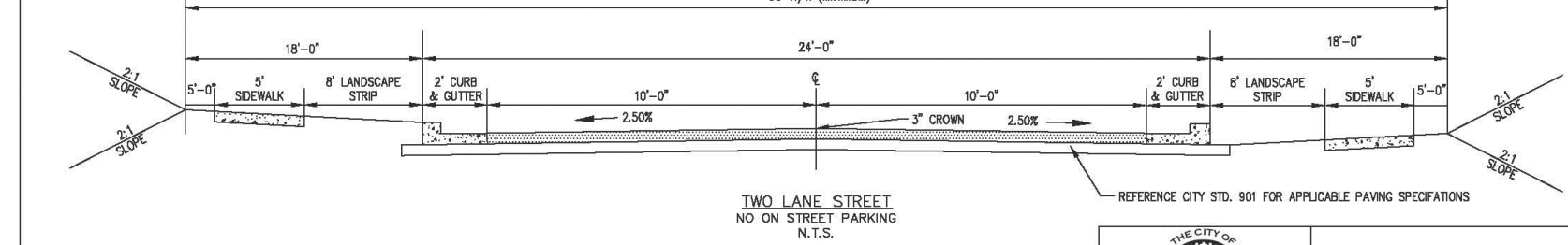
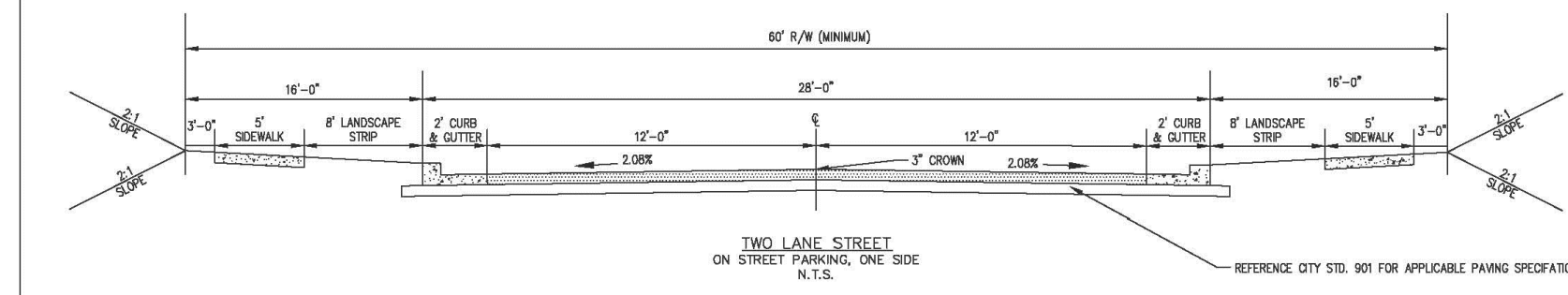
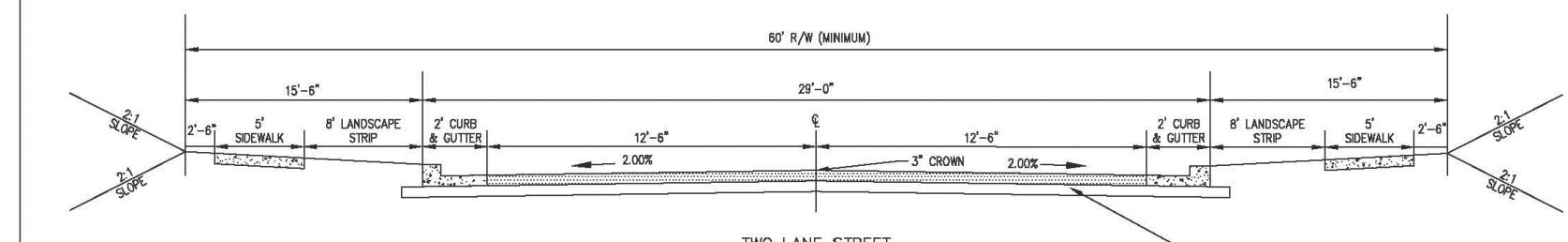
STD. 100



TWO LANE STREETS,
50' RIGHT OF WAY

08/01/2015

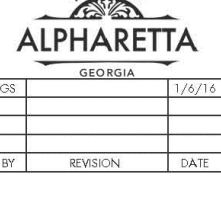
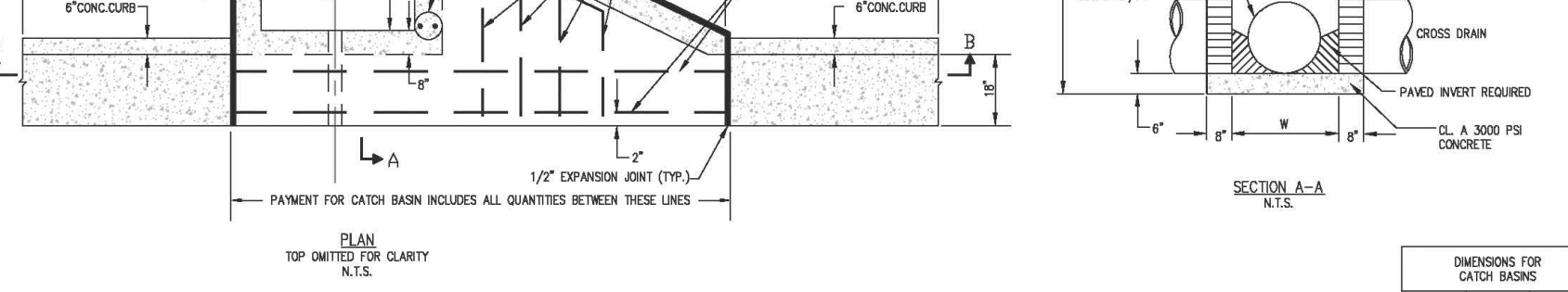
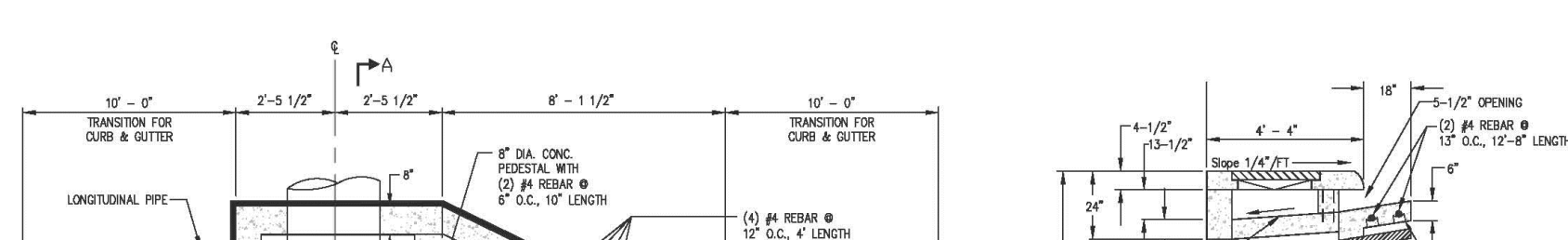
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TWO LANE STREETS,
60' RIGHT OF WAY

08/01/2015

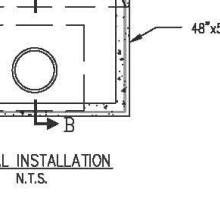
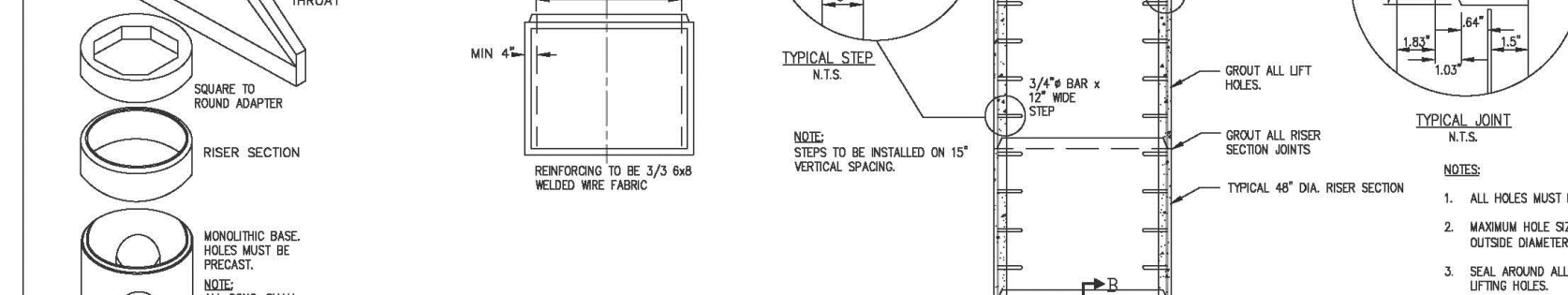
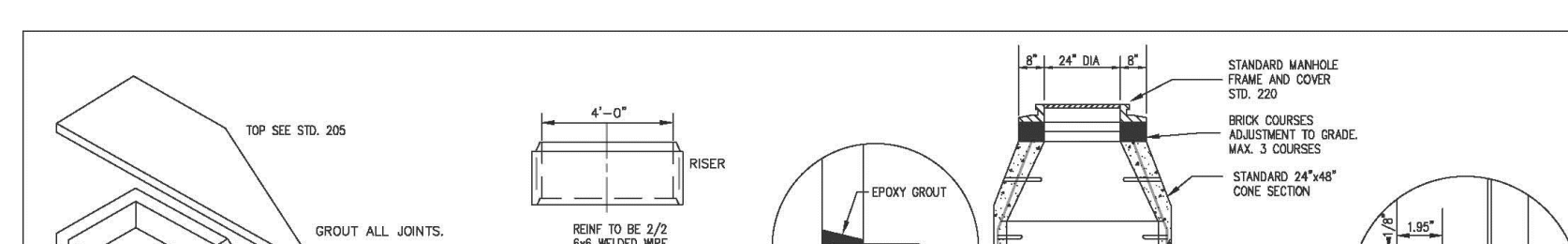
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SINGLE WING
CATCH BASIN

08/01/2015

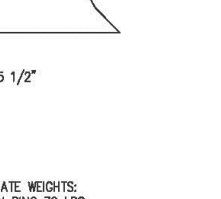
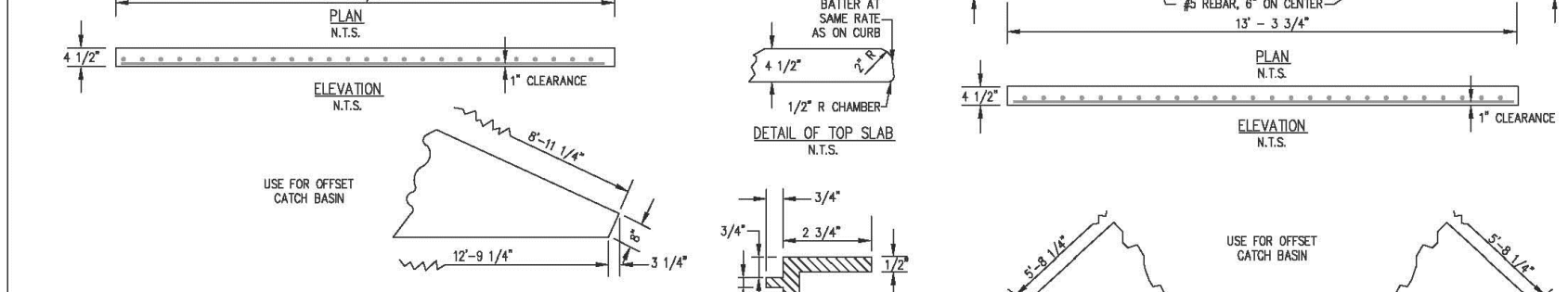
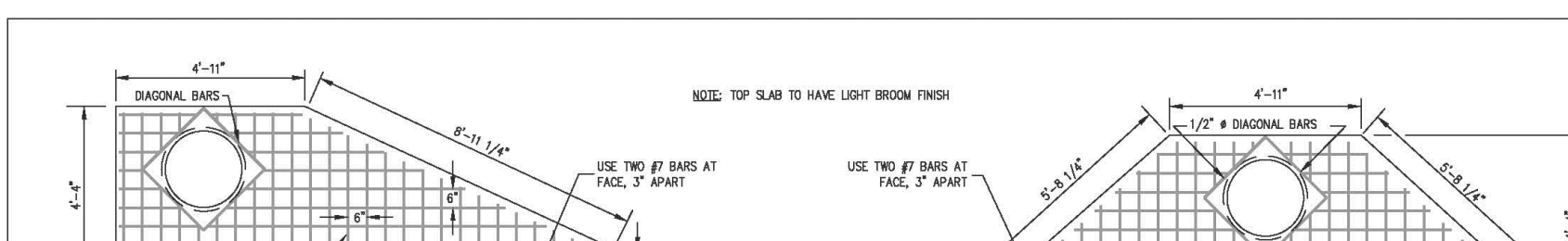
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PRECAST
STRUCTURE

08/01/2015

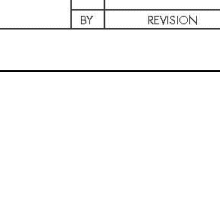
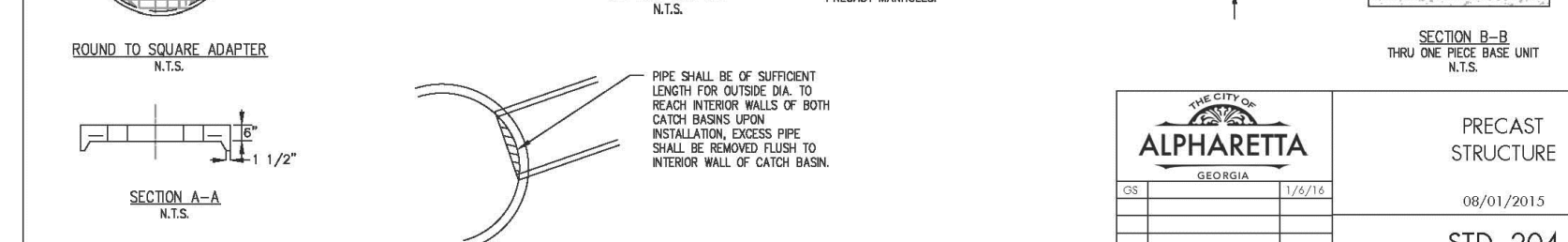
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CATCH BASIN TOPS

08/01/2015

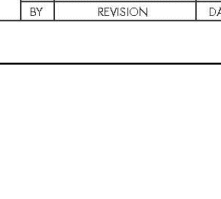
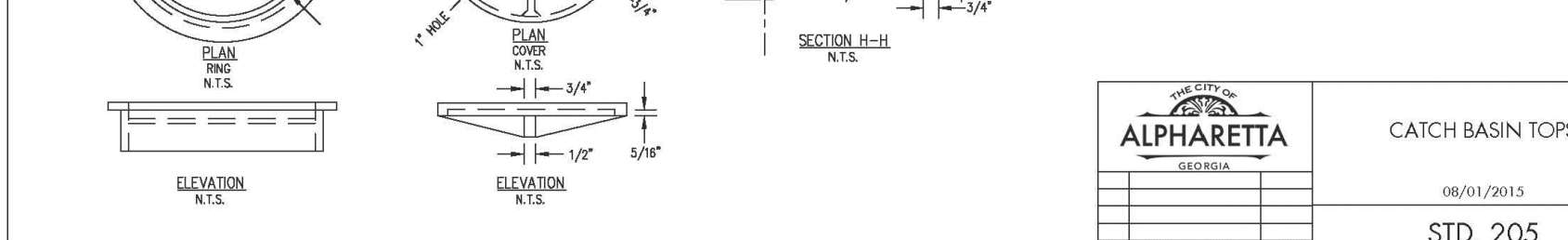
STD. 205



PRECAST
STRUCTURE

08/01/2015

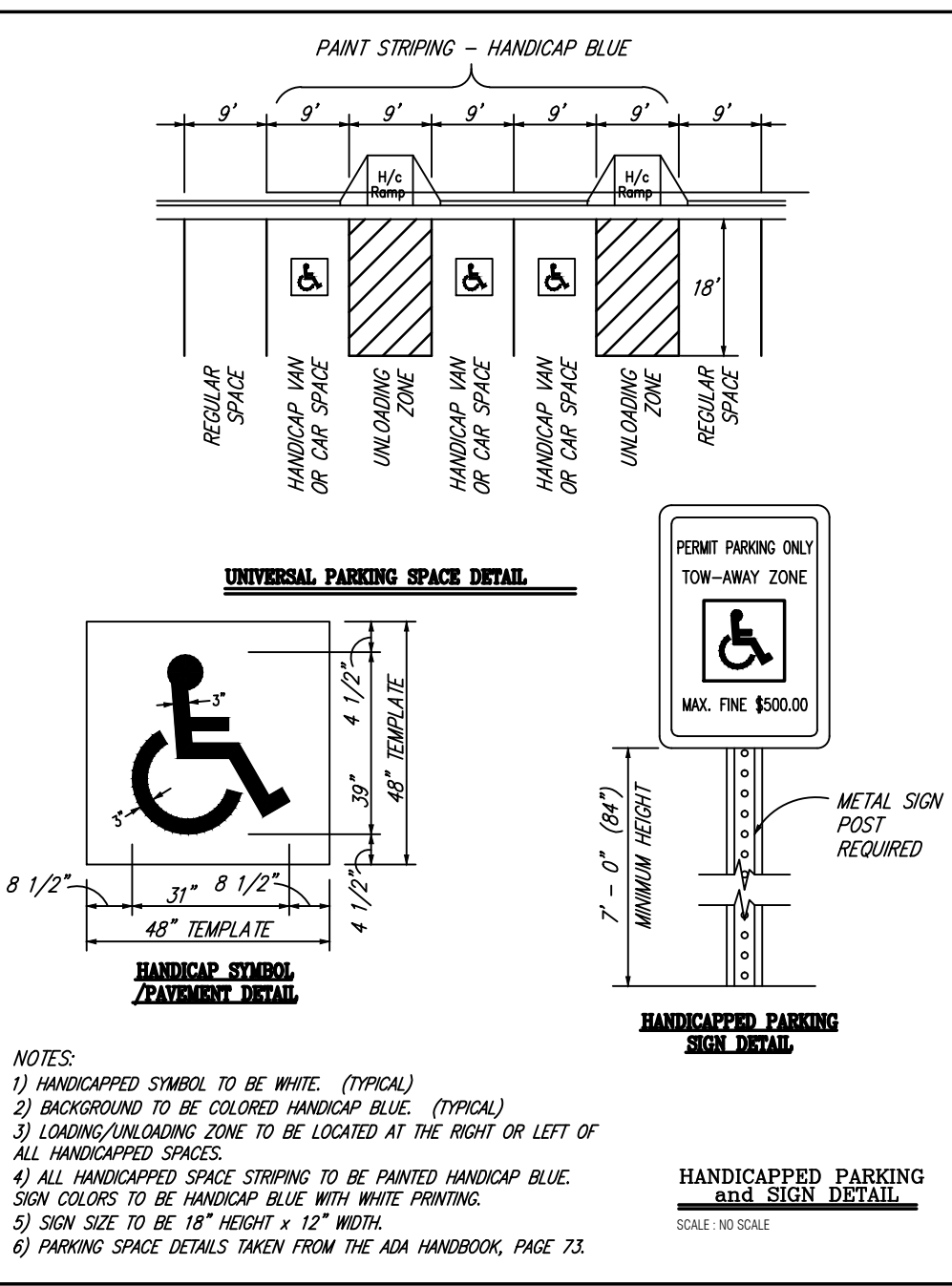
STD. 204



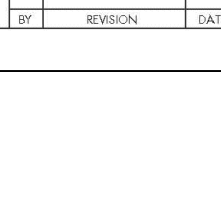
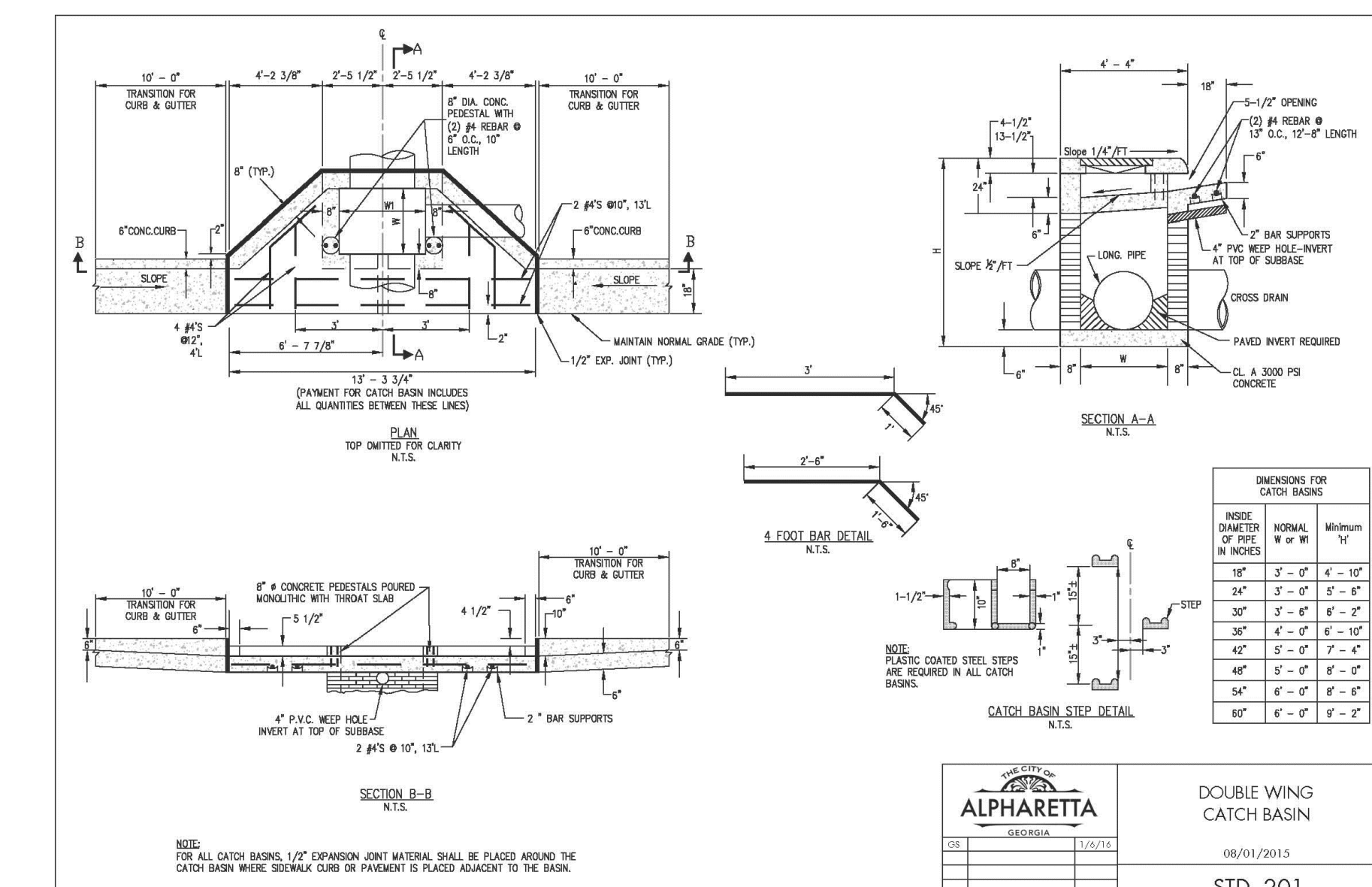
CATCH BASIN TOPS

08/01/2015

STD. 205



NOTES:
1) HANDICAPPED SYMBOL TO BE WHITE. (TYPICAL)
2) BACKGROUND TO BE COLORED HANDICAP BLUE. (TYPICAL)
3) LOADING/UNLOADING ZONE TO BE LOCATED AT THE RIGHT OR LEFT OF ALL HANDICAPPED SPACES.
4) ALL HANDICAPPED SPACE STRIPING TO BE PAINTED HANDICAP BLUE. SIGN COLORS TO BE HANDICAP BLUE WITH WHITE PRINTING.
5) SIGN SIZE TO BE 14" HEIGHT x 12" WIDTH.
6) PARKING SPACE DETAILS TAKEN FROM THE ADA HANDBOOK, PAGE 73.



DOUBLE WING
CATCH BASIN

08/01/2015

STD. 201

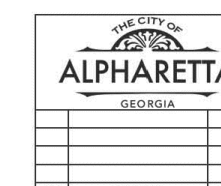
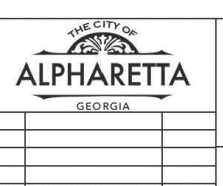
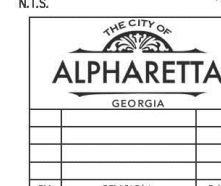
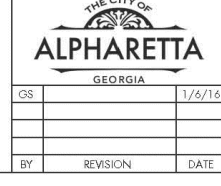
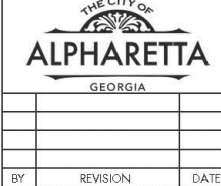
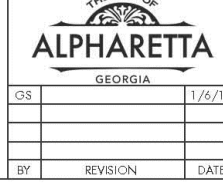
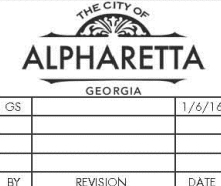
B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

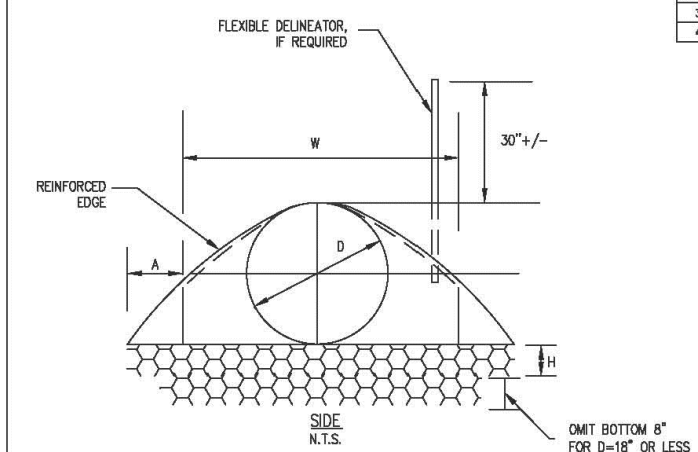
CONSTRUCTION DETAILS 1
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL No. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS



DATE	REVISION	AB	DESCRIPTION
07/23/18	0	BWC	INITIAL SUBMITTAL
10/01/18	1	AS NOTED	PER COMMENTS

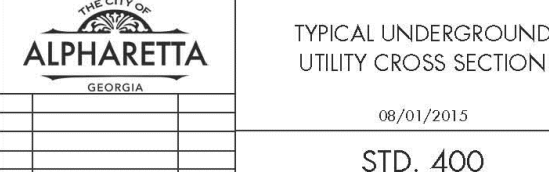
SHEET NO. 13 OF 18
JOB NO. 2018-023



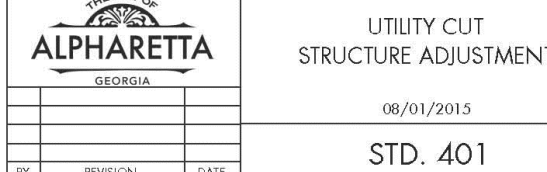


PIPE SIZE "IN"	THICKNESS		A=0.46 +/- 1"	B=0.50 +/- 1"	H=0.353 +/- 1" (0" MIN)	L=1.875 +/- 1/8"	W=0.50 +/- 2"
	SALV STEEL	ALUM.					
16"	.064"	.063"	7"	8"	8"	2'-6"	3'-0"
24"	.064"	.063"	8"	9'-6"	8"	3'-6"	4'-0"
30"	.059"	.105"	9'-0"	9'-3"	7"	4'-2"	5'-0"
36"	.059"	.105"	9'-2"	9'-6"	8"	5'-0"	6'-0"
42"	.106"	.184"	9'-5"	9'-6"	10"	5'-10"	7'-0"

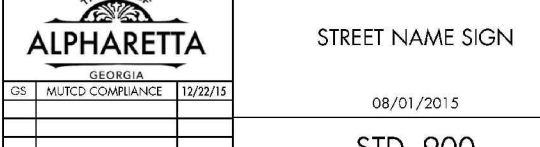
GEORGIA	08/01/2015
	STD 234



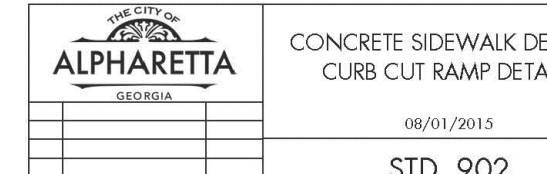
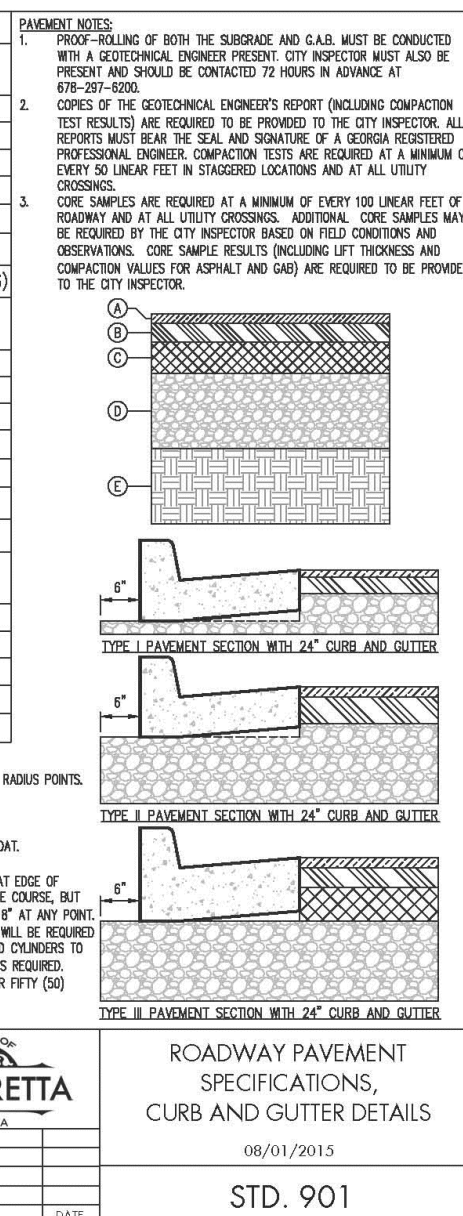
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	08/01/2015
	STD. 400



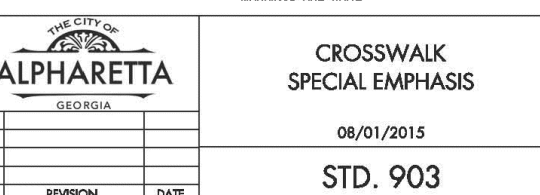
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	STRUCTURE ADJUSTMENT
	08/01/2015
	STD. 401



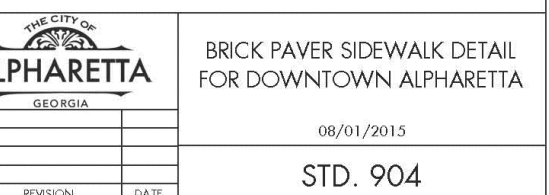
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MUTCD COMPLIANCE	12/22/15	08/01/2015
		STD 000



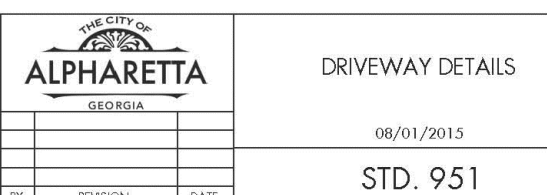
 THE CITY OF ALPHARETTA GEORGIA	CONCRETE SIDEWALK DE CURB CUT RAMP DET
	08/01/2015
	STD 902



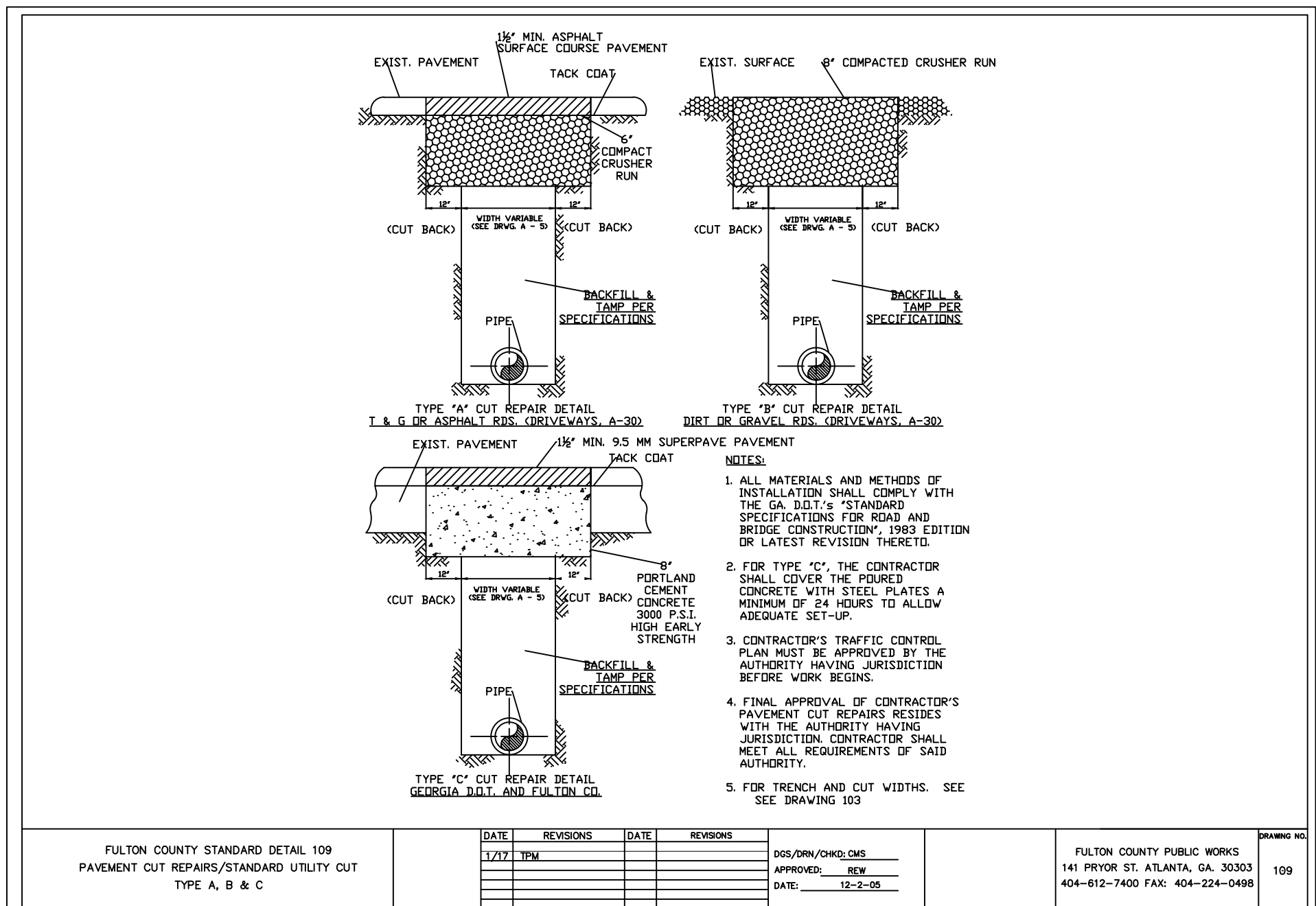
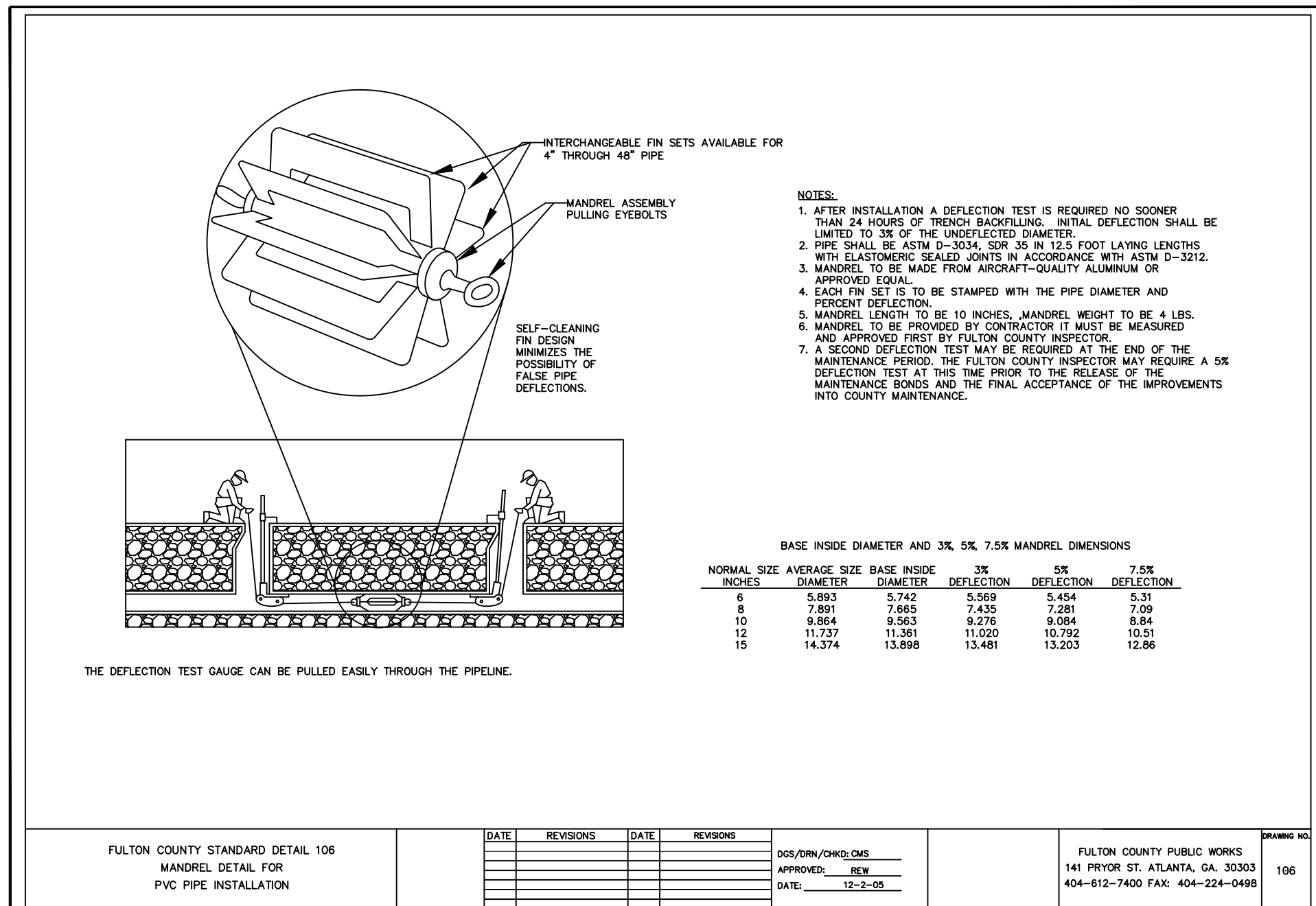
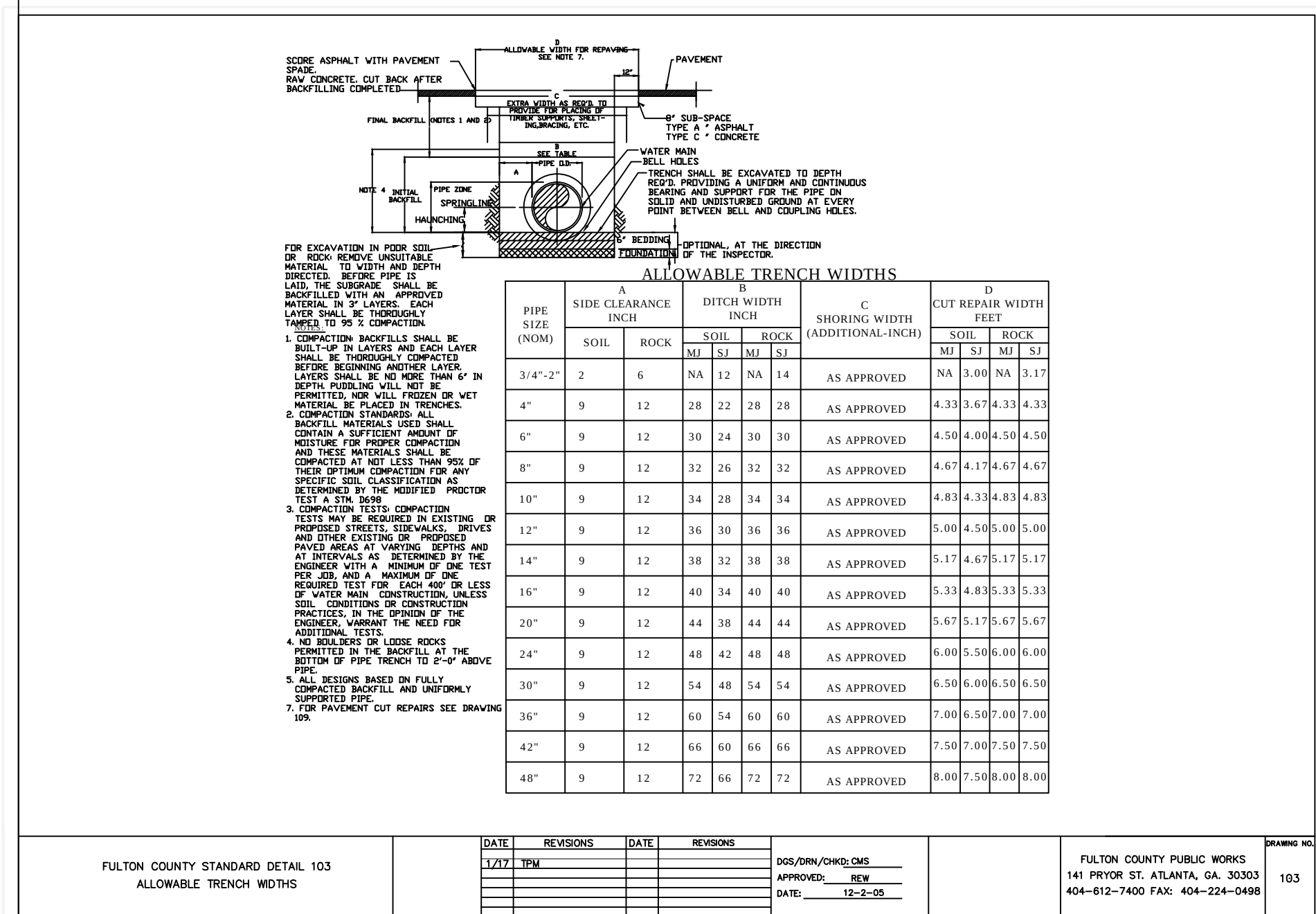
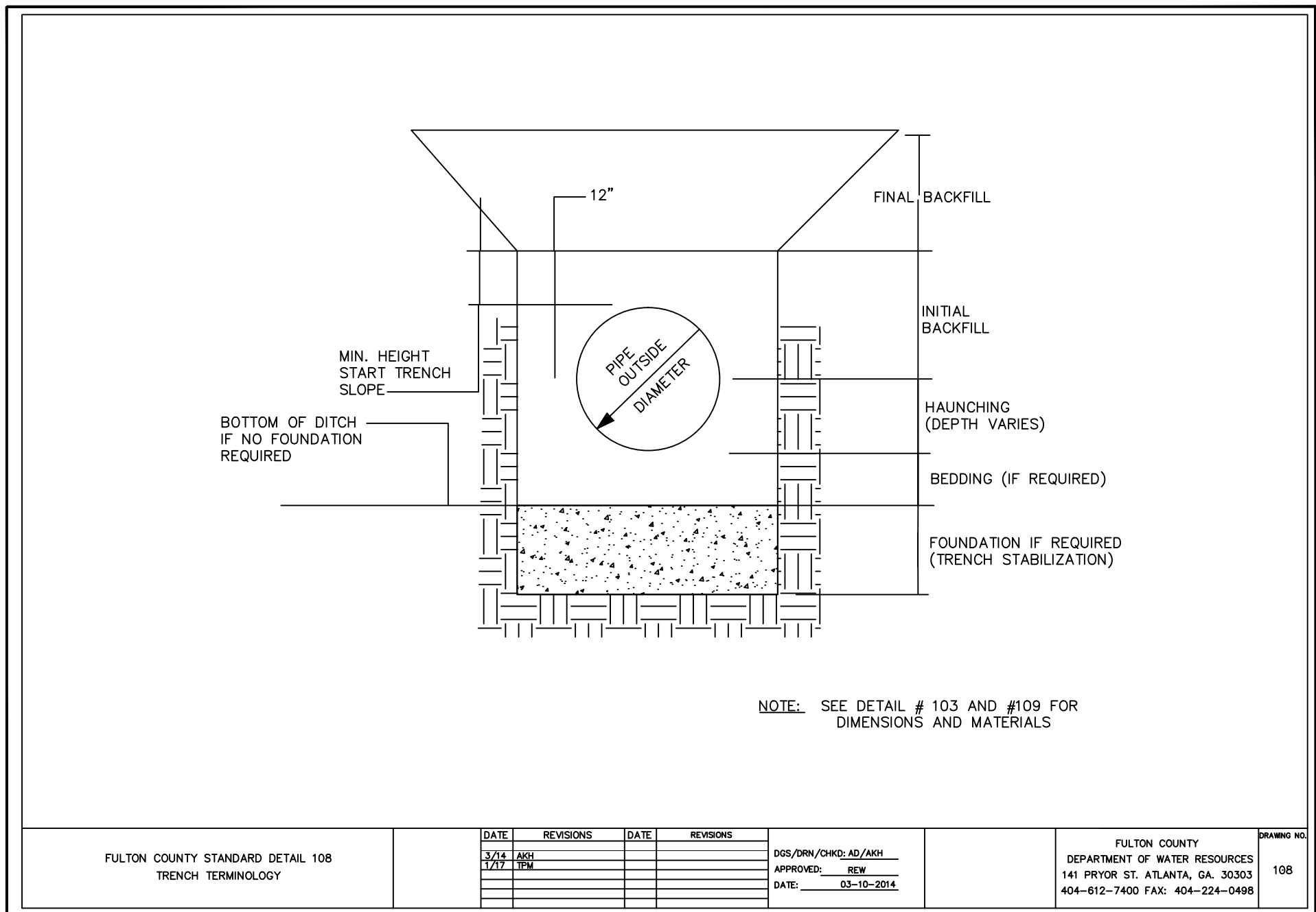
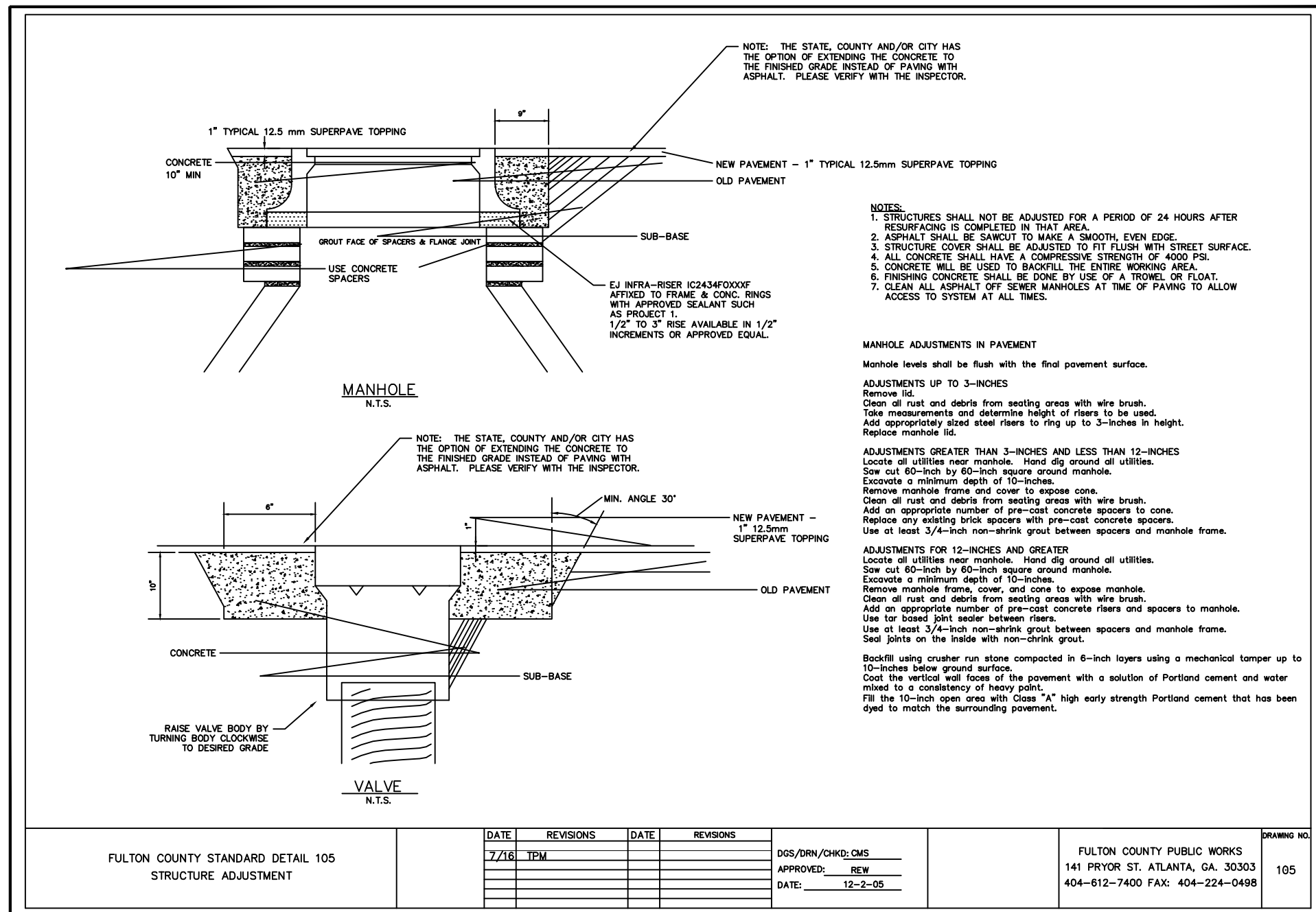
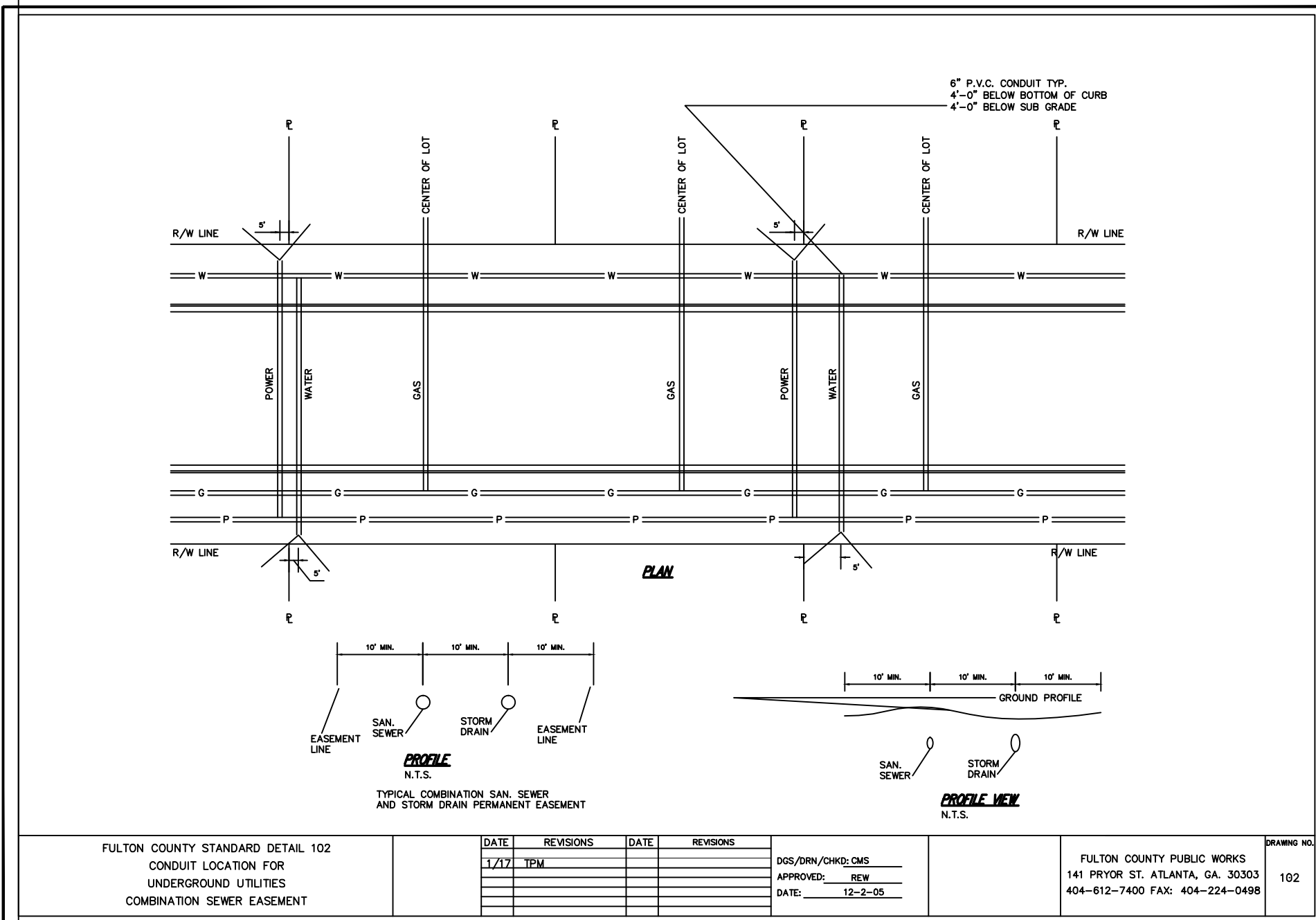
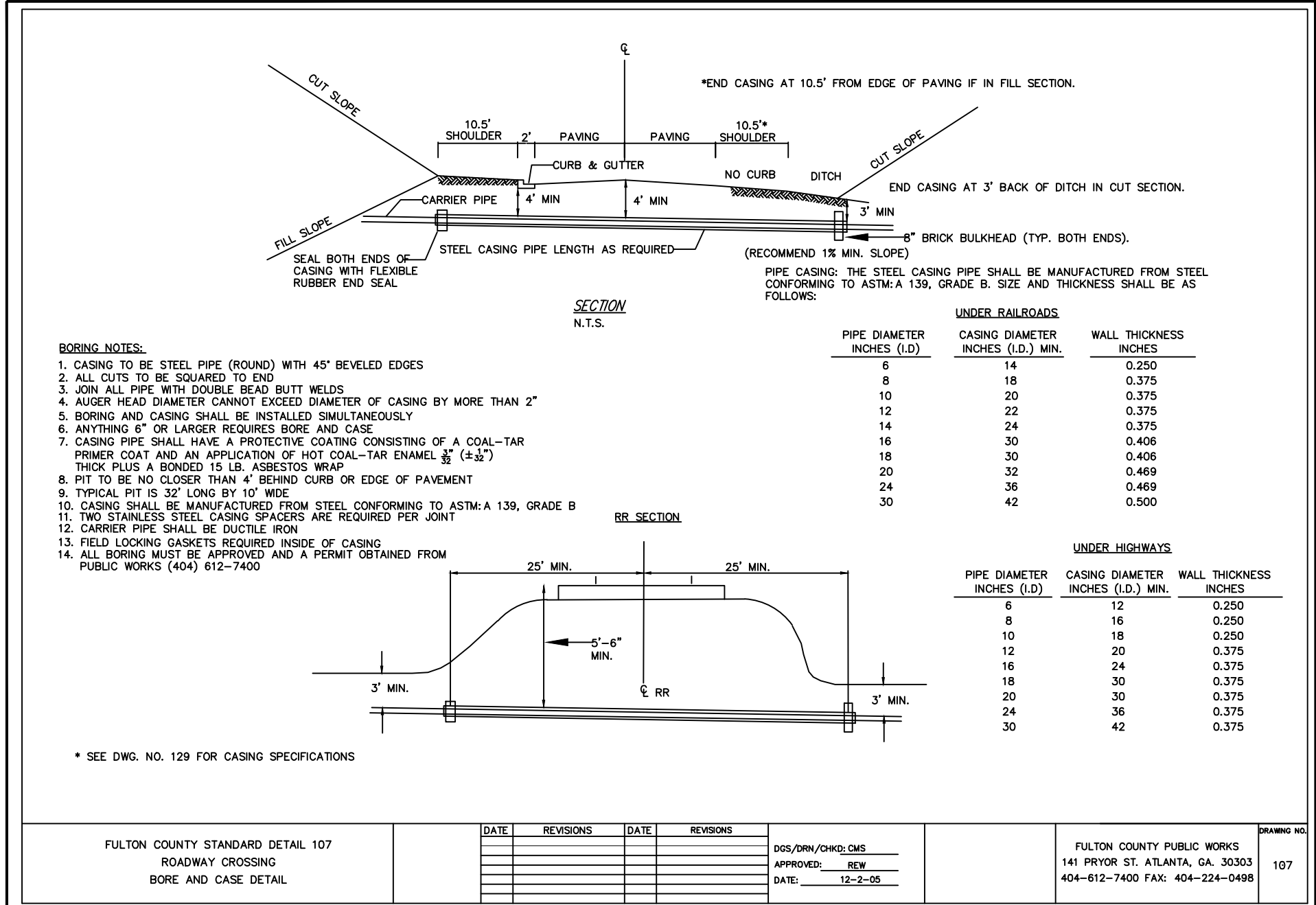
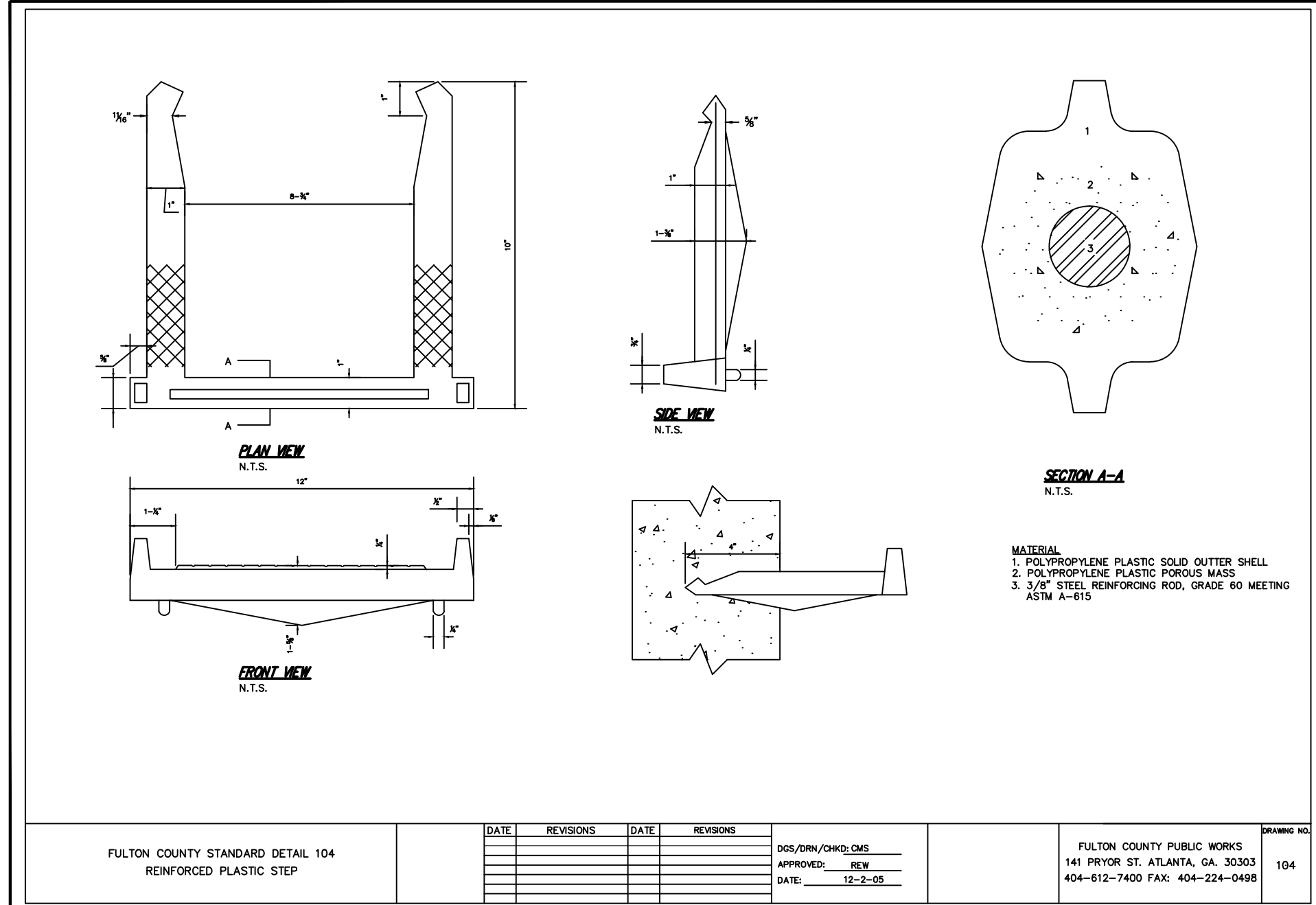
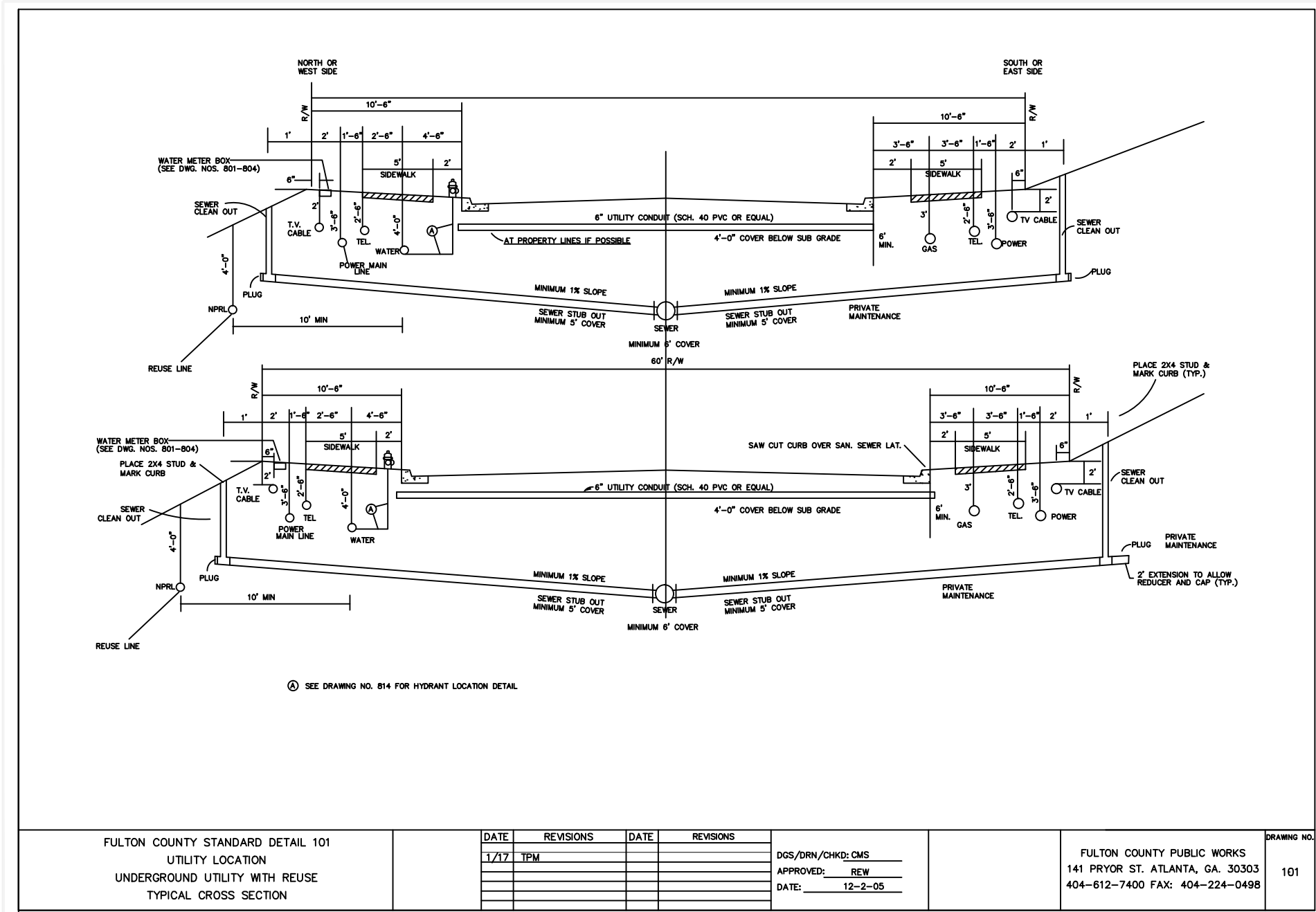
	CROSSWALK SPECIAL EMPHASIS
	08/01/2015
RECEIVED DATE	STD. 903



	BRICK PAVER SIDEWALK DETAIL FOR DOWNTOWN ALPHARETTA
	08/01/2015
DRAWING DATE	STD. 904



	DRIVEWAY DETAILS
	08/01/2015
	STD. 951



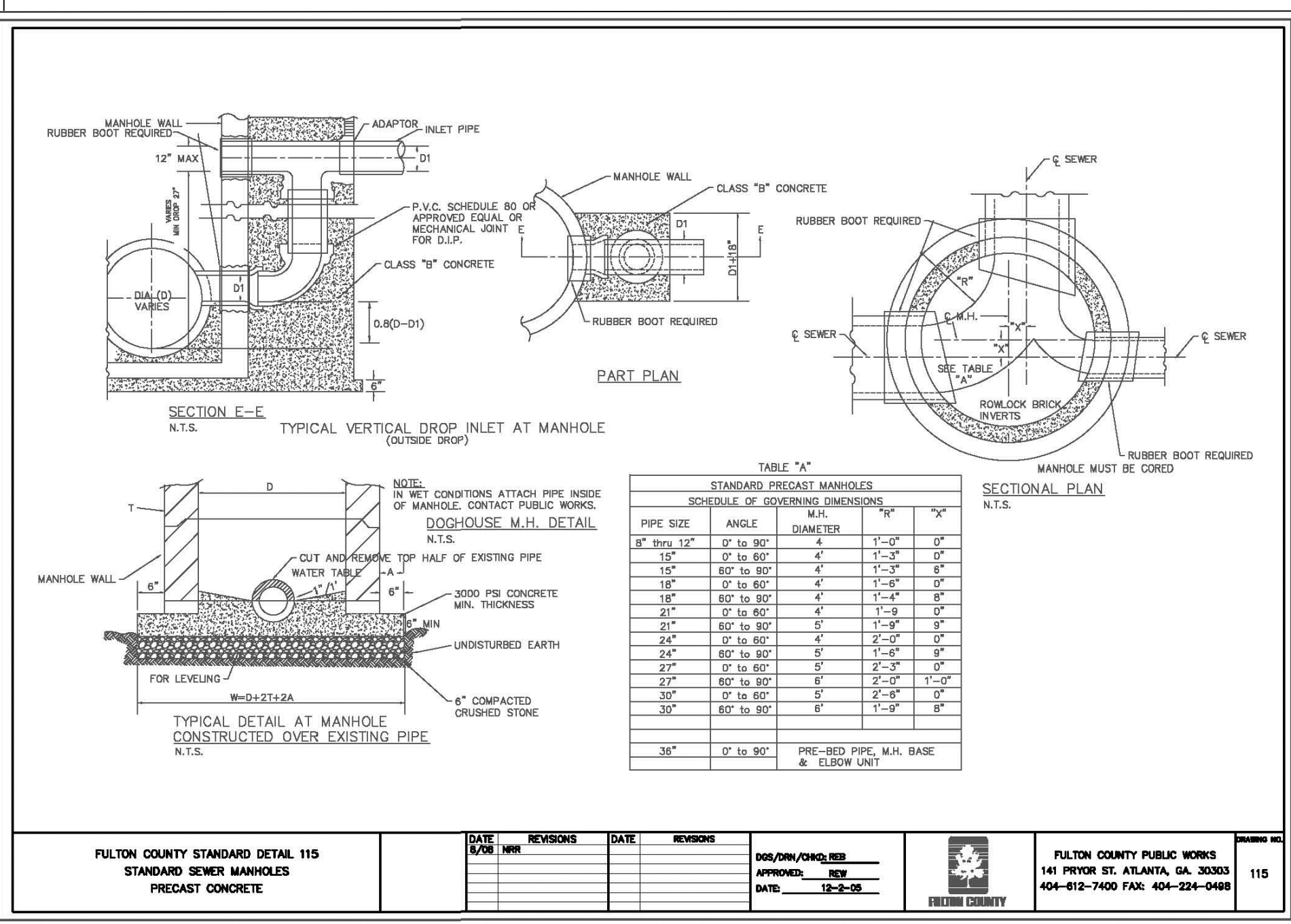
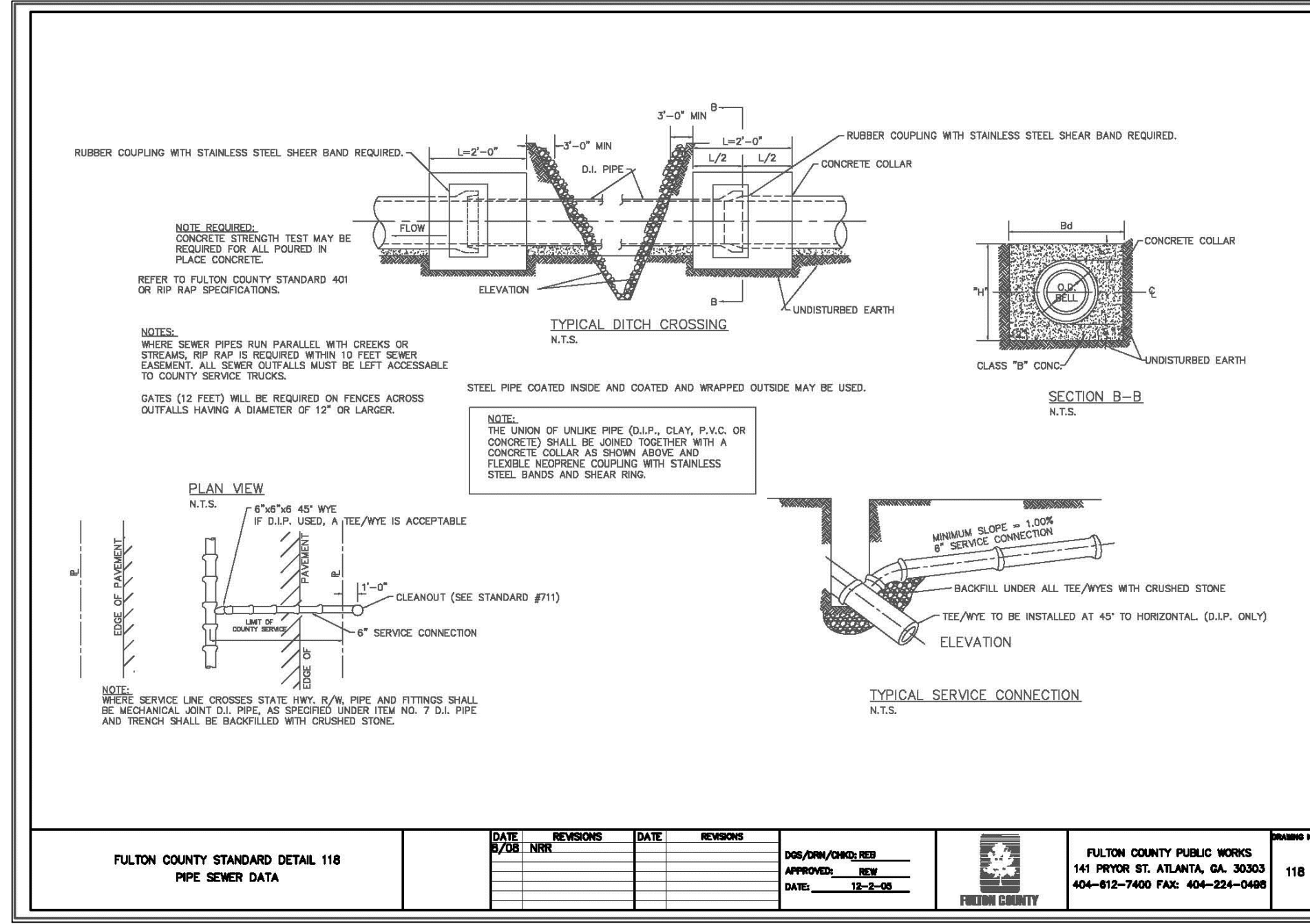
B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

WATER & SEWER DETAILS
BAXLEY S/D
LAND LOT # 1107 & 1108 2ND DISTRICT
TAX PARCEL NO. # 22 480011080460
ALPHARETTA, GEORGIA
PREPARED FOR
CHATHAM HOLDINGS

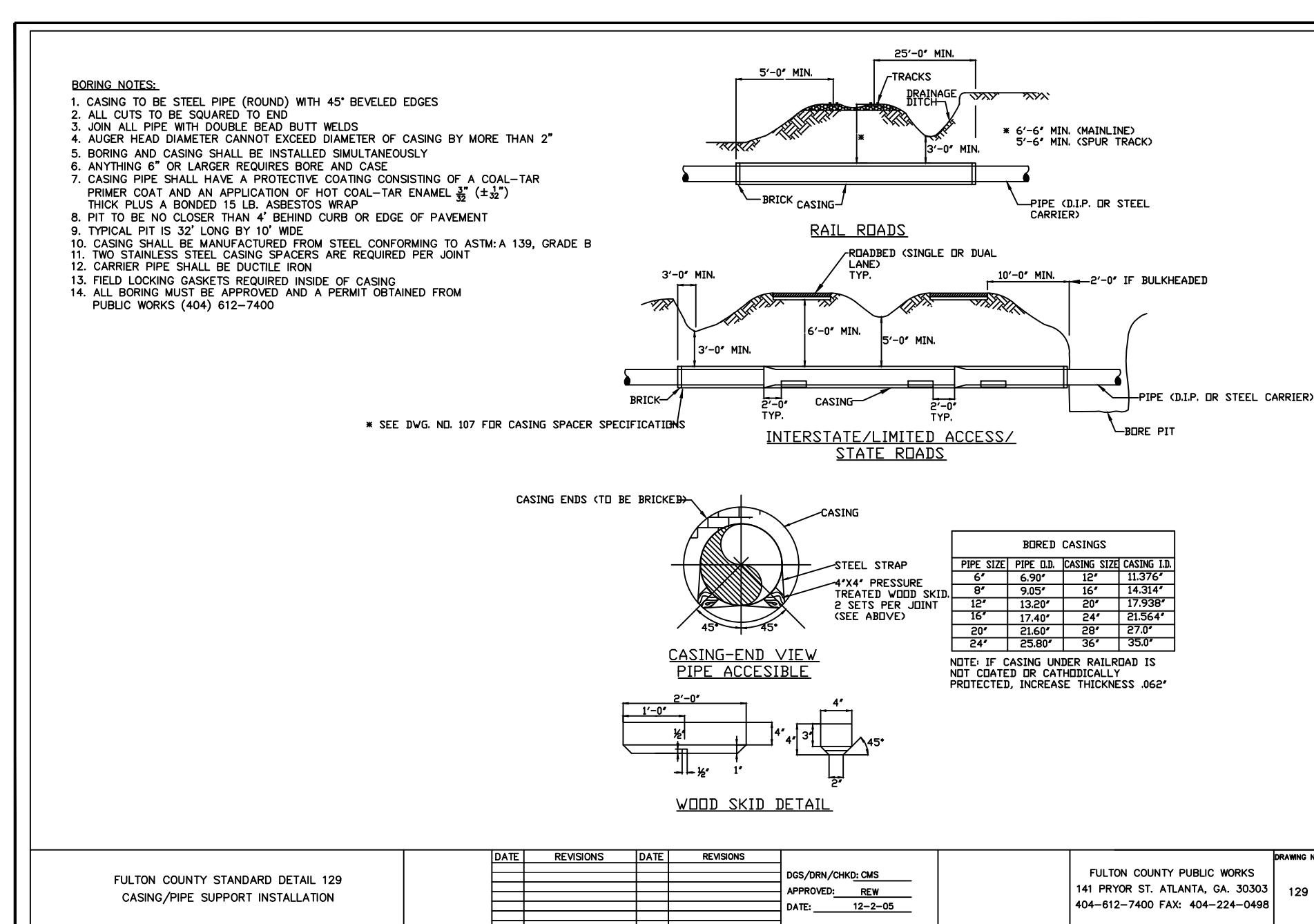


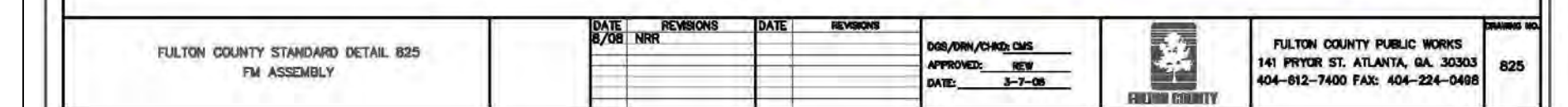
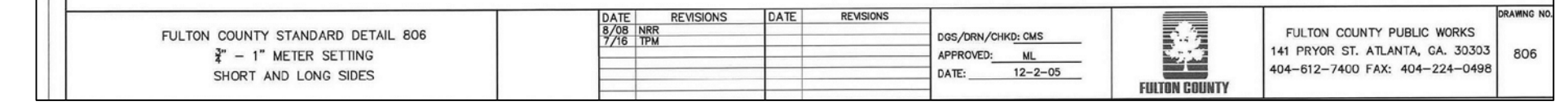
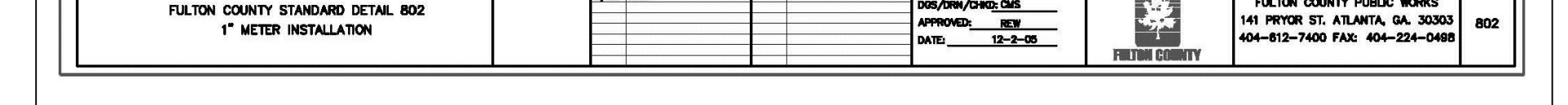
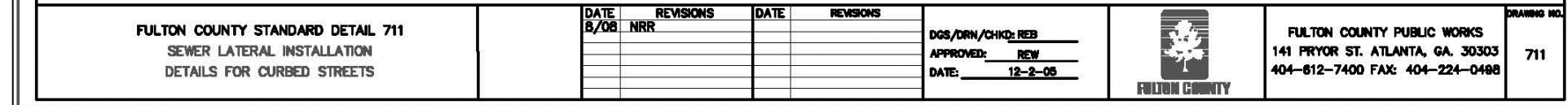
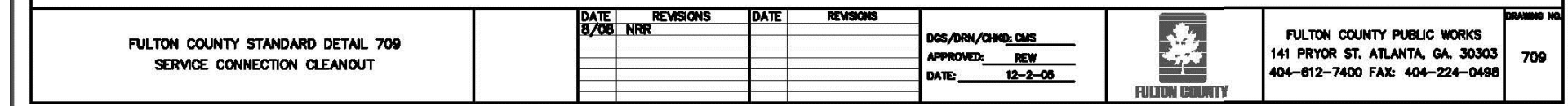
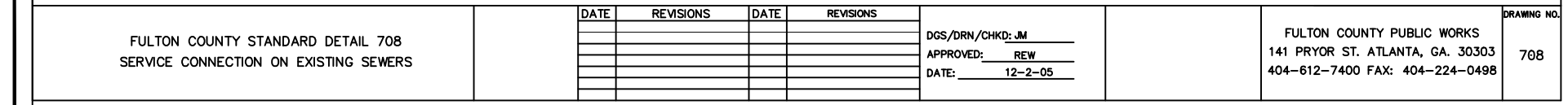
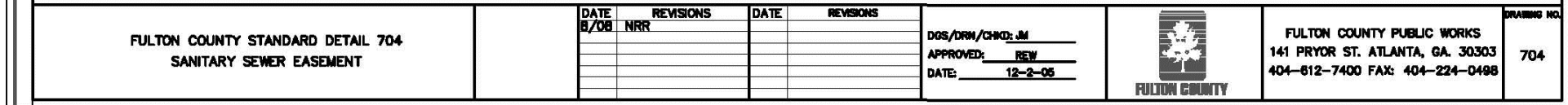
DESCRIPTION	DATE	REVISION	BY	DATE	REVISION	BY
INITIAL SUBMITTAL	07/23/18	0	AB	07/23/18	0	AB
PER COMMENTS	10/01/18	1	BWC	10/01/18	1	BWC
SCALE:	AS NOTED					
LAND LOT:						
DISTRICT:						
SECTION:						

SHEET NO.	16	OF	18
JOB NO.	2018-023		



FULTON COUNTY STANDARD DETAIL 120 MAXIMUM PERMISSIBLE JOINT DEFLECTIONS	DATE	REVISIONS	DATE	REVISIONS	D05/DRN/CHKO: CMS APPROVED: <u>RCW</u> DATE: <u>12-2-05</u>	FULTON COUNTY PUBLIC WORKS 141 PRYOR ST. ATLANTA, GA. 30303 404-612-7400 FAX: 404-224-0498	DRAWING NO. 120



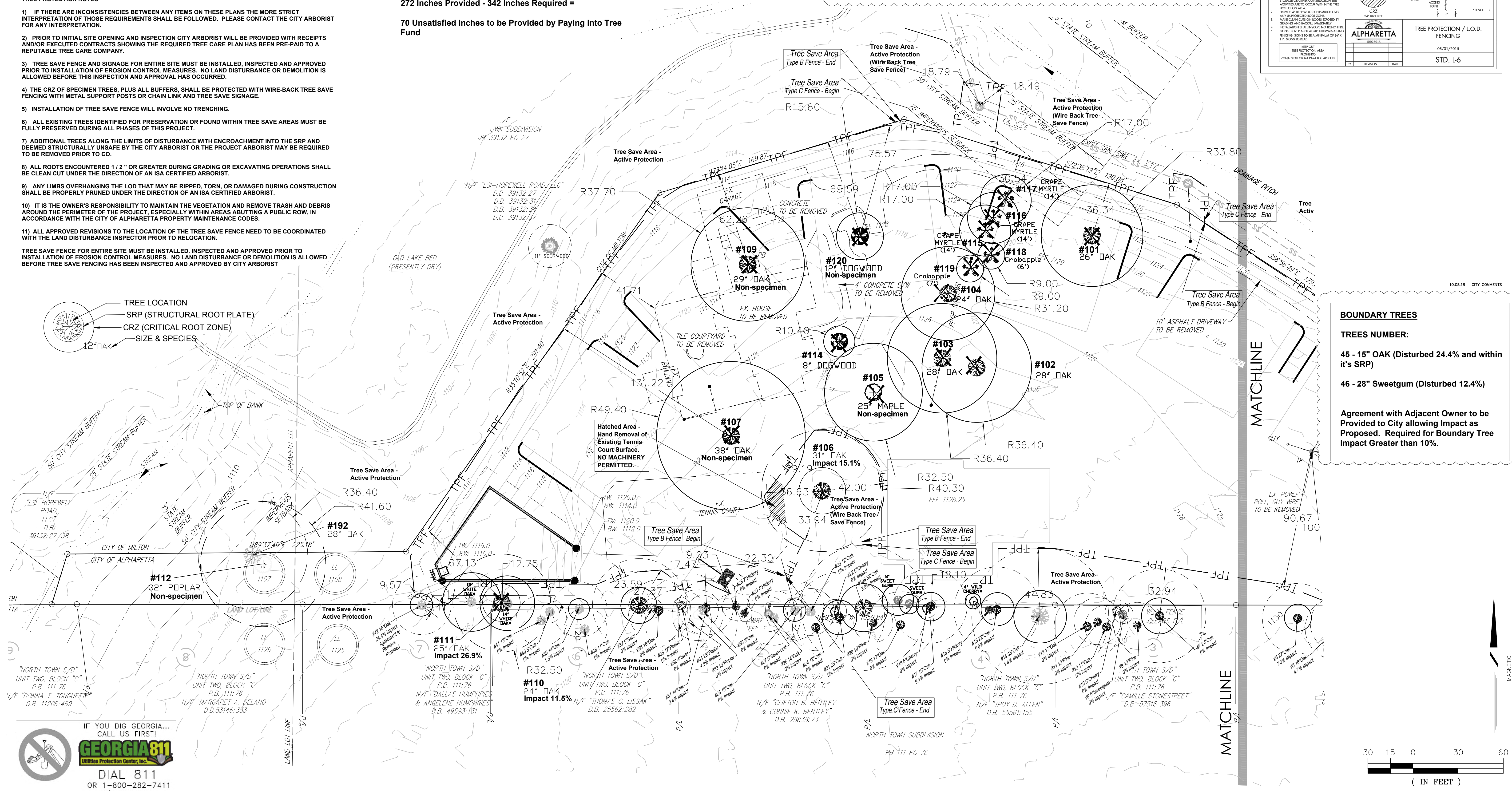
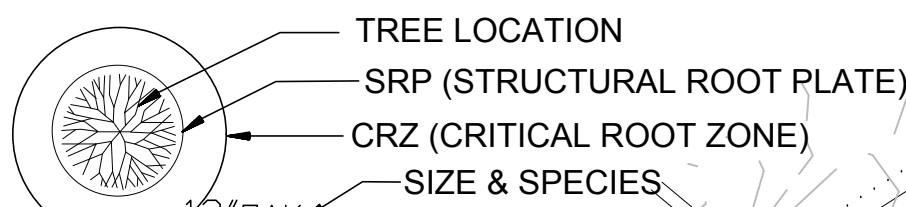


DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWC	0	07/23/18	INITIAL SUBMITTAL
DATE:	7/2/18	1	10/01/18	PER COMMENTS
SCALE:	AS NOTED			
LAND LOT:	-			
DISTRICT:	-			
SECTION:	-			

30% of a lot to be covered in tree Canopy - SINGLE FAMILY RESIDENTIAL. See Chart, this Sheet, of Lot Planting Requirements. See Tree Replacement Plan Sheets for Layout and Specifications.

LOT CANOPY COVERAGE CHART												TOTAL LOT CANOPY COVERAGE	
LOT #	LOT SIZE	30% Canopy Coverage	Quantity Planted VERY SMALL Canopy Tree Credit	Credit VERY SMALL Canopy Tree Credit (150 \$F per Tree)	Quantity Planted SMALL Canopy Tree Credit	Credit SMALL Canopy Tree Credit (400 \$F per Tree)	Quantity Planted MEDIUM Canopy Tree Credit	Credit MEDIUM Canopy Tree Credit (900 \$F per Tree)	Quantity Planted LARGE Canopy Tree Credit	Credit LARGE Canopy Tree Credit (1600 \$F per Tree)	TOTAL CANOPY \$F	% CANOPY PROVIDED	
1	15057.4	4517	0	0	2	800.00	3	2700	1	1600	5100	33.87	
2	15148.8	4545	0	0	2	800.00	3	2700	1	1600	5100	33.67	
3	15284.3	5585	0	0	1	400.00	3	2700	1	1600	4700	30.75	
4	15119.2	4536	0	0	2	800.00	3	2700	1	1600	5100	33.73	
5	15306.6	5099	0	0	0	0.00	4	3600	1	1600	5200	34.60	
6	15018.3	4505	0	0	1	400.00	4	3600	1	1600	5600	37.29	
7	25323.1	7597	0	0	6	2400.00	4	3600	4	6400	12400	48.97	

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST

[illegible]

Agreement with Adjacent Owner to be Provided to City allowing Impact as Proposed. Required for Boundary Tree Impact Greater than 10%.

[illegible]

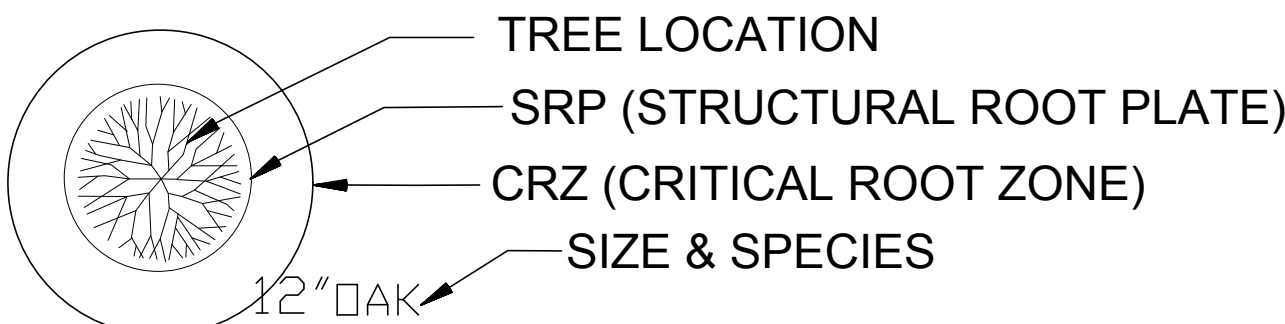
mondo
LAND PLANNING and DESIGN, LLC
 8920 MAIN STREET
 WOODSTOCK, GEORGIA, 30188
 phone 770.402.3719
 fax 1.866.334.0203





NOT RELEASED FOR CONSTRUCTION

DATE	7.23.18
JOB NO.	MOTP1806
DRAWN	MRC
CHECKED	ETC
SCALE	1" = 30'
SHEET:	1 OF 2



**X TREE TO BE IMPACTED PER
PROPOSED SCOPE OF WORK.**

TREE PROTECTION PLAN
FOR
BAXLEY S/D
LOCATED IN LAND LOT 1107 & 1108, DISTRICT 2, SECTION 2,
12760 HOBWEIL BLVD, CITY OF ALPHARETTA, GEORGIA

DATE	7.23.18
JOB NO.	MOTP180
DRAWN	MRC
CHECKED	ETC
SCALE	1" = 30'
SHEET:	101

Specimen Trees: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Boundary Trees: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

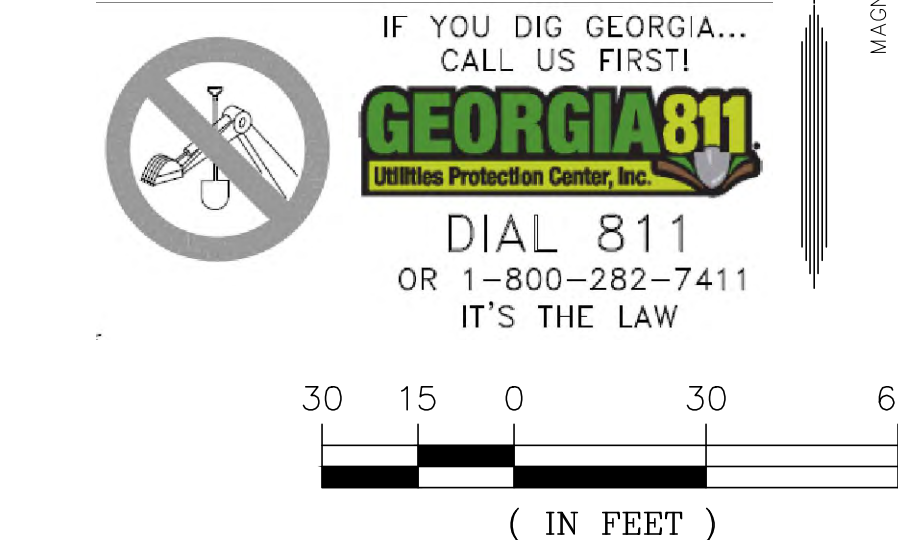
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

10.08.18 CITY COMMENTS

TREE PROTECTION NOTES

- 1) IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- 2) PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND/OR EXECUTED CONTRACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- 3) TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- 4) THE CRZ OF SPECIMEN TREES, PLUS ALL BUFFERS, SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- 5) INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- 6) ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- 7) ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- 8) ALL ROOTS ENCOUNTERED 1 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- 9) ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- 10) IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- 11) ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST



- NOTES:
- 1) THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL OF THE CITY ARBORIST WILL RESULT IN A 'STOP-WORK ORDER' AND FINES
 - 2) IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP-WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - 3) DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
 - 4) TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 - 5) A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST THE TRUNKS OF TREE(S).
 - 6) A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
 - 7) ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
 - 8) ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
 - 9) PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THIS MINIMUM WILL NOT BE ACCEPTED. EG - 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 - 10) ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 - 11) WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
 - 12) WHEN WATERING BAGS ARE USED MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
 - 13) NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION
 - 14) TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 - 15) ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - 16) ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
 - 17) PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 - 18) ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON THEIR PROJECT. PLEASE CONTACT 678-297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
 - 19) NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

5' LANDSCAPE STRIP - Outer Property Limits (Where Disturbed)

1 - 4" Cal. Tree to be Provided for every 50'

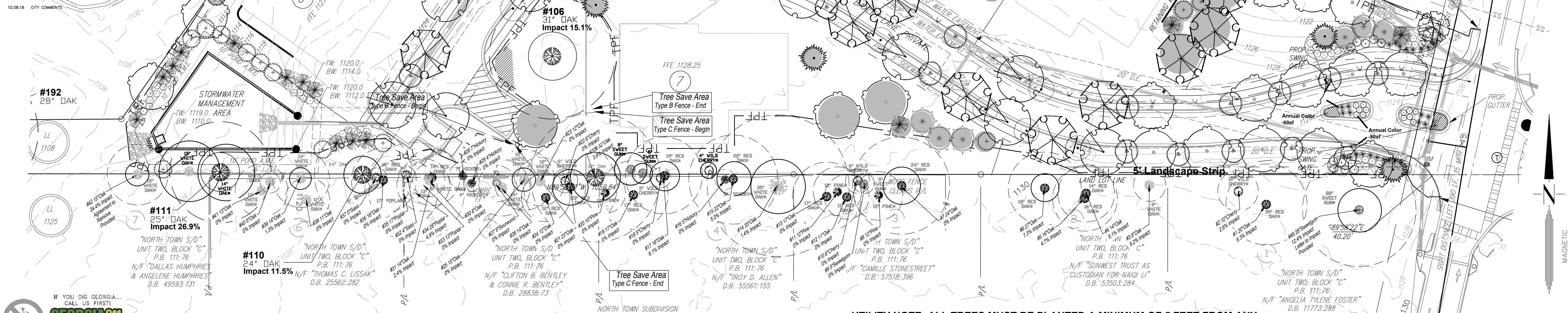
1158' Linear Feet x / 50 = 24 - 4" Cal. Trees

SEE THIS SHEET FOR LAYOUT AND SPECIFICATIONS

5' FRONTAGE LANDSCAPE STRIP (HAYNES BRIDGE ROAD - DOWNTOWN OVERLAY)

- Overstory Trees Provided at Max. 40' spacing
- Understory Trees Provided between Overstory as Overstory Spacing Exceeds 25' On Center
- Row of Min. 24" Shrubs Provided Along Frontage
- Trees Located Min. 20' from Existing Power Poles along Property Frontage and are Within Limits of the Subject Property

PROPOSED TREES GREATER THAN 10' FROM ANY CITY OF ALPHARETTA MAINTAINED HARDSCAPE. NO ROOT BARRIER NECESSARY.

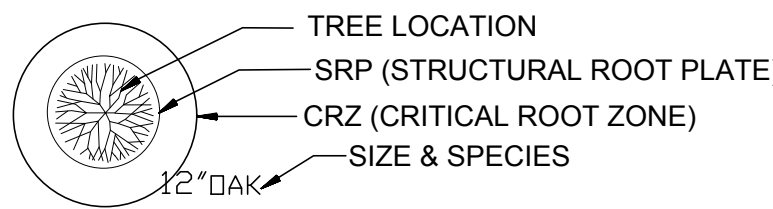


IF YOU DIG GEORGIA... CALL US FIRST!

GEORGIA811
Utility Protection Center, Inc.

DIAL 811
OR 1-800-282-7411
IT'S THE LAW

ALL LANDSCAPE AREAS TO BE SEEDED, SODDED, PLANTED WITH GROUNDCOVER OR MULCHED.



SPECIMEN RECOMPENSE PLANTING (TREE TYPE VARIES - SEE PLANT SCHEDULE)

PLANT SCHEDULE -

COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	INCHES PER TREE	QTY	TOTAL DENSITY INCHES	TOTAL RECOMPENSE INCHES	COMMENTS	GENUS PERCENTAGE
October Glory Maple	Acer rubrum 'October Glory'	4" CAL.	18-20'	4	15	60		B&B; Dense Crown; Matching; Branching From 7' and up	0.09
October Glory Maple	Acer rubrum 'October Glory'	4" CAL.	18-20'	4	4		16	B&B; Dense Crown; Matching; Branching From 7' and up	0.02
Total Acer genus percent=									0.114
Allee Elm	Ulmus parvifolia 'Emer II' PP7552	4" CAL.	18-20'	4	13	52.00		B&B; Dense Crown; Matching; Branching From 7' and up	0.08
Savannah Holly	Ilex x attenuata 'Savannah'		9'	2	11	22.00		Full to Ground; Matching	0.07
Savannah Holly	Ilex x attenuata 'Savannah'		13'	4	13		52.00	Full to Ground; Matching	0.08
Total ILEX genus percent=									0.144
DD Blanchard Magnolia	Magnolia grandiflora 'DD Blanchard'		9'	2	9	18.00		Full to Ground; Matching	0.05
DD Blanchard Magnolia	Magnolia grandiflora 'DD Blanchard'		13'	4	19		76.00	Full to Ground; Matching	0.11
Total Magnolia genus percent=									0.168
Upperton Willow Oak	Quercus phellos 'PT3' PP16,444	4" CAL.	18-20'	4	11	44.00		Full to Ground; Matching	0.07
Upperton Willow Oak	Quercus phellos 'PT3' PP16,444	4" CAL.	18-20'	4	6		24.00	Full to Ground; Matching	0.04
Total Quercus genus percent=									0.10
Yoshino Cyrtomaria	Cryptomeria japonica 'Radicans'		13'	4	18		72.00	Tree Form; Full Crown; Matching	0.11
Hornbeam	Carpinus betulus 'Fastigiata'	4" CAL.	18-20'	4	13	52.00		STRAIGHT TRUNK; CLEAR TO 3'	0.08
Deodar Cedar	Cedrus deodara		13'	4	8		32.00	FULL TO GROUND; STRAIGHT TRUNK	0.05
Flowering Dogwood	Cornus florida	3" CAL.	9-10'	3	8	24.00		FULL HEAD; STRAIGHT TRUNK	0.05
Redbud	Cercis canadensis	3" CAL.	9-10'	3	19	57.00		FULL HEAD; STRAIGHT TRUNK	0.11
Howard Ligustrum	Ligustrum japonica 'Howardii'	10 gal / 7 gal	48" / 30"		21 / 30			Note - two sizes. 10 gal installed at pond in rear 7 gal installed at entry. Full to Ground; Matching; Min. 24" spread.	
Little Lime Hydrangeas	Hydrangea paniculata 'Jane'	3 gal	24"		10			Full to Ground; Matching; Min. 24" spread.	
Adagio Miscanthus	Miscanthus sinensis 'Adagio'	3 gla			30			Matching; Vigorous roots to container edge.	
Rose Creek Abelia	Abelia 'Rose Creek'	3 gal	18"		12			Full to Ground; Matching; Min. 24" spread.	
Total Planted Trees=167						Total Planted Density Inches=329.00			
						Total Planted Recompense Inches=272			
						Total Genus Percent (Total Tree Quantity / Genus Quantity)=		100	

- % Native Species Planting = 84.6
- % Overstory Species Planting = 70
- Max. 25% of any one Genus

REVISIONS

DATE	DESCRIPTION
10.08.18	CITY COMMENTS

CIENT

BETHANY PROPERTIES GROUP, LLC
24 HR CONTACT: DAVID CHATHAM 678-624-2905

mondo

LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203

GEORGIA

NOT RELEASED FOR CONSTRUCTION
UNLESS REALIZED AND SHOWN IN THIS BOX

MEISSA REA CASTELL

TREE REPLACEMENT PLAN

FOR
BAXLEY S/D

LOCATED IN LAND LOT 1107 & 1108, DISTRICT 2, SECTION 2
12790 HOPEWELL ROAD, CITY OF ALPHARETTA, GEORGIA

DATE

7.23.18

JOB NO.

MOTP1806

DRAWN

MRC

CHECKED

ETC

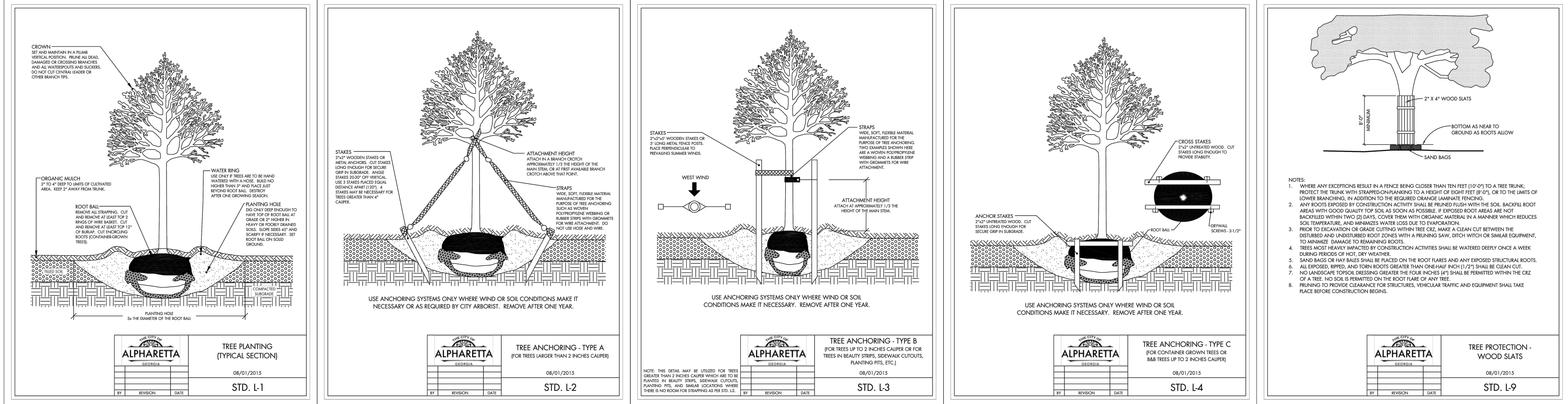
SCALE

1" = 30'

SHEET:

L102

UTILITY NOTE: ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.



ARBORIST REPORT

Tree Inventory & Analysis

Project: BAXLEY S/D (Hopedell Road)
City of Alpharetta

On Site Evaluation Date (s): 4/13/18
Report Date: 4/23/18

EVALUATION

Evaluation provided is a Level II and is based upon field observation and practical horticulture and arboriculture experience. No sub-grade or internal core investigation was performed on the subject trees. Photos of damage or defect, are included (Exhibit A). Note that some photo may have been lightened for increased visibility only.

CONDITION DEFINED

SPECIMEN / GOOD: Tree is actively growing without any serious visible pathogenic problems. Tree exhibits a structural form that is typical of the species in its natural growing environment. Tree displays strong evidence that it can reduce significant shading, with a minor structural defect or less than 20% canopy loss. The tree is in good health and is growing well. The tree is in good health and is growing well. The tree is in good health and is growing well.

NONSPECIMEN / DDM: Tree is Poor, not of specimen quality per standards of horticultural code. Dead, diseased and/or hazardous per professional opinion of this Arborist. Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in this condition are not recoverable and could degrade into a state of advanced decline leading to death. Some Non-specimen / DDM trees are in severe decline.

HAZARDOUS: Tree with unacceptable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by an Arborist or Forester.

DBH: Diameter of trunk in inches, measured at 4.5' above average soil level. Where split, tree is measured at narrowest point below split.

COODINANT: See Arborist note on last page of report.

Tree Tag # 8

Size (DBH): 12

Genus: PINE

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree #	Species	DBH (Inches)	Recommended Condition
101	OAK	26	GOOD
102	OAK	28	GOOD
103	OAK	28	GOOD
104	OAK	24	GOOD
105	MAPLE	25	NON-SPECIMEN
106	OAK	31	GOOD
107	OAK	38	NON-SPECIMEN
108	OAK	32	NON-SPECIMEN
109	OAK	29	NON-SPECIMEN
110	OAK	24	GOOD
111	OAK	25	GOOD
112	POPLAR	32	NON-SPECIMEN
113	MAPLE	24	GOOD
114	DOGWOOD	8	GOOD
115 (Landscape Tree)	CRAPE MYRTLE	14'	GOOD
116 (Landscape Tree)	CRAPE MYRTLE	14'	GOOD
117 (Landscape Tree)	CRAPE MYRTLE	14'	GOOD
118 (Landscape Tree)	CRABAPPLE	6	GOOD
119 (Landscape Tree)	CRABAPPLE	7	GOOD
120	DOGWOOD	32	NON-SPECIMEN
121	SOURWOOD	11	GOOD
122	OAK	28	GOOD

Tree Tag # 18

Size (DBH): 5

Genus: CHERRY

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 105

Size (DBH): 25

Genus: MAPLE

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 27

Size (DBH): 9

Genus: SWEETGUM

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 109

Size (DBH): 29

Genus: OAK

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 34

Size (DBH): 20

Genus: POPLAR

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 120

Size (DBH): 12

Genus: DOGWOOD

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 34

Size (DBH): 20

Genus: POPLAR

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 2

Size (DBH): 10

Genus: WILD CHERRY

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:

Tree Tag # 14

Size (DBH): 35

Genus: OAK

Specimen / GOOD

Non-specimen / DDM

Boundary Tree

Trunk

Canopy

Multi-Leaders

Included Bark

Decay

Canker/Gall

Open Wound

Previous Branch Failure

Unbalanced Crown

Tip Dieback

Failure Risk

Notes:



Re: Specimen Tree Treatment and Maintenance Plan

The following Plan shall cover the following trees for the subject site, which will be impacted by the site improvements, however retained on the subject property or off property. Any deviation from this schedule shall be requested in writing to the City of Alpharetta Arborist for approval.

See Chart this Sheet

The City Arborist to make all final determinations as to which trees preserved on the site the subject plan will apply, if differing from this specification.

Section I. Mulching

Mulching is the application of organic material on top of the ground over a tree's root system to improve soil moisture and fertility and to enhance root and tree growth. The objective of mulching is to recreate the conditions found in undisturbed, natural woodlands.

1. Use organic materials such as pine straw, aged wood chips, aged hardwood mulch or compost.
2. Spread the mulch in an even layer, 3-4" deep for pine straw or 2-3" for bark/compost; avoid mounding the mulch around the tree trunk.
3. Keep mulch at least five inches from the tree trunk to avoid creating favorable conditions for pests.
4. Mulch twice per year, in the late spring and fall after leaf drop has ended for the season.

Section II. Soil Test/Fertilization

Fertilization is the application of nutrients to the soil to enhance growth. It shall only be done for a specific purpose or to correct a specific deficiency discovered through soil testing. The pH of the soil shall be determined with a soil test. If the pH is not optimum, nutrients can become unavailable to trees. In general pH shall be maintained within the range of 6 to 7.

1. Conduct a soil test to determine fertilization needs for each tree.
2. Follow recommendations from the soil test to maintain proper pH and soil nutrients. The soil test shall be conducted every two years, in the fall season.
3. Apply fertilizer and pH altering agents based upon recommendations resulting from a soil test completed by soil testing laboratory.
4. Apply fertilizer when the roots are actively growing; late winter, early spring, or early summer.
5. Apply the fertilizer to the critical root zone (CRZ). Calculate the CRZ using the formula: Caliper (measured at 12 inches) x 1.5 = CRZ. Application of fertilizer shall be a surface application.

Section III. Air Excavation

Omit Section

DESIGNING THE HUMAN EXPERIENCE

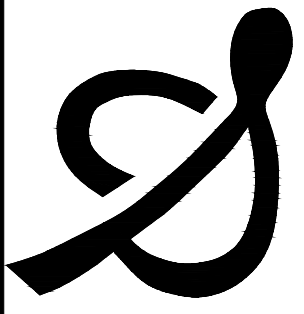
8020 main street, woodstock, ga 30188 phone 770.402.3719 fasmille 866.334.0203

1

TREE #	SIZE	SPECIES
106	31"	□AK
110	24"	□AK
111	25"	□AK

[illegible]

m o n d o
LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203



LOCATED IN LAND LOT 1107 & 1108, DISTRICT 2, SECTION 2

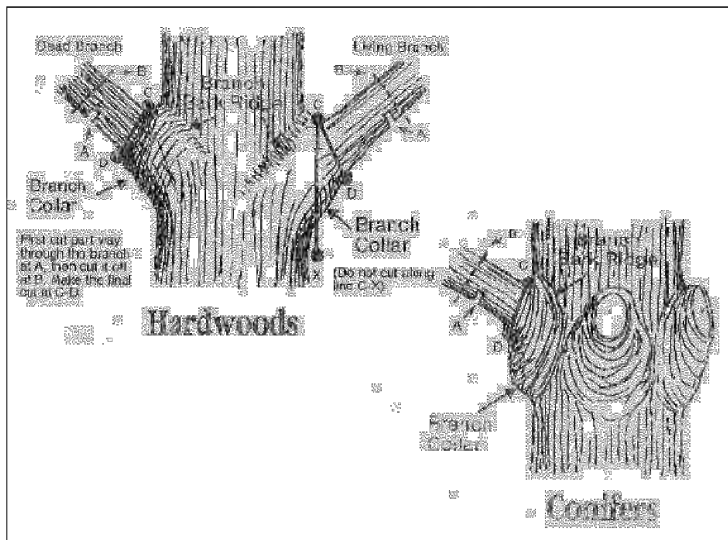
DATE	7.23.18
JOB NO.	MOTP1806
DRAWN	MRC
CHECKED	ETC
SCALE	1" = 40'
SHEET:	L104

PLANTING MAINTENANCE PLAN

Re: New Planting Maintenance Plan

The following Plan shall cover all proposed plantings for the subject site, as shown on the approved Tree Replacement Plan.

- Mulching**
 - Organic, non-synthetic mulch shall be applied to the rooting zone of all vegetation (see planting detail for minimum size of mulch ring), and be refreshed as needed or minimum twice per year. Replace once in spring (recommended in April) and once in fall (recommended in later November after leaf fall has occurred).
 - See detail for depth of mulch application. Mulch shall not touch the trunk of the trees.
- Pruning**
 - Trees shall be pruned to remove dead, dying, or diseased branches.
 - Trees shall be pruned for shaping for aesthetic purposes including minimal pruning for balance of canopy spread and form, trees forming understory trees as indicated in the plant schedule and to remove sucker style growth or offshoots.
 - Prune trees, as indicated in plant schedule, to provide clearance for pedestrian, vehicles, structures, or light.
 - See below diagram for pruning cuts.
 - Prune annually in late Fall (November).



The basic pruning of trees should follow the Three Cut Method.

First cut should be made at location A

Second cut should be made along line B

Final cut should be made along line CD

Newer cut along line X

- Take Soil Test annually in September.**
- Fertilize – In early Spring (recommended April)** per soil test results. Follow all manufacturer's guidelines and rates as recommended by soil test.
- Weed Control – Apply summer weed pre-emergent twice – once in March and once in June. Apply fall weed pre-emergent once in September.** Ensure pre-emergent selected is applicable to each season's weed species and follow manufacturer's application directions.
- Monitoring – Check plantings monthly** for proper maintenance including proper rates of watering, mechanical damage, mulch insufficiencies and signs of insect or pathogen issues. Apply pesticide and/or fungicide when evidence of insect or pathogen is found. Refer to local Agricultural Extension agent for identification of species, if unknown, prior to treatment. Utilize organic pesticides and/or fungicides as much as possible.
- Irrigation**
 - Newly planted trees shall be watered until fully established with drip irrigation, hand watering by hose, or watering bags. If watering bags are used, manufacturer's recommendations are to be used to determine the size of the watering bag and the schedule to fill the watering bags.
 - Established trees are to be watered during times of drought or lower than normal rainfall. During droughts – follow local municipality water usage regulations.
 - Watering application shall simulate at least 1" of rainfall per week and be long and slow so the water can infiltrate the soil to the roots of the trees.

DESIGNING THE HUMAN EXPERIENCE

8020 main street · woodstock, ga 30188 · phone 770.462.3719 · facsimile 866.334.0203

7



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: V-18-15: 133 UPSHAW DRIVE STREAM BUFFER VARIANCE

CONSIDERATION OF A VARIANCE REQUEST TO ALLOW FOR A FRONT PORCH ADDITION TO AN EXISTING HOME THAT WAS PREVIOUSLY CONSTRUCTED WITHIN THE CITY'S STREAM BUFFERS AND IMPERVIOUS SETBACK. THE PROPERTY IS LOCATED AT 133 UPSHAW DRIVE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1251, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

133 Upshaw Stream Variance CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, Site Plan Update 11.1.18, Buffer Area Update 11.1.18, Ltr of No Objection 133 Upshaw, Complete 133 Upshaw App 10.25.18



COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-18-15 133 UPSHAW/STREAM BUFFER VARIANCE

CITY COUNCIL: DECEMBER 10, 2018

II. RECOMMENDATION:

Approve V-18-15 133 Upshaw/Stream Buffer Variance, subject to the following conditions:

1. Encroachment shall be limited to submitted plans, prepared by Canopy Consultants, dated 10/31/2018.
2. Final plat shall be required depicting the additional 250 square feet of stream buffer at the rear of the property.
3. Property owner shall return the 25' State buffer to undisturbed native vegetation, as described on plans submitted by Canopy Consultants, dated 10/31/2018.

III. REPORT IN BRIEF:

The applicant, Alex Phillips on behalf of the property owner, is requesting consideration of a variance to allow for renovations to an existing home that was previously constructed within a stream buffer and impervious setback. The property owner proposes renovations to the home, including the addition of a 2-car garage, master bedroom and bath and front and rear covered porches. The subject property is located at 133 Upshaw Drive in the Meadow Brook Hills subdivision off Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow for renovations to an existing single-family home that was constructed within a stream buffer and impervious setback. The applicant proposes renovations to the home, including the addition of a 2-car garage, master bedroom and bath and front and rear covered porches. The property is located at 133 Upshaw Drive in the Meadow Brook Hills subdivision off Mayfield Road.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential). Surrounding properties are zoned R-15 to the north and west, SU (Special Use) to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential) to the east. Meadow Brook Hills Subdivision is located to the north and west, Independence High School to the south and Canton Street Commons Subdivision is currently under construction and located to the east.

The subject property is a 0.41-acre single-family detached lot developed with a 1-story, 1,075 square foot home with carport and built in 1964. A non-perennial stream runs along the south side of the property and encumbers much of the property with a 50' undisturbed buffer and 75' impervious setback. Nearly 63% of the lot, and almost the entire front yard, is impacted by the buffer and impervious setback. The existing home is partially within the State's 25' buffer and completely within the City's 50' stream buffer and 75' impervious setback. There are also several good quality Oaks and other hardwoods at the rear of the

property that further restrict the buildable area of the site. Not including building setbacks or the buffer/impervious setback, trees in the rear yard impact another 2,534 square feet or 14% of the lot.

Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements requires a 50' undisturbed natural vegetative buffer on both banks of a non-perennial stream and an additional 25' impervious setback. Impervious cover is prohibited within the 25' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground.

The applicant's plans depict interior and exterior renovations to the home, including the addition of a 2-car garage, master bedroom and bath and front and rear covered porches. The proposed addition would increase the size of the home from 1,273 square feet (under roof) to 2,996 square feet (under roof) or a total of 1,840 square feet of heated space. The renovations would result in 53 square feet of additional encroachment into the City's stream buffer and 180 square feet of additional encroachment into the City's impervious setback. The applicant proposes 250 square feet of additional stream buffer at the rear of the property to off-set the 233 square feet of new encroachment. In addition, the applicant would return the 25' State buffer to undisturbed native vegetation by over seeding with native grasses and forbes, allowing volunteer native trees to seed in and edging the area with a mulch strip to define the front yard from the stream buffer. Meadow Brook Hills Subdivision was developed prior to a change in the UDC prohibiting stream buffers to be located on residential lots.

VARIANCE REQUIREMENTS

Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:

1. When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.

Response: Nearly 80% of the lot is impacted by a combination of stream buffer and trees and the existing home footprint was entirely constructed within the stream buffer and impervious setback. The applicant proposes 250 square feet of new stream buffer to off-set the proposed 233 square feet of new encroachment into the buffer and impervious setback.

2. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Response: Nearly 80% of the lot is impacted by a combination of stream buffer and trees and the existing home footprint was entirely constructed within the stream buffer and impervious setback. The applicant proposes 250 square feet of new stream buffer to off-set the proposed 233 square feet of new encroachment into the buffer and impervious setback.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the variance request. Nearly 80% of the lot is impacted by a combination of stream buffer and trees and the existing home footprint was entirely constructed within the stream buffer and impervious setback. The applicant proposes 250 square feet of

new stream buffer to off-set the proposed 233 square feet of new encroachment into the buffer and impervious setback. If approved, conditions are recommended requiring the 250 square feet of new City stream buffer to be platted and recorded on the lot.

CITIZEN PARTICIPATION PLAN

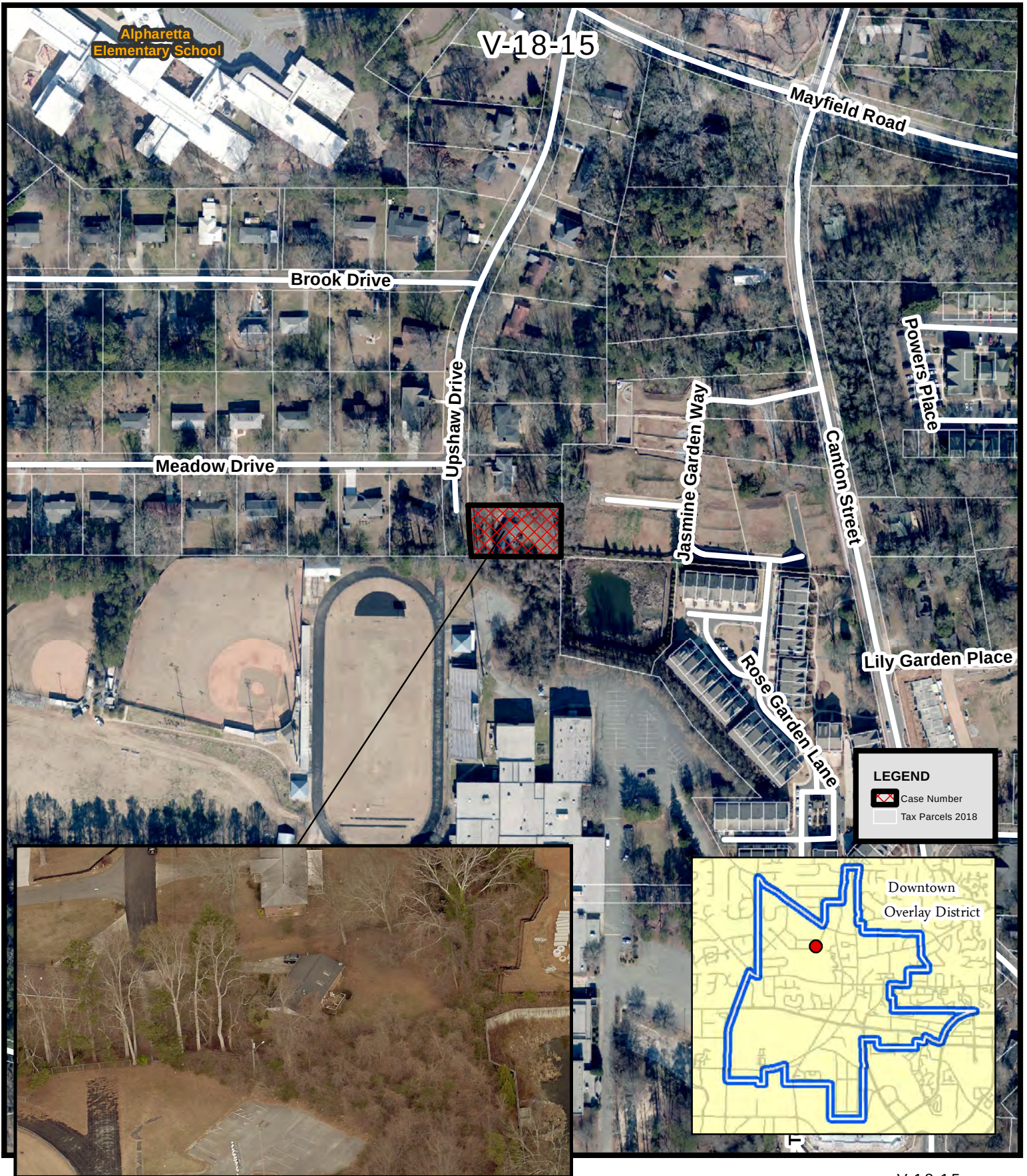
The report submitted by the applicant states that the adjacent property owners were contacted regarding the applicant's intent. The applicant secured signed letters of no objection from the adjacent property owners.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 14, 2018. There were no comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan

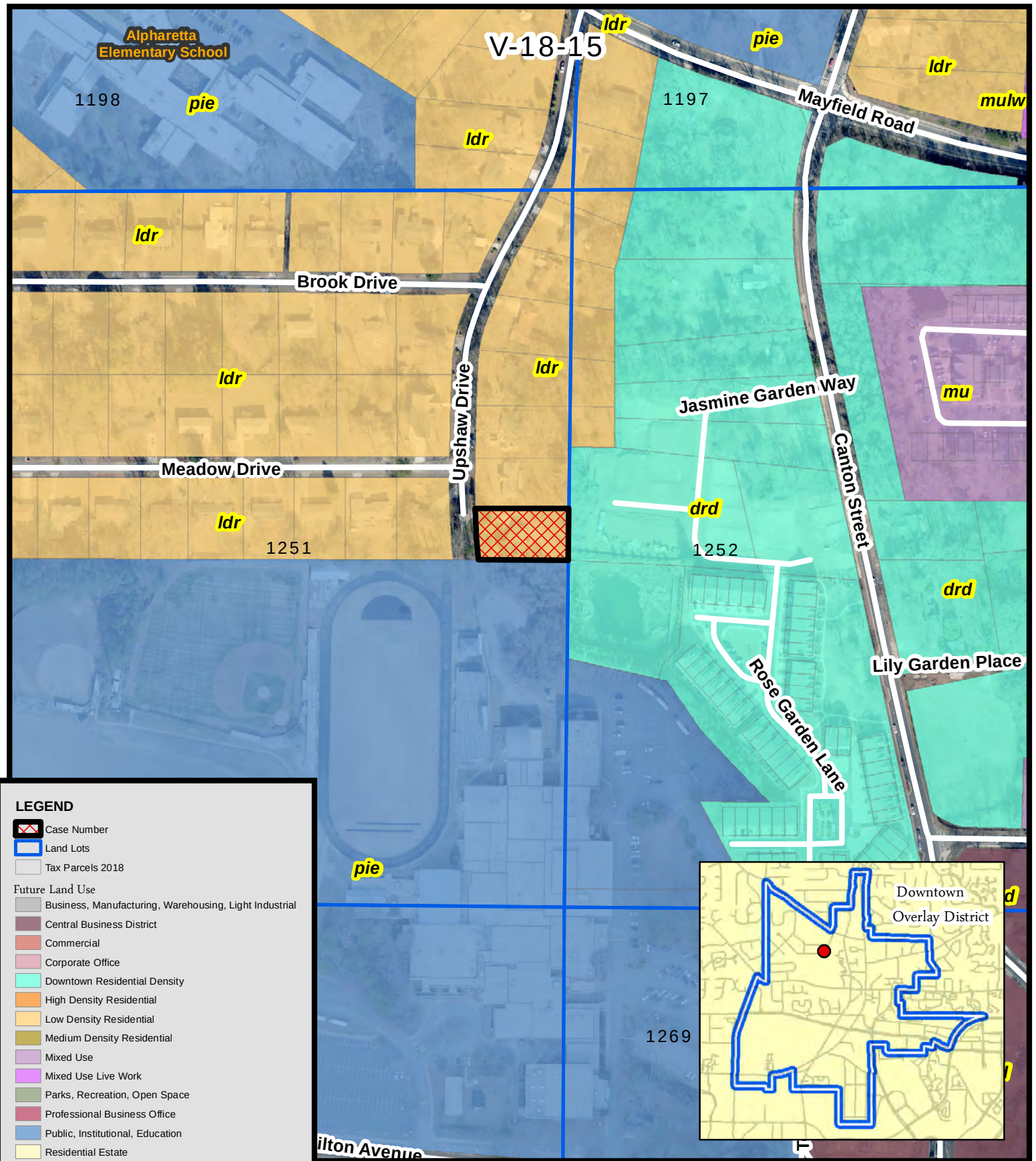


Aerial Map 133 Upshaw Drive Stream Variance

V-18-15
D/LL: 2/2/1251
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS



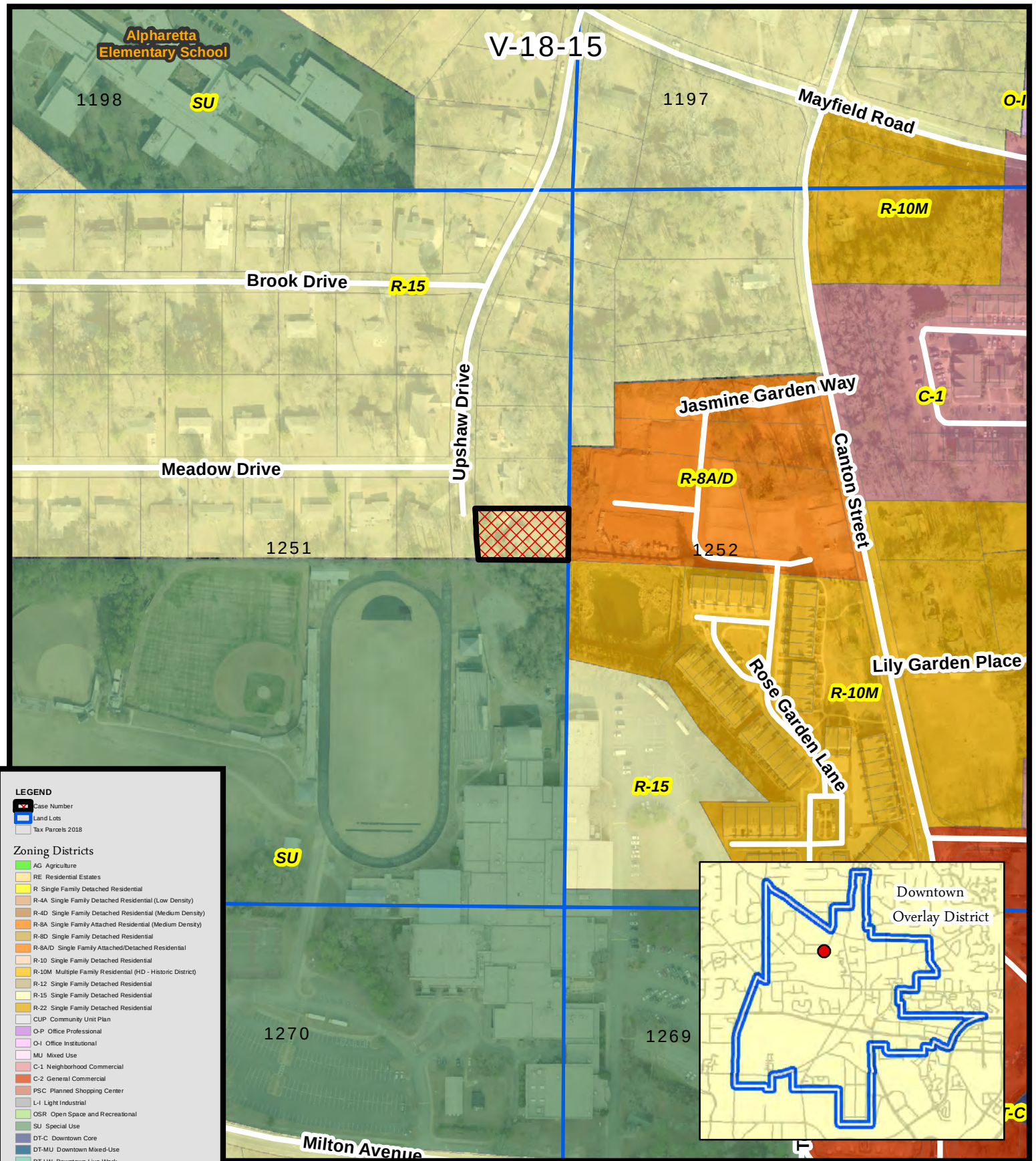


Future Land Use 133 Upshaw Drive Stream Variance

V-18-15
D/LL: 2/2/1251
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS



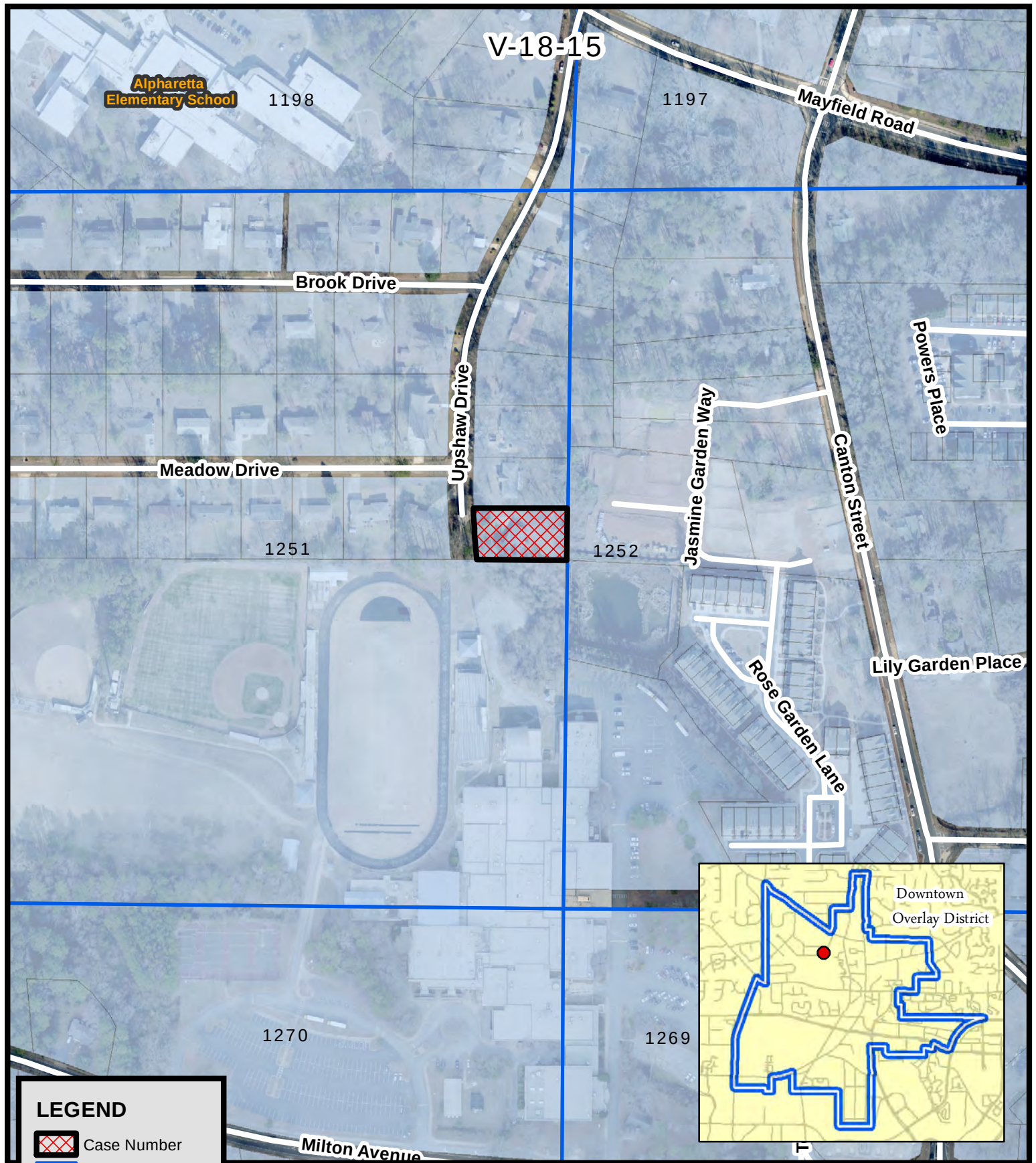


Zoning Map 133 Uphaw Drive Stream Variance

V-18-15
D/LL: 2/2/1251
CC Date: 12/10/18

Location Map Provided by:
Community Development - GIS





LEGEND

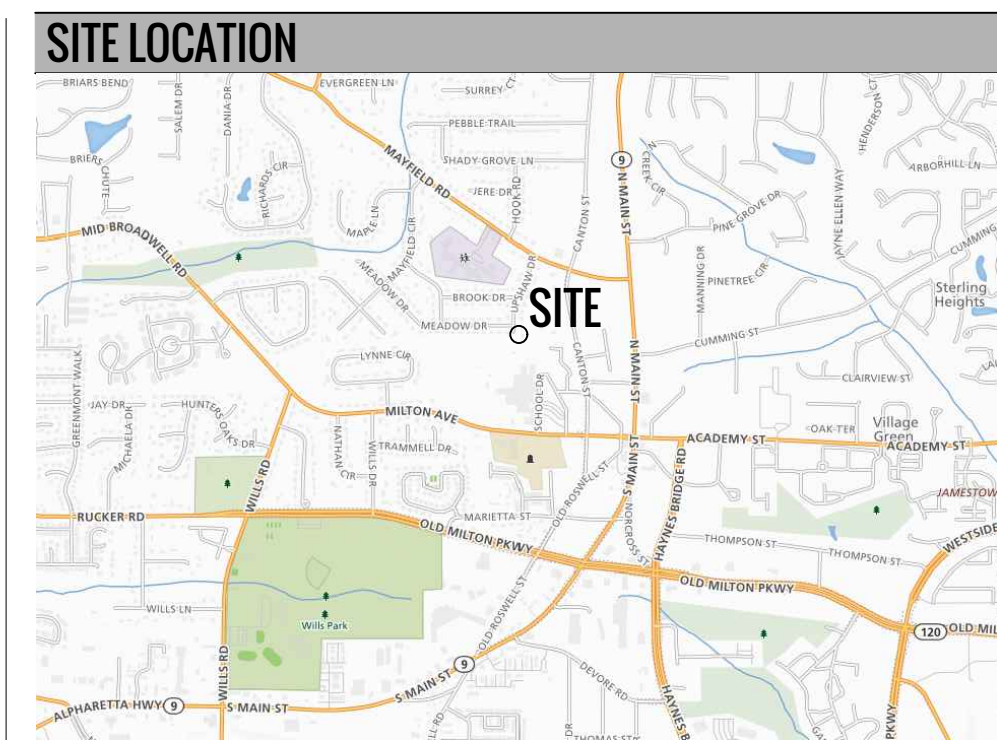
-  Case Number
-  Land Lots
-  Tax Parcels 2018



Location Map
133 Upshaw Drive
Stream Variance

V-18-15
D/LL: 2/2/1251
CC Date: 12/10/18

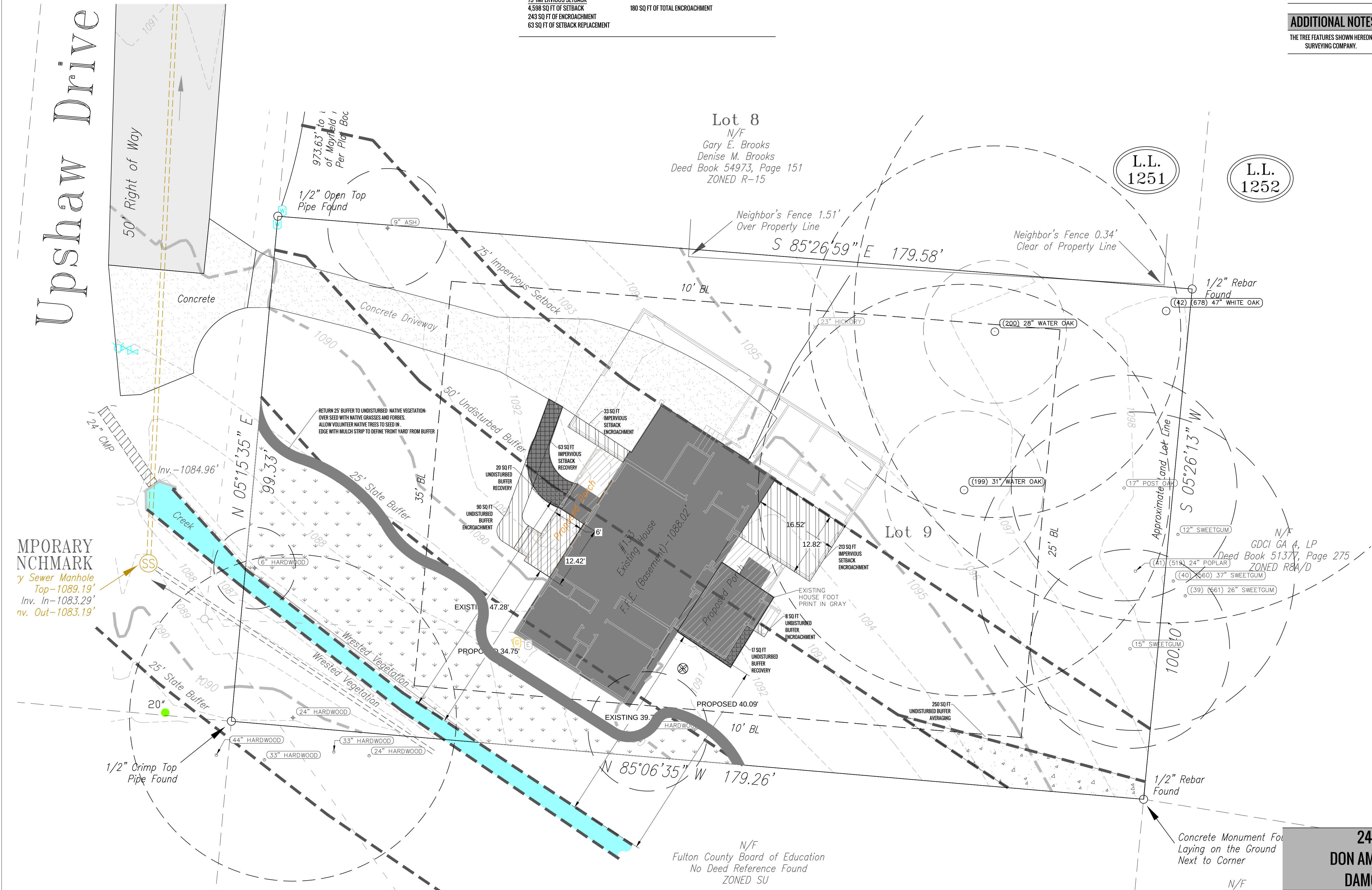
Location Map Provided by:
Community Development - GIS



TOTAL BUFFER AND SETBACK AREAS	
25' STATE WATERS BUFFER AREA	2,894 SQ FT
50' UNDISTURBED BUFFER AREA	3,743 SQ FT
75' IMPERVIOUS SETBACK AREA	4,598 SQ FT
BUFFER ENCROACHMENT	
50' BUFFER 3,743 SQ FT OF BUFFER 98 SQ FT OF ENCROACHMENT 37 SQ FT OF BUFFER REPLACEMENT	61 SQ FT OF TOTAL ENCROACHMENT
75' IMPERVIOUS SETBACK 4,598 SQ FT OF SETBACK 243 SQ FT OF ENCROACHMENT 63 SQ FT OF SETBACK REPLACEMENT	180 SQ FT OF TOTAL ENCROACHMENT

SITE INFORMATION	
ZONING	R-15
TOTAL SITE AREA	17,917 SQ FT 0.411 ACRES
VARIANCE INFORMATION	
53 SQ FT OF 50' UNDISTURBED BUFFER ENCROACHMENT	
180 SQ FT OF 75' IMPERVIOUS SETBACK ENCROACHMENT	
250 SQ FT OF 50' UNDISTURBED BUFFER AVERAGING	

SPECIMEN TREE NOTE	
SPECIMEN TREE REPORT AND SURVEY COMPLETED ON 3/27/2018 BY CANOPY CONSULTANTS: ALEX PHILLIPS, MA-4868A ISA CERTIFIED ARBORIST® ISA MEMBER ISA TRAQ	
SPECIMEN TREE LEGEND	
	SPECIMEN TREE TO BE SAVED
	SPECIMEN TREE TO BE REMOVED
	TREE TO BE SAVED
	BOUNDARY TREE
	BUFFER TREE
ADDITIONAL NOTES	
THE TREE FEATURES SHOWN HEREON WERE ORIGINALLY SURVEYED ON AUGUST 8, 2018 BY GEORGIA LAND SURVEYING COMPANY.	



JOB # 18015

CANOPY CONSULTANTS
1126 WEATHERSTONE DR. NE
ATLANTA, GEORGIA 30324
(404) 858-7471

AMOS RESIDENCE

133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA
LAND LOT 1251
2ND DISTRICT
2ND SECTION

FOR

DON AMOS

133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
PHONE: 404-643-3342

SHEET TITLE

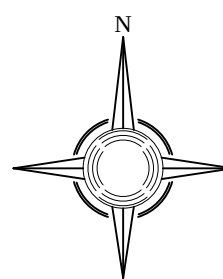
SITE PLAN VARIANCE



SCALE: 1" = 10'
DATE: OCTOBER 31, 2018
PROJECT: 18015

REVISIONS:

NO.	DATE	BY	DESCRIPTION



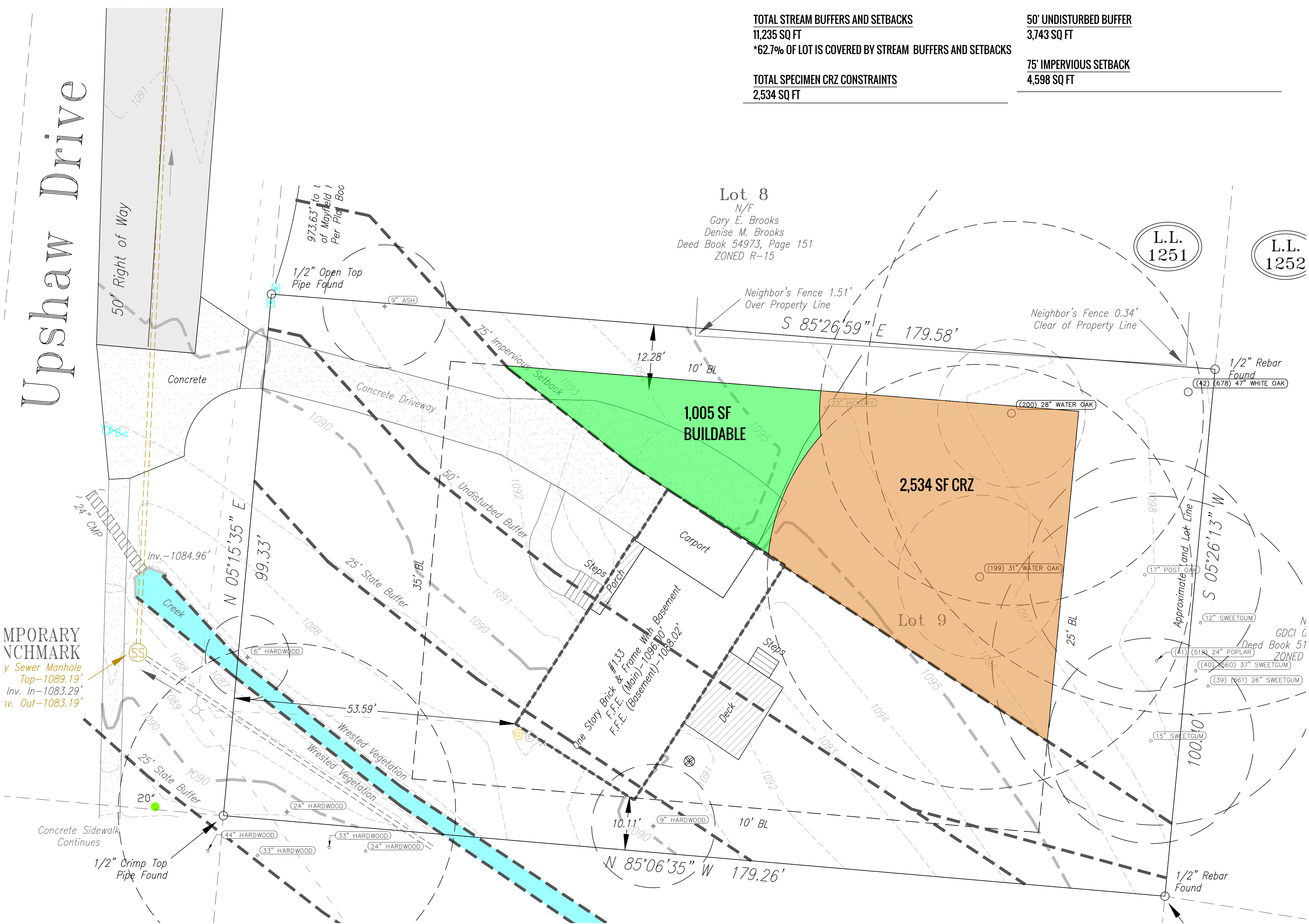
SHEET #
SP-1

1 OF 1

This drawing is the property of Canopy Consultants and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Canopy Consultants ©

AMOS RESIDENCE

24 HOUR CONTACT
DON AMOS @ 404 643 3342
DAMOSJR@GMAIL.COM



SITE DATA
TOTAL SITE SQ FT
17,917 SQ FT
TOTAL STREAM BUFFERS AND SETBACKS
11,235 SQ FT
*62.7% OF LOT IS COVERED BY STREAM BUFFERS AND SETBACKS
TOTAL SPECIMEN CRZ CONSTRAINTS
2,534 SQ FT

BUFFER AREA
25' STATE WATERS BUFFER
2,894 SQ FT
50' UNDISTURBED BUFFER
3,743 SQ FT
75' IMPERVIOUS SETBACK
4,598 SQ FT

SPECIMEN TREE NOTE
SPECIMEN TREE REPORT AND SURVEY COMPLETED ON 3/27/2018 BY CANOPY CONSULTANTS:
ALEX PHILLIPS, MA-4868A
ISA CERTIFIED ARBORIST®
ISA MEMBER
ISA TRAQ

SPECIMEN TREE LEGEND	
	SPECIMEN TREE TO BE SAVED
	SPECIMEN TREE TO BE REMOVED
	TREE TO BE SAVED
	BOUNDARY TREE
	BUFFER TREE

ADDITIONAL NOTES
THE TREE FEATURES SHOWN HEREON WERE ORIGINALLY SURVEYED ON AUGUST 8, 2018 BY GEORGIA LAND SURVEYING COMPANY.

JOB # 18015

CANOPY CONSULTANTS
1126 WEATHERSTONE DR. NE
ATLANTA, GEORGIA 30324
(404) 858-7471



AMOS RESIDENCE

133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA
LAND LOT 1251
2ND DISTRICT
2ND SECTION

FOR

DON AMOS
133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
PHONE: 404-643-3342

SHEET TITLE

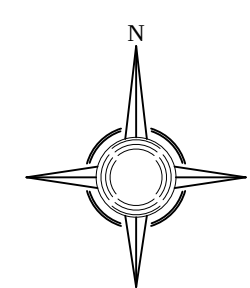
BUFFER CONSTRAINTS



SCALE: 1" = 10'
DATE: OCTOBER 31, 2018
PROJECT: 18015

REVISIONS:

NO.	DATE	BY	DESCRIPTION



SHEET #
BF-1
1 OF 1

This drawing is the property of Canopy Consultants and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Canopy Consultants ©

24 HOUR CONTACT
DON AMOS @ 404 643 3342
DAMOSJR@GMAIL.COM

Dear Neighbors,

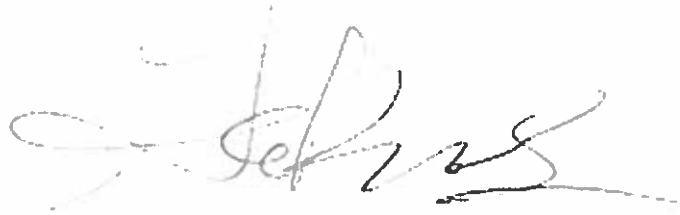
The city is requiring us to go through a full variance for the addition of the screened porch and the front porch. The reason being is that they encroach on the 50 and 75 foot buffer of the small creek that runs along the side of our home.

The rear screen porch is already encroaching this buffer, (so that is not really changing) and the 6x21 front porch will be an encroachment.

If you have any questions or concerns, please feel free to reach out and ask. We need to turn in a signed letter from our neighbors indicating that you are aware of this and by signing, you are indicating that you do not have a disagreement with our request for the variance.

Thank you,
Don Amos and Ann Geer


Denise Brooks


Gary Brooks

10/25/18

133 UPSHAW STREAM VARIANCE

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: DONALD L. AMOS JRTelephone: 404-643-3342Address: 11285 EIKINS ROADSuite: B-4City: RoswellState: GAZip: 30076Fax: 888-755 7381Mobile Tel: 404 643 3342Email: DAMOSJR@GMAIL.COM

Subject Property Information:

Address: 133 UPSHAW DRIVECurrent Zoning: SFRDistrict: 2NDSection: 2NDLand Lot: 1251

Parcel ID: _____

Proposed Zoning: _____

Current Use: _____

This Application For (Check All That Apply):

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

10/25/18

133 LIPSHAW STREAM VARIANCE

APPLICANT REQUEST AND INTENT

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

We are proposing improving our current single family home with the addition of a 2 car garage and master bedroom/bath and front & rear porches

Applicant's Request (Please itemize the proposal):

1. Requesting approval of a new front porch that encroches the 50' ft buffer
2. Requesting approval of a rear deck that currently exists and convert into a screened in porch

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

We are looking to move back into the city into a home we have owned for 20 years. With the growth of our city and walkability we are wanting to add value to our community by making home improvements.

10/25/18

133 LIPSHAW STREAM VARIANCE ✓

V-18-15

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: DONALD L. Amos JrTelephone: 404-643-3342Address: 11285 EIKINS ROADSuite: B-4City: RoswellState: GAZip: 30076Authorization:

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 |

Identify Authorized Applicant:Name of Authorized Applicant: Alex PhillipsTelephone: 404.858.7471Address: 1126 WEATHERSTONE DR

Suite:

City: AtlantaState: GAZip: 30324So Sworn and Attested:Owner Signature: [Signature]Date: 10/23/2018Notary:Notary Signature: [Signature]Date: 10/23/2018

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:

DONALD L. Amos Jr

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

⊖

Position:

Description of Contribution:

⊖

Value:

Description of Contribution:

⊖

Value:

Description of Contribution:

⊖

Value:

Description of Contribution:

⊖

Value:

Description of Contribution:

⊖

Value:

Campaign Contribution Information:

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

Signature:

Date:

10/23/2018

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes. Between the buffer and specimen trees, over 90% of our lot is currently unbuildable. In an effort to work within the building constraints we have designed the addition and porches to best utilize the lot with the least amount of impact.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, current zoning code would not allow the current home to be built. The code also directly impacts our ability to improve our home with current remodels, rebuilds and new construction all around us. (Specifically across the street, next door, and directly behind us)

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Our property is extremely unique in that if the house was torn down (like several in our neighborhood) the lot would be unbuildable. Therefore, we are trying to keep in line with current housing as a part of the downtown living community, by improving our home and adding value to our community.

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.

No, not at all. We are trying to improve the neighborhood values while trying to respect the new buffer constraints. It would not impair any adjacent property in anyway

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.

10/25/18

133 UPSHAW STREAM VARIANCE

We are truly trying to utilize our property constraints to the best of our ability. We have consulted with multiply professionals and have come up with the best solution to improve our personal property, as well as add value to our neighborhood and the downtown area. We are doing our best to keep the charm of the neighborhood that has been around since the 1960's while increasing the overall value. It's a very walkable and inviting neighborhood that lends itself to outdoor living and the allure and desirability of community. In an effort to continue to build community and keep in line with what is being built all around us, we really think that a front porch would add to the over feel and esthetics of our neighborhood and downtown living. Thank you in advance for your consideration.

10/25/10

133 UPSHAW STREAM VARIANCE ✓

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: _____

Contact Name: _____

DONALD L. AMOS JR

Telephone: _____

404 643 3342

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

adjacent properties

GARY & DENISE BROOKS

141 Upshaw Drive

BONNIE MAJHER

170 Meadow Drive

Ann Thistleton

345 Lilac Garden Glen

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

☐

Letter

☐

Personal Visits

☒

Telephone

☐

Group Meeting

☒

Email

☐

Other (Please Specify) _____

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

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: _____

Contact Name: DONALD L. AMOS JR Telephone: 404 643 3342

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.

Gary & Denise Brooks 141 Upshaw Dr.

Bonnie Majner 170 Meadow Drive

Ann Thistleton 345 Lilac Garden Glen

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

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

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

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

Signature of Authorized Agent: _____

Date: 10/24/2018

Dear Neighbors,

We are planning on renovating and adding on an addition to our home at 133 Upshaw Drive. (the last house on the left) We have taken all the steps needed to submit our building permit, when the survey revealed that 2 areas of the home would be interfering with the city's 50 foot no disturbance buffer of the small creek next to our home.

An area about 6x6 of our covered front porch and an area approximately 6x12 for a screened porch (actually putting a roof on a deck that already exists) in the back is what is causing the need for us to reach out to you. The city views this as an administrative variance and requires us to get signatures from our neighbors. If you have any questions about this, feel free to reach out to us. Otherwise, if you do not mind us applying for this variance, if you could please sign this and return to us as soon as possible, we would be very grateful.

Fondly,
Don Amos and Ann Geer

DocuSigned by:

Bonnie Majher 9/27/2018 5:15:09 AM PDT

080BA3EC1ACB44F..

Dear Neighbors,

We are planning on renovating and adding on an addition to our home at 133 Upshaw Drive. (the last house on the left) We have taken all the steps needed to submit our building permit, when the survey revealed that 2 areas of the home would be interfering with the city's 50 foot no disturbance buffer of the small creek next to our home.

An area about 6x6 of our covered front porch and an area approximately 6x12 for a screened porch (actually putting a roof on a deck that already exists) in the back is what is causing the need for us to reach out to you. The city views this as an administrative variance and requires us to get signatures from our neighbors. If you have any questions about this, feel free to reach out to us. Otherwise, if you do not mind us applying for this variance, if you could please sign this and return to us as soon as possible, we would be very grateful.

Fondly,
Don Amos and Ann Geer

Denise Brooks 141 Upshaw Dr.
" " "

Dear Neighbors,

The city is requiring us to go through a full variance for the addition of the screened porch and the front porch. The reason being is that they encroach on the 50 and 75 foot buffer of the small creek that runs along the side of our home.

The rear screen porch is already encroaching this buffer, (so that is not really changing) and the 6x21 front porch will be an encroachment.

If you have any questions or concerns, please feel free to reach out and ask. We need to turn in a signed letter from our neighbors indicating that you are aware of this and by signing, you are indicating that you do not have a disagreement with our request for the variance.

Thank you,
Don Amos and Ann Geer

DocuSigned by:

Bonnie Majher

080BA3EC1ACB44F...

170 Meadow Drive

Dear Neighbors,

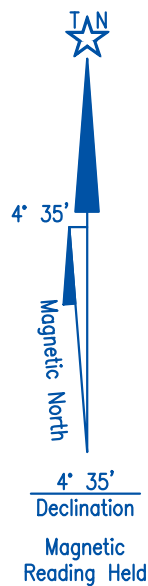
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Thank you,
Don Amos and Ann Geer

Ann Threlton
345 Lolac Garden Glen



AREA
17,917 SQ. FT.
0.411 ACRES

LEGEND

These standard symbols may be found in the drawing.

- Iron Pin Found
- Building Line
- Guy Wire Anchor
- Power Pole
- Electric Meter
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)
- Stormwater Pipe
- Stormwater Pipe (Not Field Located)

ZONING
[City of Alpharetta]
(R-15) (Single Family Residential)
Front yard setback-35'
Side yard setback-10'
Rear yard setback-25'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES
1. Elevations are based on N.A.V.D. 88 datum.
2. Contour lines are at one (1) foot intervals.
3. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
4. Software used: Carlson Survey 2013 and Carlson Surver.

SPECIAL FLOOD HAZARD NOTE
I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone "X", without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13121C0058F effective date 9/18/2013.

CLOSURE STATEMENT
The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 286,921 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

TOPOGRAPHIC/TREE SURVEY PLAT FOR: 133 Upshaw Drive, Alpharetta Georgia 30009

DONALD L. AMOS JR.

LAND LOT: 1251 2nd DISTRICT 2nd SECTION FULTON COUNTY, GA

LOT: 9 BLOCK: A UNIT: Two PHASE:

SUBDIVISION: Meadow Brook Hills

PLAT BOOK 67 , PAGE 76

PARTY CHIEF: RG

FIELD DATE:

8/8/18

SHEET 1 OF 1

DEED BOOK 53570 , PAGE 599

DRAFTER: BMS

DATE: 7/31/18

SCALE: 20'

REVISION

BY

DATE



GEORGIA
LAND SURVEYING CO.

EST 1955

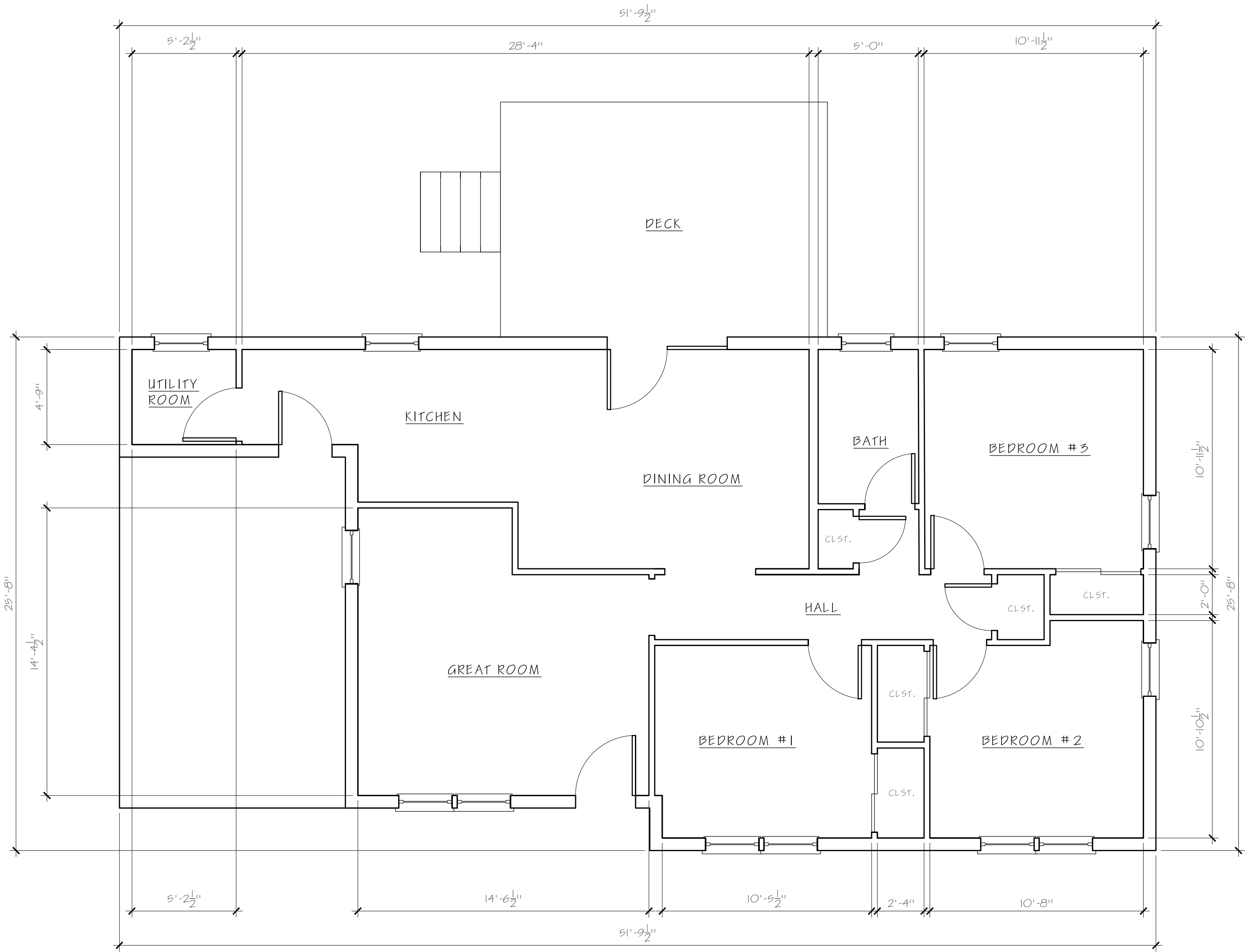
Josh L. Lewis IV, RLS 3028

Signature:

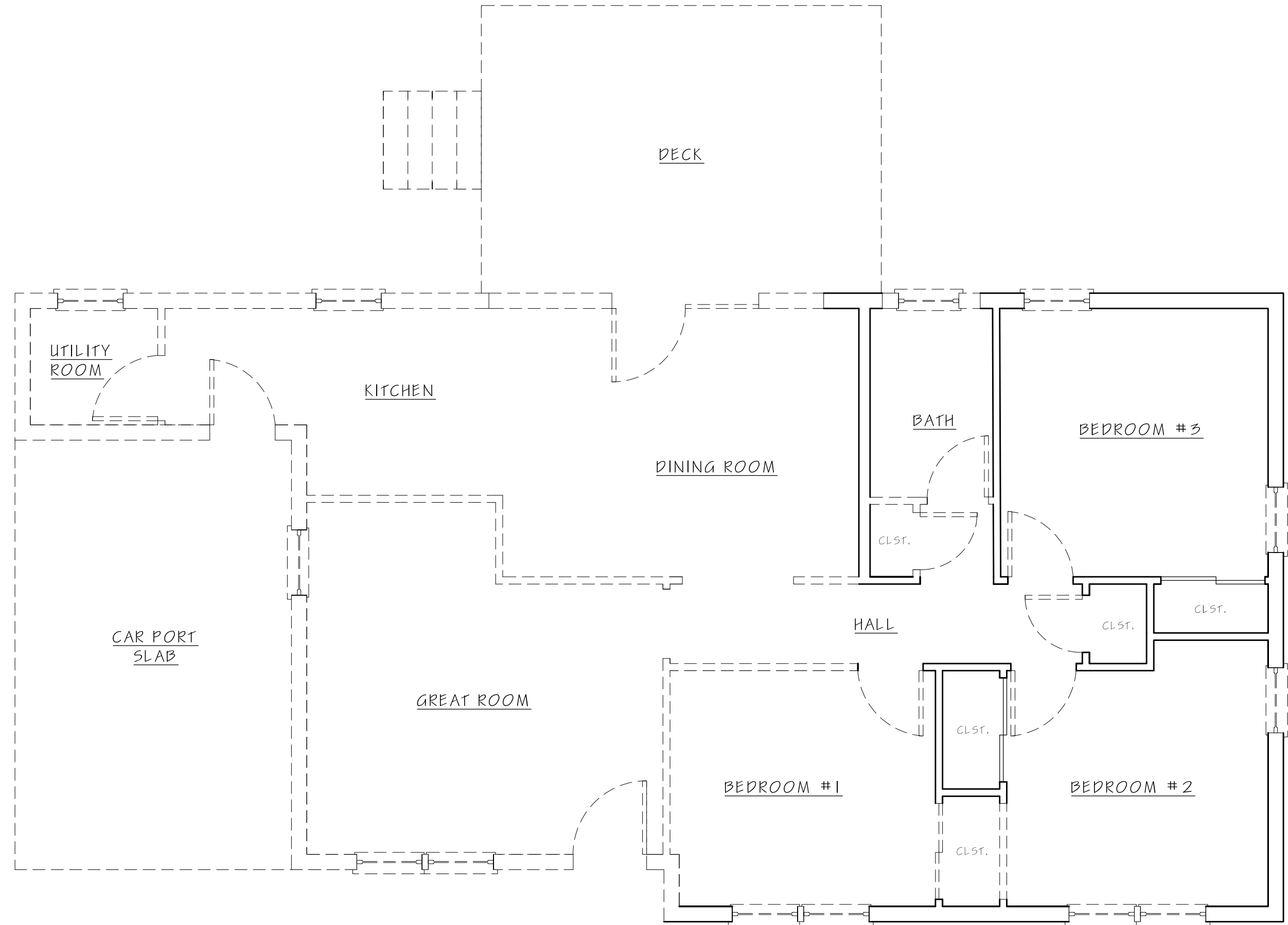
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



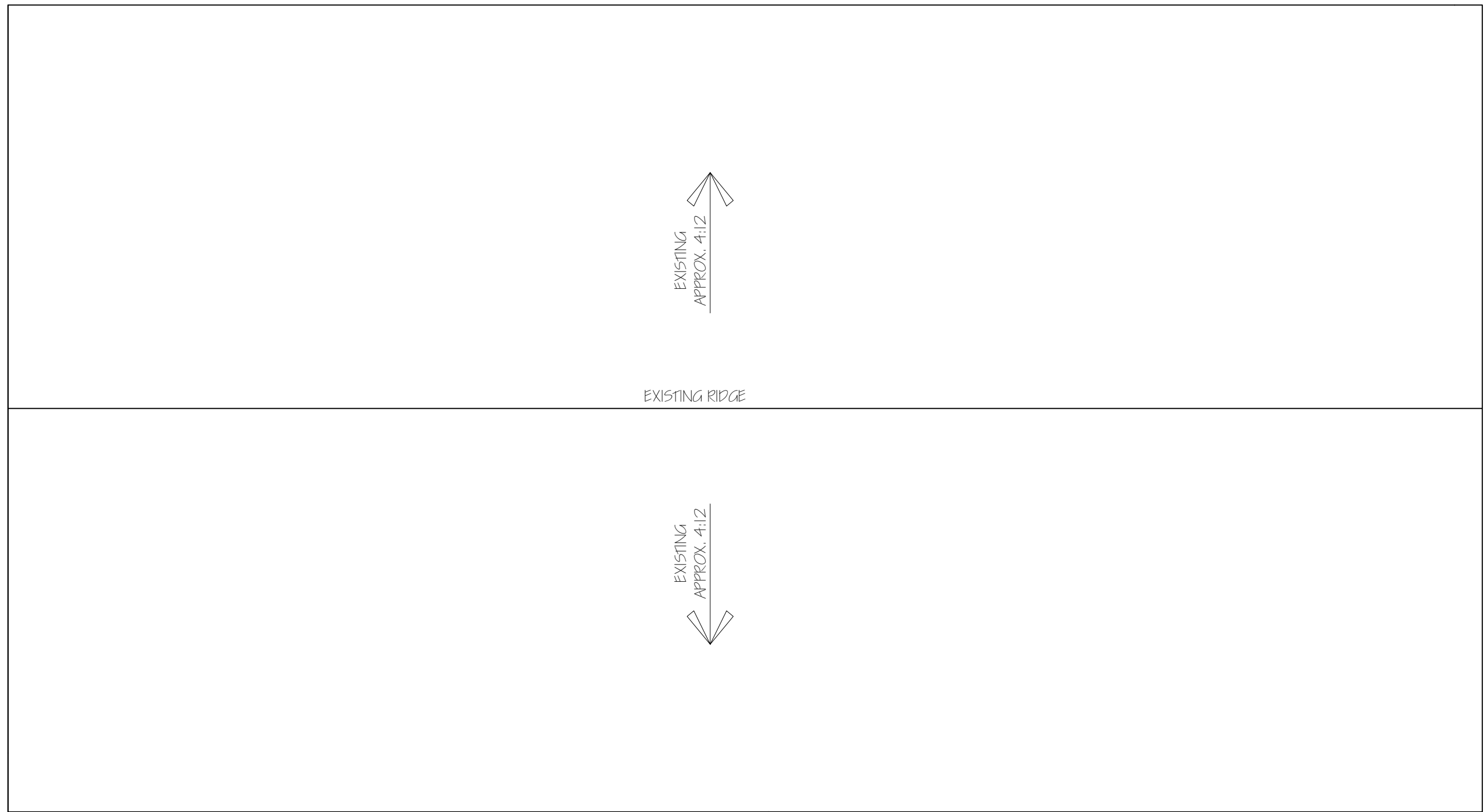
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



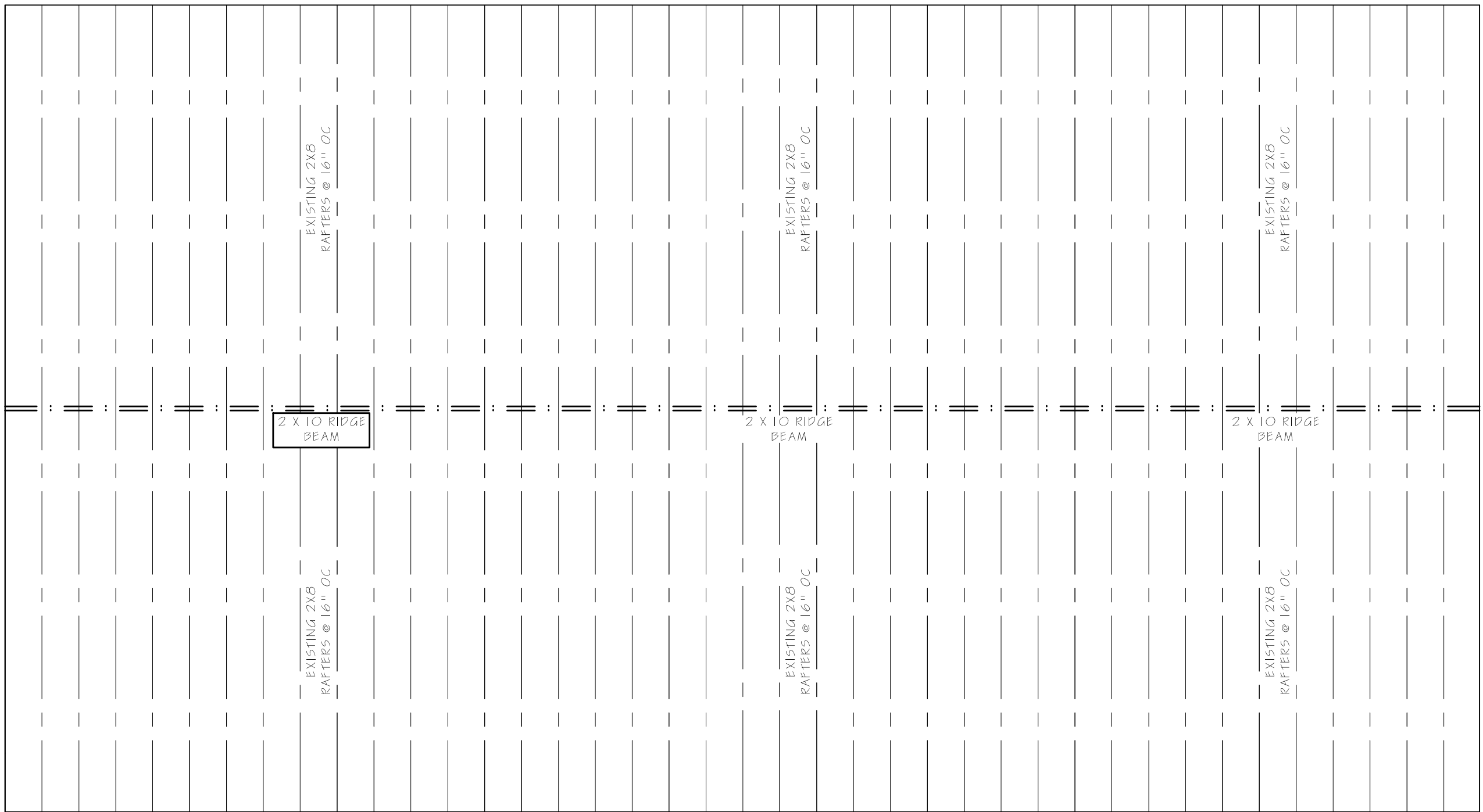
1 EXISTING FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED FLOOR DEMO PLAN
1/4" = 1'-0"



2 EXISTING ROOF PLAN
1/4" = 1'-0"



3 EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"



BONSAI DESIGN



JASON ALBERT - 678.390.4655
JASON.BONSAIDESIGN@GMAIL.COM

UPSHAW REMODEL
133 Upshaw Dr
Alpharetta, GA 30009

PROJECT MANAGER:
DON AMOS
DAM5JR@GMAIL.COM
404.643.3342

DRAWN BY:
JASON ALBERT
678.390.4655
JASON.BONSAIDESIGN@GMAIL.COM

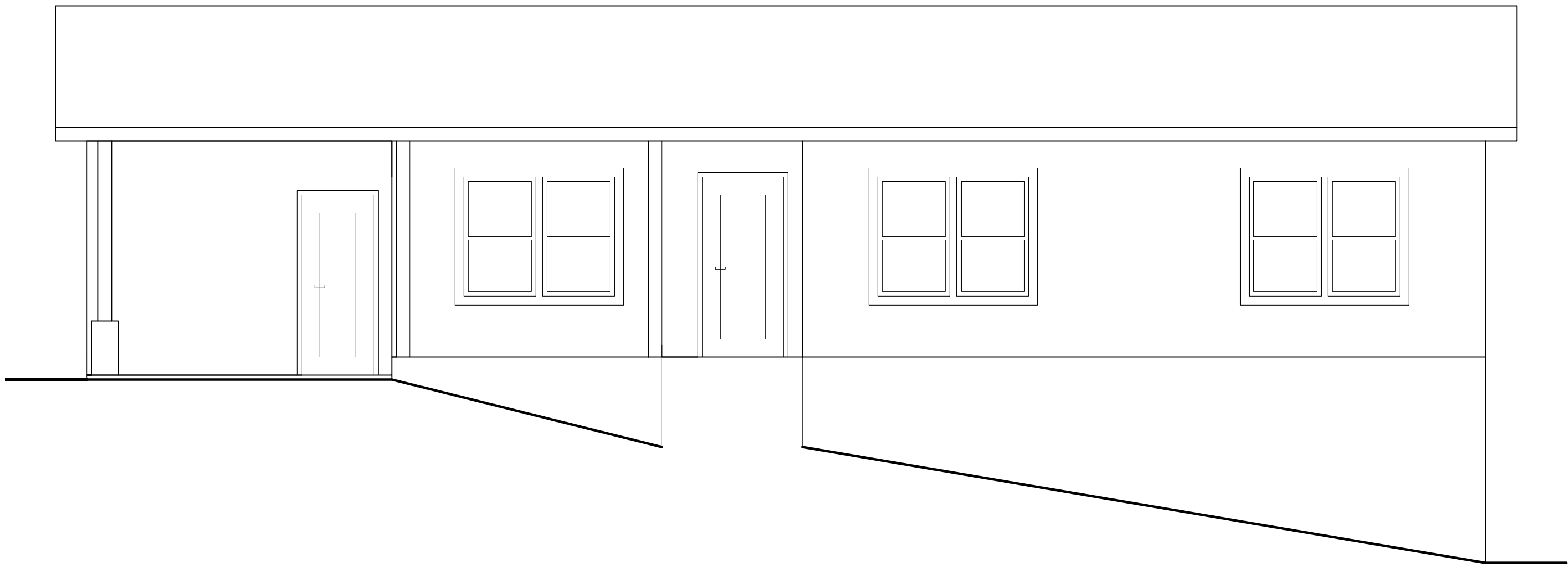
REVISED

DOCUMENT PHASE
PERMIT PACKET
RELEASED FOR
CONSTRUCTION

AUGUST 27, 2018

SHEET TITLE
AS-BUILTS
FLOOR, DEMO,
FOUNDATION &
ROOF PLAN

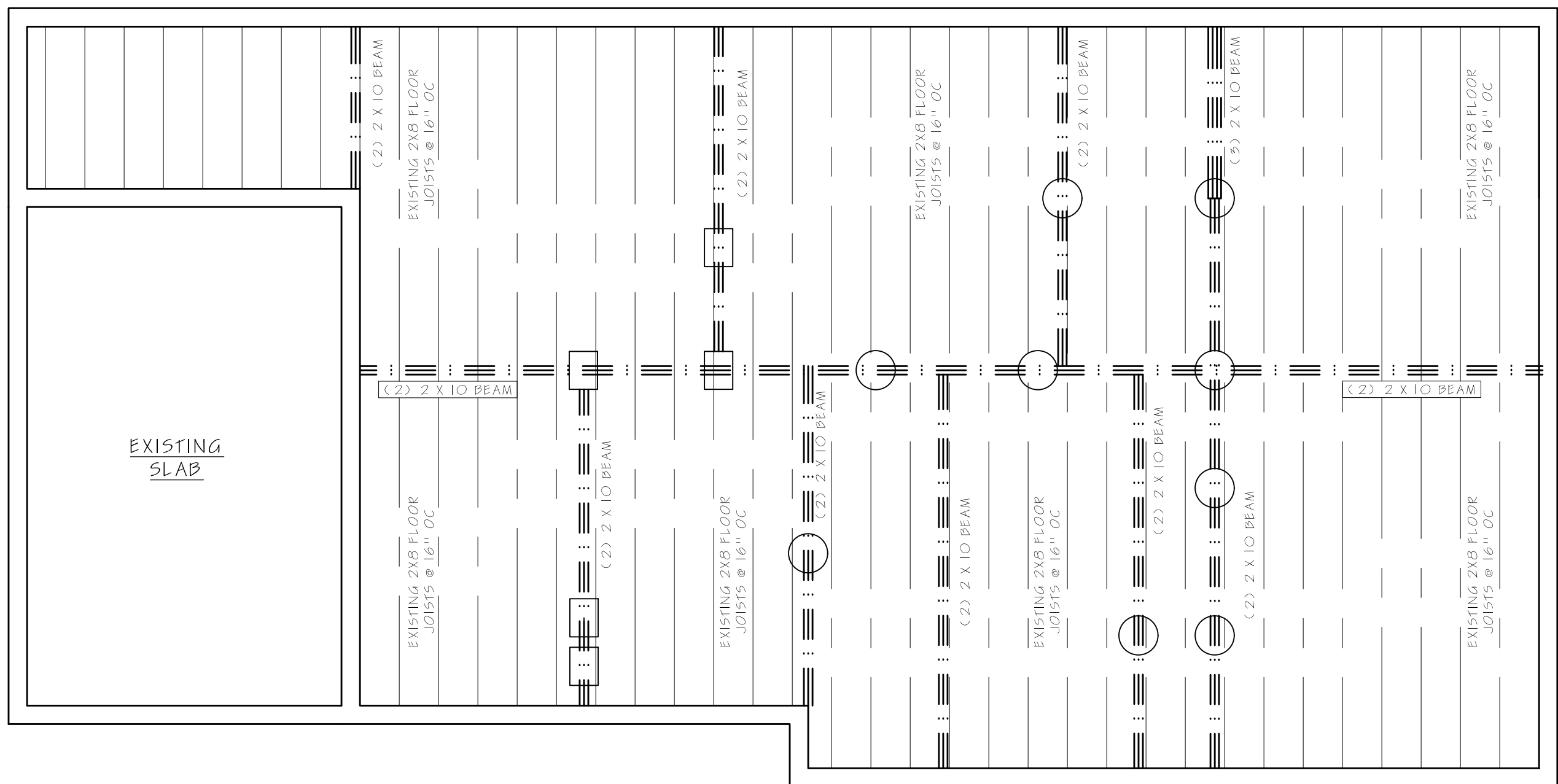
A.1



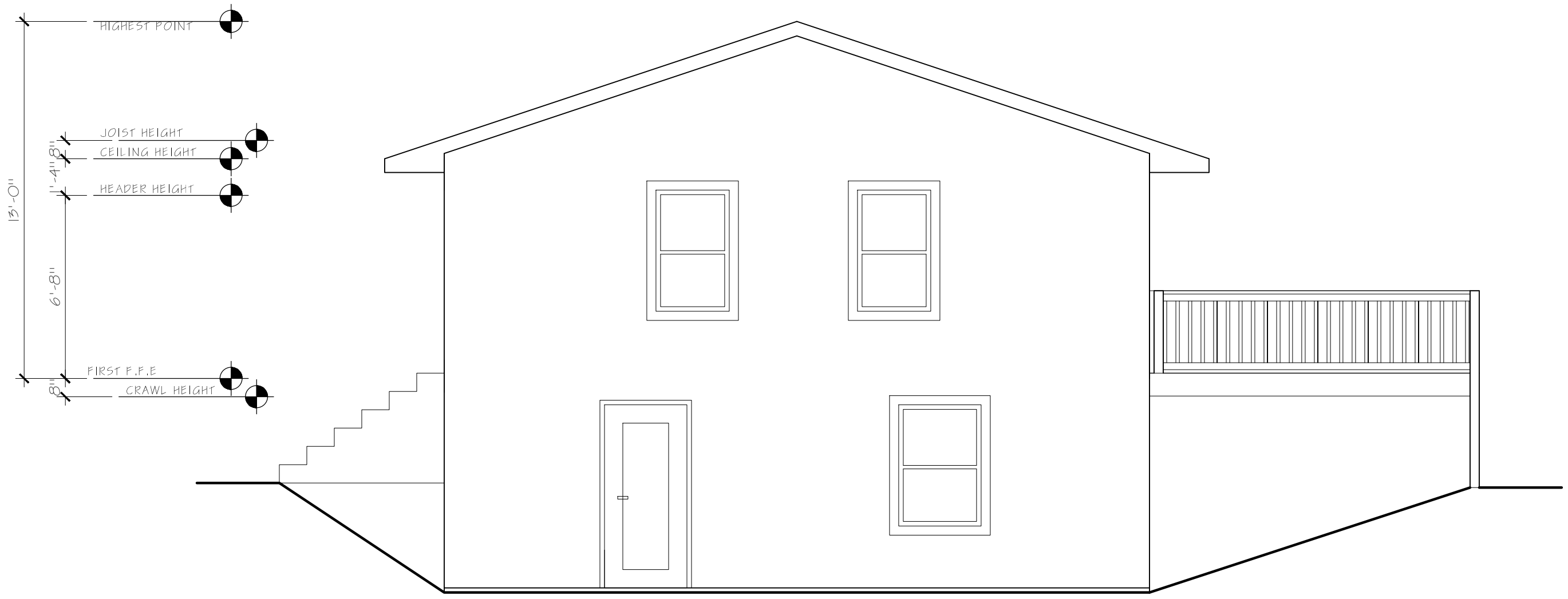
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



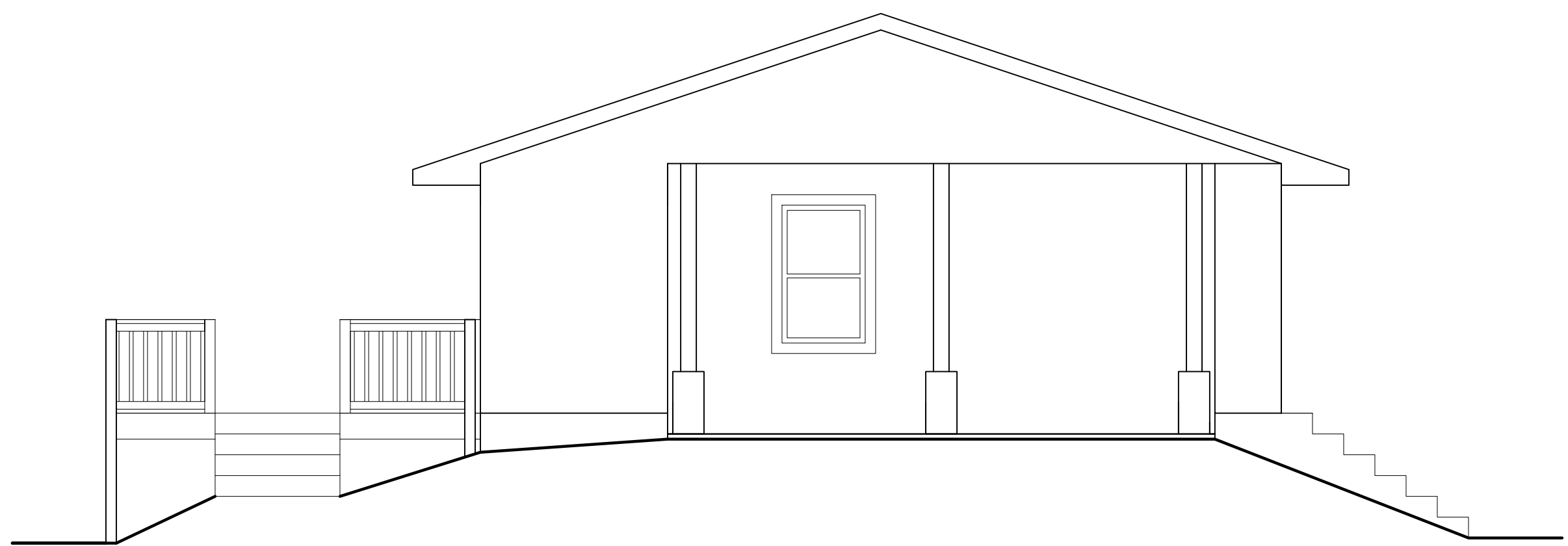
3 EXISTING REAR ELEVATION
1/4" = 1'-0"



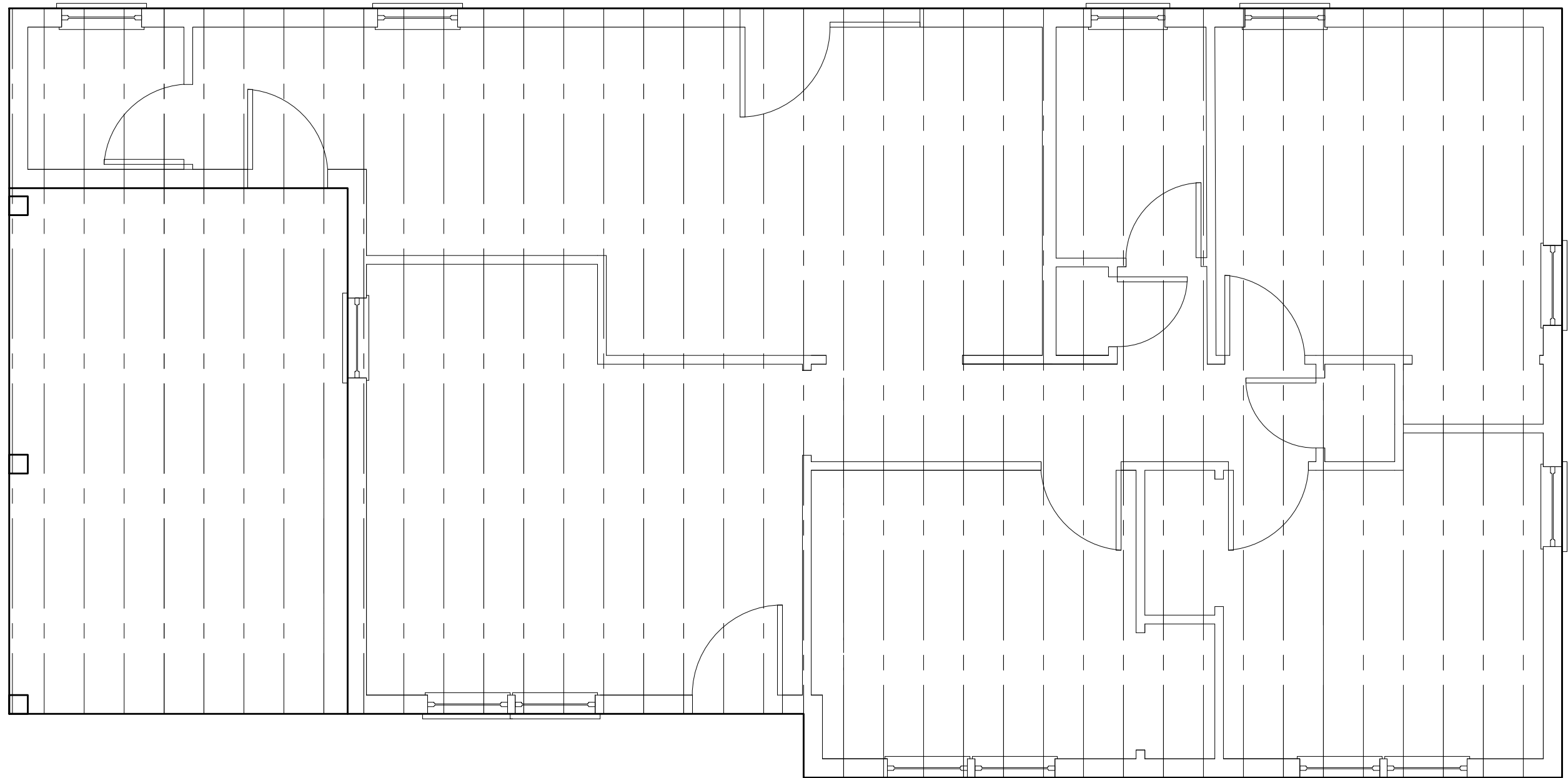
1 EXISTING FOUNDATION PLAN
1/4" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



4 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



2 EXISTING CL'G FRAMING PLAN
1/4" = 1'-0"



BONSAI DESIGN



JASON ALBERT - 678.390.4655
JASON.BONSAIDESIGN@GMAIL.COM

UPSHAW REMODEL
133 Upshaw Dr
Alpharetta, GA 30009

PROJECT MANAGER:
DON AMOS
DAM5JR@GMAIL.COM
404.643.3342

DRAWN BY:
JASON ALBERT
678.390.4655
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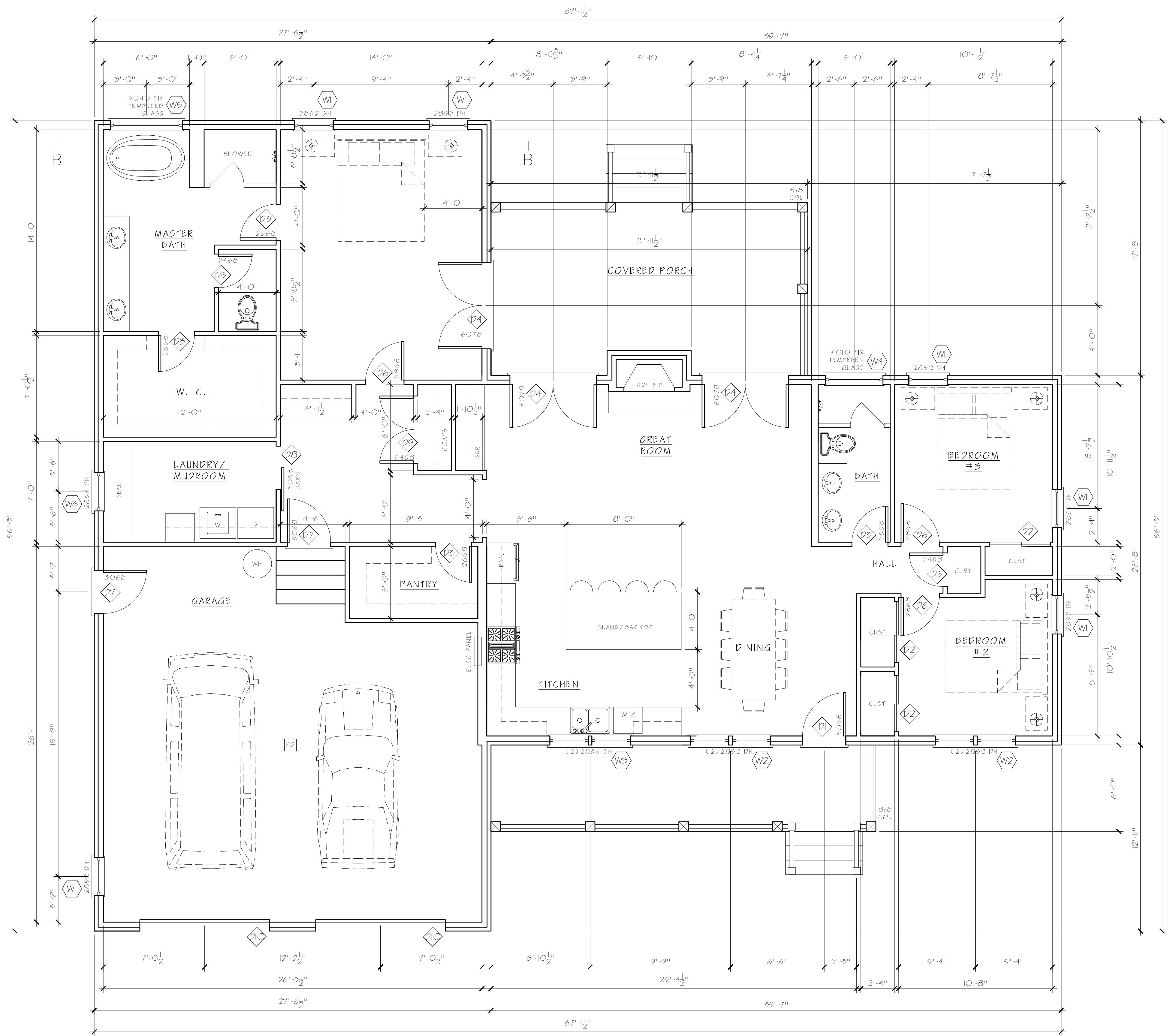
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AUGUST 27, 2018

SHEET TITLE

AS-BUILTS ELEVATIONS,
FOUNDATION, CL'G
FRAMING

A.2



1 PROPOSED FLOOR PLAN - REVISED
1/4" = 1'-0"



BONSAI DESIGN



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UPSHAW REMODEL
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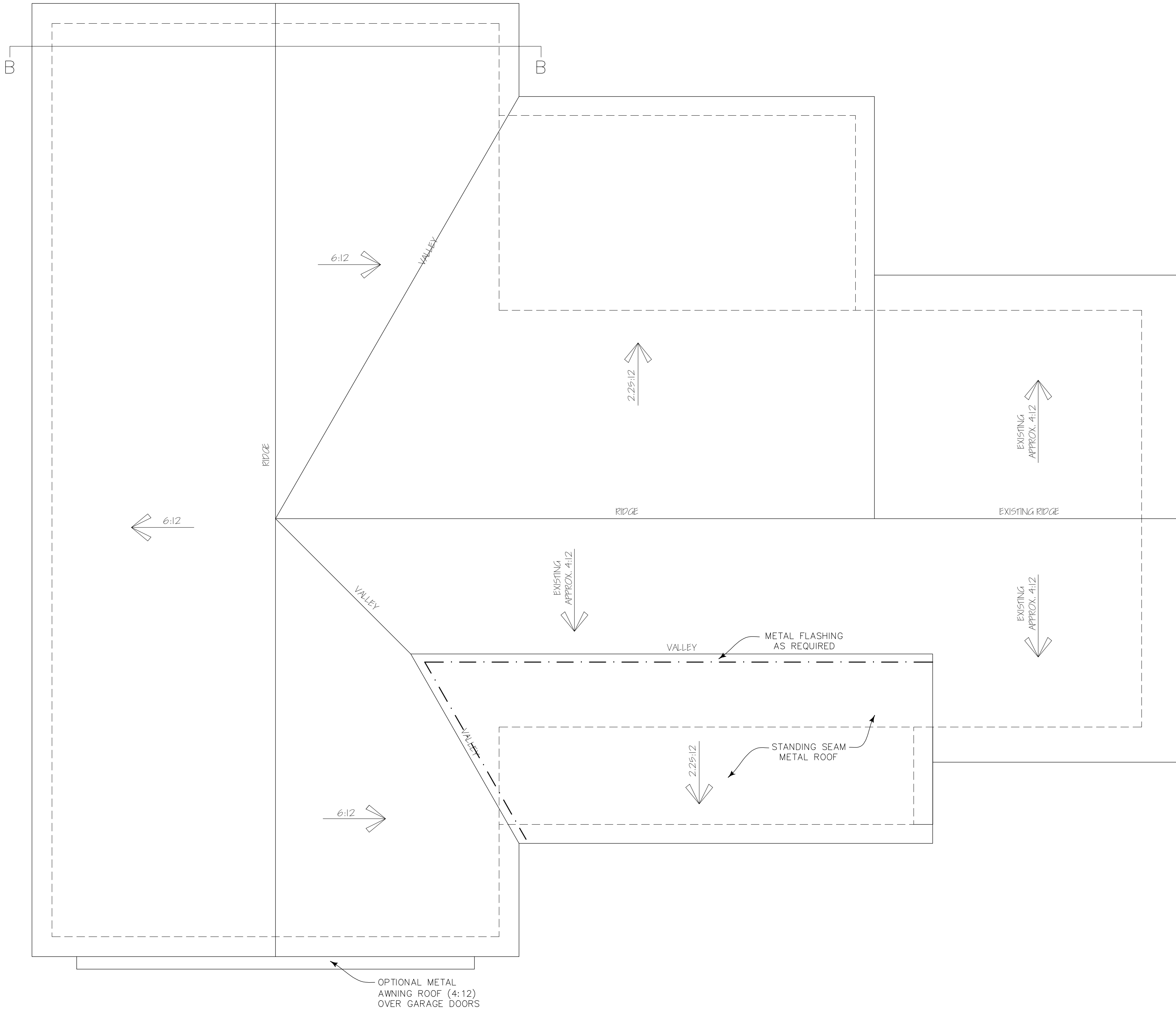
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AUGUST 27, 2018

SHEET TITLE
PROPOSED
FLOOR &
ROOF PLAN

A.3



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

WIND DESIGN:

BASIC WIND SPEED, ULTIMATE	115 MPH
BASIC WIND SPEED, SERVICE	90 MPH
ENCLOSURE CLASSIFICATION	ENCLOSED BUILDING
EXPOSURE	C
RISK CATEGORY	II
INTERNAL PRESSURE COEFFICIENT	+ 0.18

COMPONENTS & CLADDING

AREA	ZONE 1	ZONE 2	ZONE 3	ZONE 1, 2 & 3
SQ.FT				
10.00	- 28.8	-48.4	-72.8	+ 16.0
20.00	-28.1	-43.2	-60.3	+ 16.0
50.00	-27.1	-36.4	-43.8	+ 16.0
100.00	-26.4	-31.3	-31.3	
+ 16.0				

AREA	ZONE 4	ZONE 5	ZONE 4 & 5
SQ.FT			
10.00	-28.6	-35.2	+ 26.4
20.00	-27.4	-32.8	+ 25.2
50.00	-25.9	-29.7	+ 23.7
100.00	-24.7	-27.4	+ 22.5

EDGE DISTANCE, a = 3.2 FT.

SEISMIC DESIGN	
RISK CATEGORY	II
SITE CLASS	C
IMPORTANCE FACTOR	1.00
SPECIAL RESPONSE ACCELERATION	$S_s = 0.1798$
	$S_I = 0.0898$
	$S_Ds = 0.1918$
	$S_D1 = 0.1428$
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	(INTERMEDIATE
REINFORCED MASONRY SHEAR WALLS)	
	6.5 (LIGHT
FRAME WOOD WALLS WITH STRUCTURAL WOOD	SHEAR
PANELS)	

SOIL	
SOIL BEARING CAPACITY	1500 PSF (ASSUME)

LIVE LOADS	
ROOF	20 PSF (WITH
TRIBUTARY REDUCTIONS PER CODE)	
STAIRS AND LANDINGS	100 PSF
HANDRAIL / GUARD RAIL	CONTROLLING OF 50
PLF OR 200 LB. POINT LOAD	
	LOCATED TO CAUSE

MAXIMUM STRESS

MATERIALS	
POST-INSTALLED ANCHOR RODS	ASTM A 193 GRADE B7
W/ COATING AS SPECIFIED IN ESR-2262 OR	
	ESR-2322

CONCRETE (28 DAYS)	
FOOTINGS	3000 PSI
WEAR SLAB / SLAB-ON-GRADE	3000 PSI
ALL OTHER CONCRETE	3000 PSI
REINFORCING STEEL	A615 GRADE 60
HEADED STUDS	A108
WELDED WIRE FABRIC	A185
ADHESIVE ANCHORING	HILTI HIT-RE 500-V3
ADHESIVE ANCHOR SYSTEM (ICC ESR-3814)	
	HILTI HIT-HY 70
ADHESIVE ANCHOR SYSTEM FOR CMU (ICC ESR 2682)	



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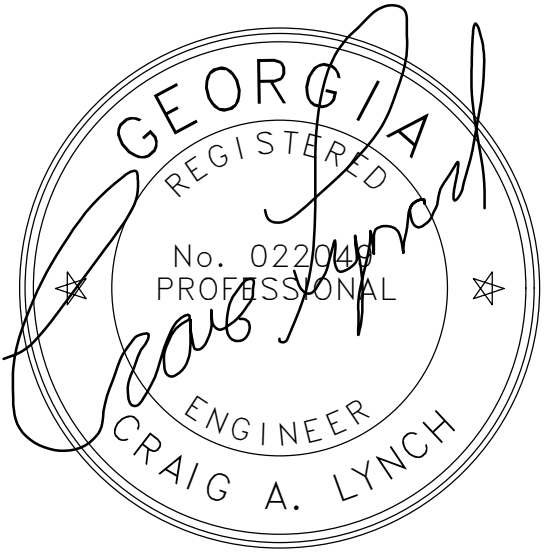
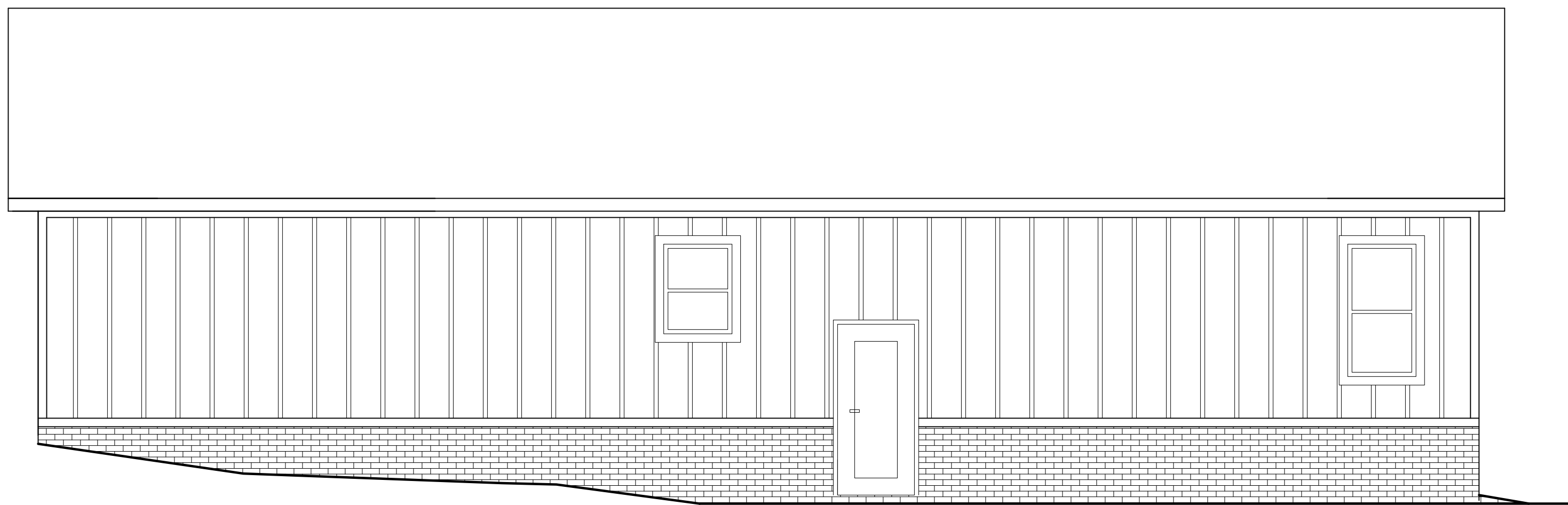
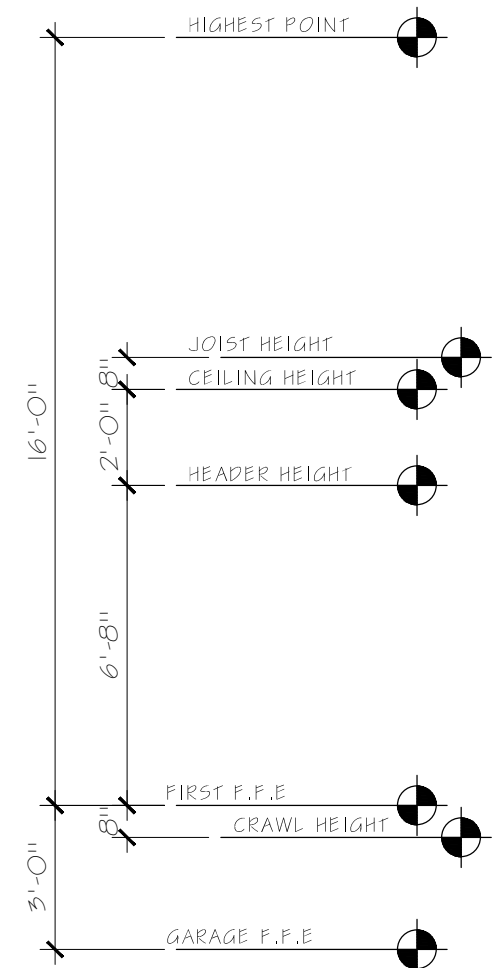
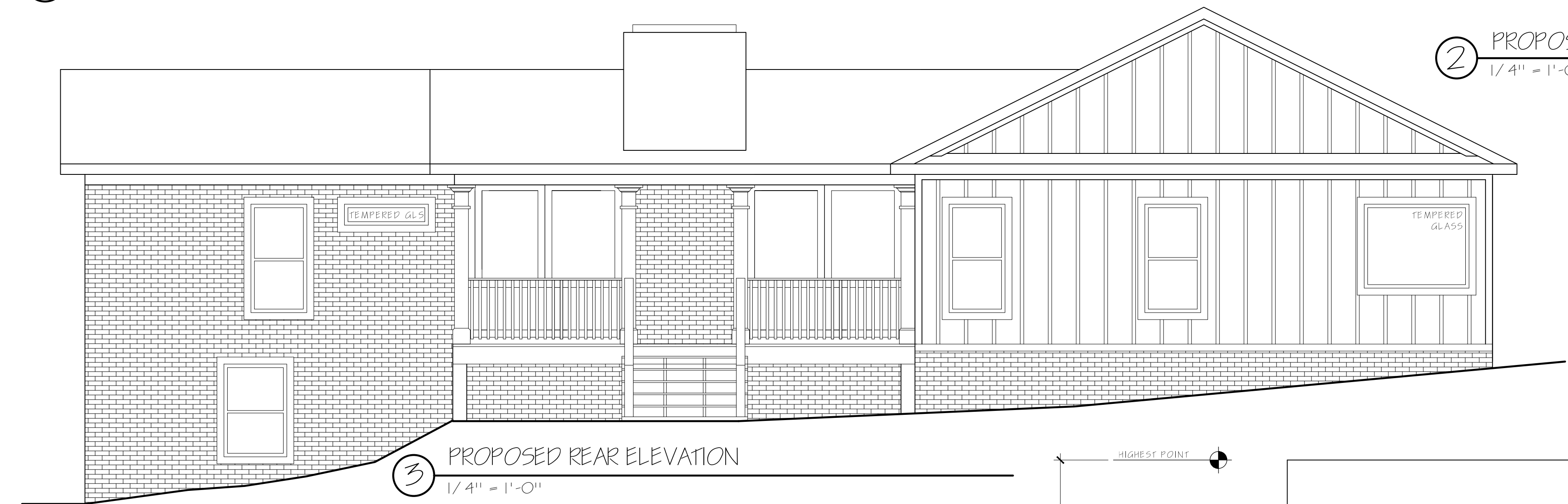
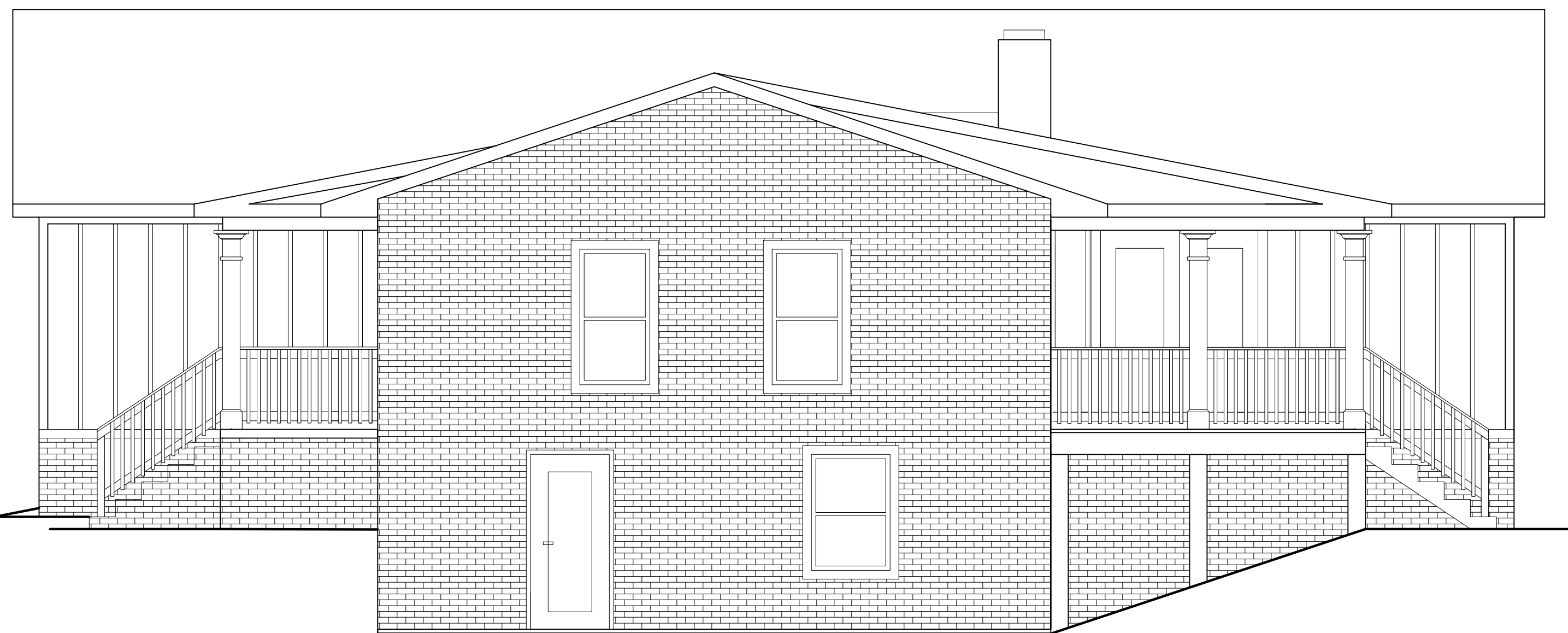
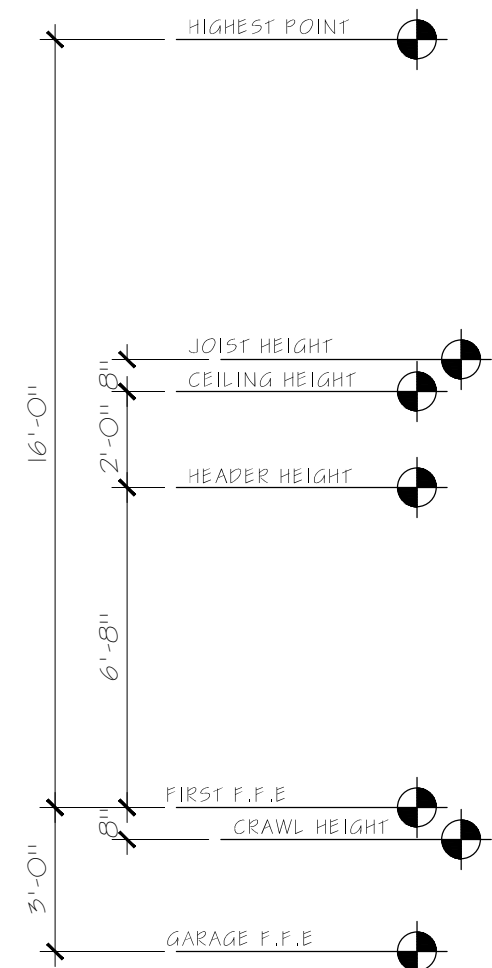
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SHEET TITLE

PROPOSED
ROOF PLAN

A.4



BONSAI DESIGN



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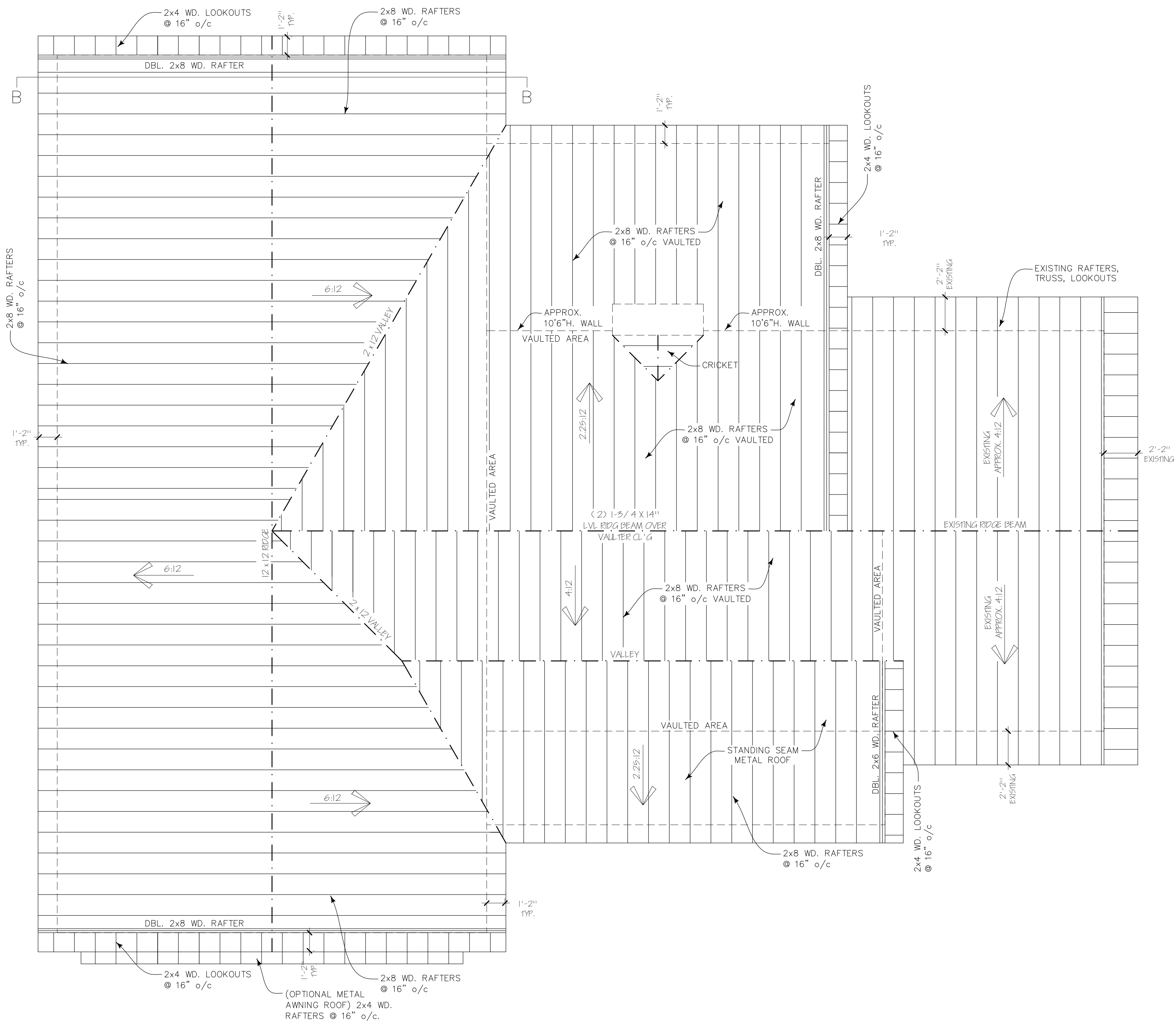
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SHEET TITLE

PROPOSED
ELEVATIONS

A.5



1 PROPOSED RAFTER PLAN
1/4" = 1'-0"



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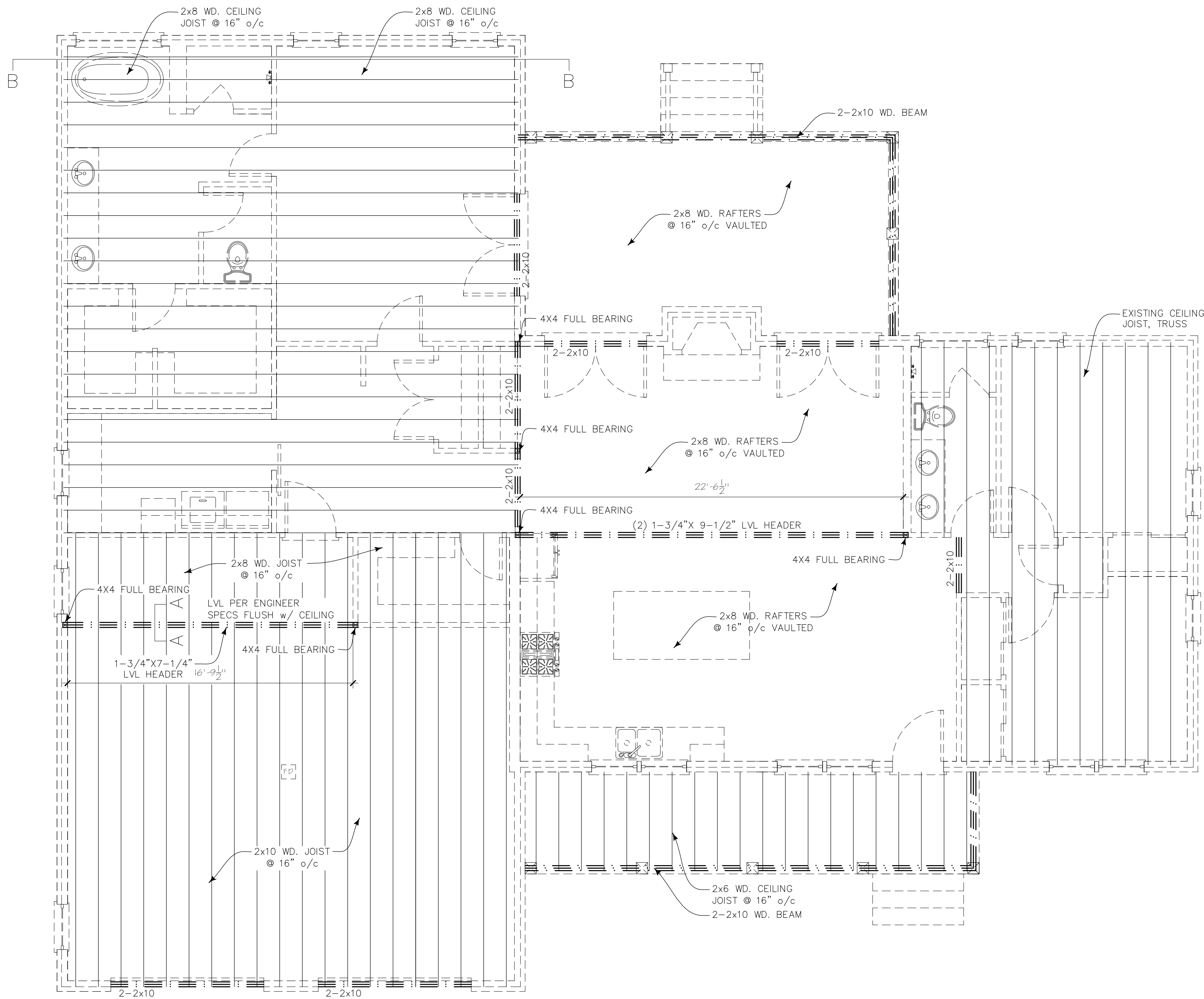
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SHEET TITLE
PROPOSED
RAFTER FRAMING
PLAN

A.6



1 PROPOSED CEILING FRAME PLAN
1/4" = 1'-0"



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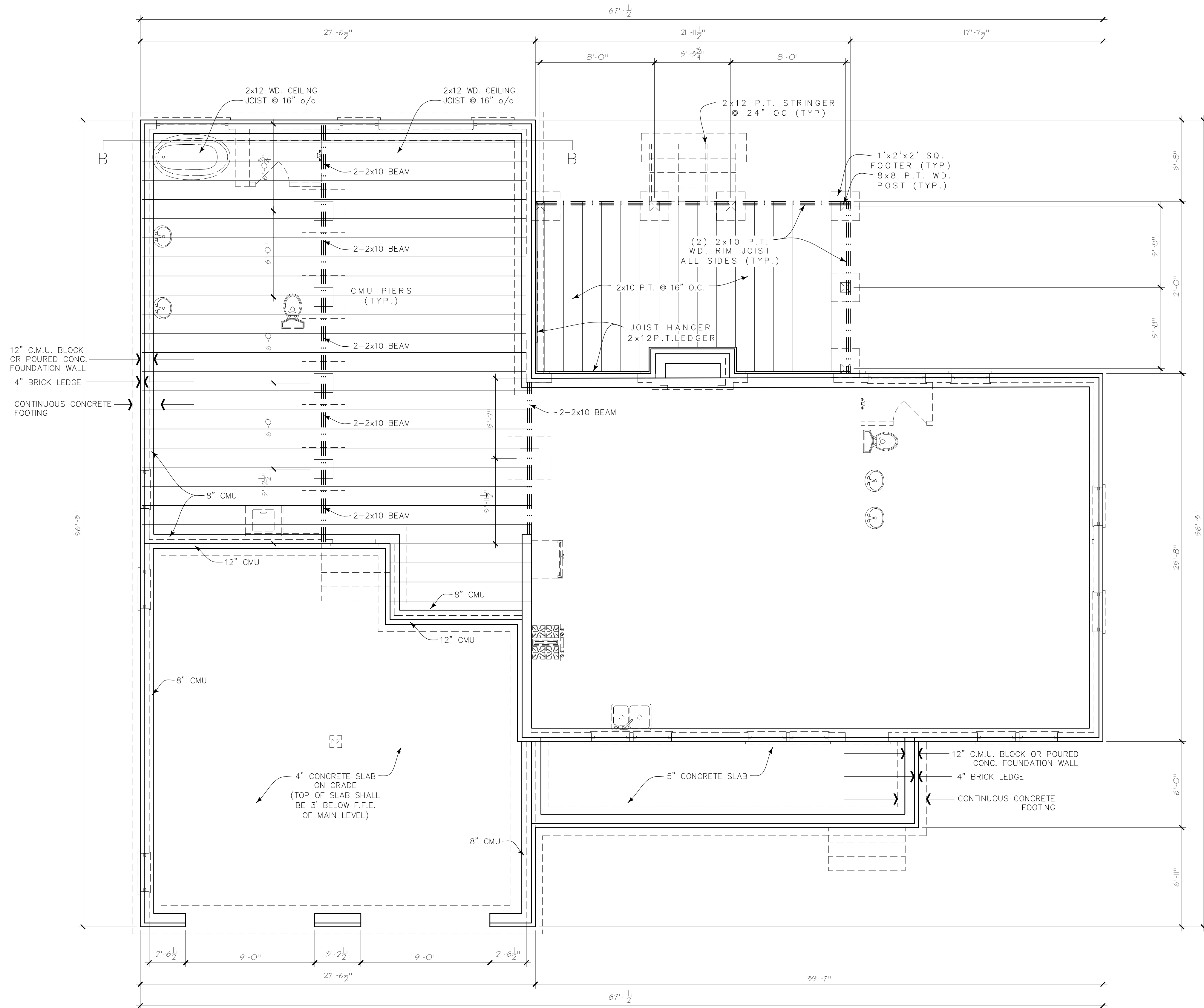
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SHEET TITLE

PROPOSED
CEILING FRAMING
PLAN

A.7



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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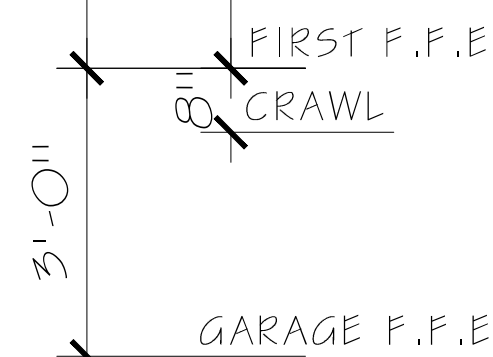
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SHEET TITLE
PROPOSED
FOUNDATION
PLAN

A.8



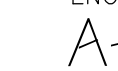
⑧

DOOR
SCHIEDEN =

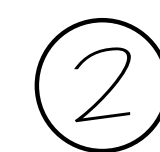
WINDOW
SCHEPILL



3



4



①



7



WOOD LINTEL/HEADER TABLE		
OPENING WIDTH	WOOD SIZE	BEARING
0 TO 3'-0"	2-2X6	4"
3'-1" TO 5'-0"	2-2X8	6"
5'-1" TO 6'-0"	2-2X10	8"
6'-1" TO 7'-0"	2-2X12	8"

GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/
MASONRY, CEMENTUOUS MATERIALS AND
PRESSURE TREATED WOOD SHALL BE
CORROSIVE RESISTANT

4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE
OMITTED WHEN SLAB IS PLACED ON WELL
DRAINED SOIL CLASSIFIED GROUP 1 PER IRC
R405.1
(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W.
MESH PLACE 1" FROM BOTTOM OF SLAB AS
SHOWN IN DETAILS (NOT THAT THIS IS A
NON-STRUCTURAL ELEMENT)

ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC.,
NOT MORE THAN 12" FROM CORNERS, AND WITHIN
12" OF PLATE ENDS OR STRAPS MAY BE USED
IN PLACE OF BOLTS PER MANUF.
SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.)
OR EQUIVALENT

BRICK NOTES
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK
AND FLASHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33"
O.C. PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE
BARRIER OVER SHEATHING PER R703.2

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BUILDING SECTIONS, SCHEDULES, & DETAILS

A.9

*Header must be installed after unit * Framing must be filled in to top of front standoff after unit is installed.			Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.				Icon I80 42" Wood Fireplace		
MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		FIREPLACE OPENING
I80	Actual	Framing	Actual	Framing	Actual	Rough Opening Framing*	Actual	Framing	42 x 28-1/2
	50-1/2	51-1/2	34-1/2	51-1/2	59-1/4	59-3/4	27-1/2	28-1/2	

Technical drawings of the Icon I80 42" Wood Fireplace showing dimensions in inches and millimeters.

- Top View:** Shows a trapezoidal shape with a central circular opening. Dimensions include a top width of 34-1/2" [876], a bottom width of 50-1/2" [1283], a height of 27-1/2" [699], and a side depth of 9-1/2" [241].
- Front View:** Shows the fireplace opening with a brick interior. Dimensions include a total height of 59-1/4" [1505], a rough opening height of 49-5/8" [1260], a clear opening height of 28-1/2" [724], a base width of 42" [1067], and a base depth of 7-5/8" [194].
- Left Side View:** Shows the side profile with a gas knockout. Dimensions include a total depth of 8-5/8" [219], a rough opening depth of 9-5/8" [244], and a clear opening depth of 9-1/2" [241].
- Right Side View:** Shows the side profile with a gas knockout. Dimensions include a total depth of 8-5/8" [219], a rough opening depth of 9-1/4" [235], and a clear opening depth of 18-1/2" [470].

Diagram illustrating the placement of the unit in various configurations with dimensions in inches and millimeters:

- Top Configuration:**
 - Unit width: 65-5/8" [1667]
 - Unit height: 21-1/2" [544]
 - Clearance from top: 28-1/2" [724]
 - Clearance from side: 6" [152]
 - Unit depth: 51-1/2" [1308] / 59-1/2" [1511]
- Bottom Left Configuration (Across a corner):**
 - Unit width: 65-5/8" [1667]
 - Unit height: 21-1/2" [544]
 - Clearance from top: 28-1/2" [724]
 - Unit depth: 51-1/2" [1308] / 59-1/2" [1511]
- Bottom Right Configuration (Along a wall):**
 - Unit width: 65-5/8" [1667]
 - Unit height: 21-1/2" [544]
 - Clearance from top: 28-1/2" [724]
 - Unit depth: 51-1/2" [1308] / 59-1/2" [1511]
 - Clearance from side: 24" [610]
 - Clearance from bottom: 28-1/2" [724]
- Bottom Left Configuration (Along a wall):**
 - Unit width: 65-5/8" [1667]
 - Unit height: 21-1/2" [544]
 - Clearance from top: 28-1/2" [724]
 - Unit depth: 51-1/2" [1308] / 59-1/2" [1511]
 - Clearance from side: 24" [610]
- Bottom Left Configuration (Room divider):**
 - Unit width: 65-5/8" [1667]
 - Unit height: 21-1/2" [544]
 - Clearance from top: 28-1/2" [724]
 - Unit depth: 51-1/2" [1308] / 59-1/2" [1511]
 - Clearance from side: 24" [610]

Diagram illustrating the required clearances and components for a fireplace installation:

- Combustible Wall**: The wall behind the fireplace.
- Combustible Decorative Facing**: The decorative material on the wall.
- 7 ft [2134] minimum base of fireplace to ceiling**: The required vertical clearance from the top of the fireplace to the ceiling.
- 2 x 4 stud wall**: The structural wall behind the decorative facing.
- Standoffs**: The supports holding the decorative facing away from the wall.
- Noncombustible Decorative Facing such as steel, iron, brick, tile, concrete, slate, glass, plasters**: The material of the fireplace surround.
- Seal joint with non-combustible sealant**: The joint between the fireplace and the surround.
- Measured from top of fireplace opening**: The reference point for the vertical clearance measurements.
- Clearances**:
 - 12" [305]**: Clearance from the top of the fireplace opening to the top of the decorative facing.
 - 12" [305] minimum**: Clearance from the top of the fireplace opening to the bottom of the decorative facing.
 - 6" [152] minimum maximum**: Clearance from the top of the fireplace opening to the bottom of the decorative facing.
 - 1-1/2" [38]**: Clearance from the top of the fireplace opening to the bottom of the decorative facing.

Grid represents 1" scale

FLUSH FRONT

BRICK FRONT

42" [1067]

50-1/2" [1283]

22-3/8" [568]

19-3/4" [502]

24" [610]

24" [610]

50° angle

29° angle

Technical drawing of a fireplace frame assembly. The drawing includes a side view of the frame and a top view of the fireplace opening.

Side View Dimensions:

- Top width: 17" (432)
- Bottom width: 2" (51)
- Left side height: 22 1/2" (574)
- Right side height: 51 1/2" (1303)
- Right side width: 6" (153)

Top View Dimensions:

- Top width: 17" (432)
- Bottom width: 2" (51)
- Left side height: 22 1/2" (574)
- Right side height: 51 1/2" (1303)
- Right side width: 6" (153)

Assembly Notes:

- Header will sit on top of front stand offs after fireplace is installed.
- Header MUST NOT be notched!
- Fireplace must be set out 1/2 (13) in front of the face of the framing material.
- 4" duct. Extra space needed for outside air connection. If outside air duct has no bend, this dimension may be reduced as long as minimum clearances are met.
- ** If interior of chase will be drywalled, add the thickness to this measurement

Diagram illustrating the installation of a chimney system, showing the following components and clearance requirements:

- Storm Collar**: Located at the top of the chimney stack.
- Roof Flashing**: Seals the penetration through the roof.
- Shaded areas**: Represent 2" [51] minimum air space clearance required around pipe.
- Attic Insulation Shield**: Protects the insulation from the chimney pipe.
- Insulation**: Located in the attic space.
- Offset/Return (secured with hanger straps)**: A section of the chimney pipe that changes direction.
- 2" [51] min**: Minimum clearance requirement for the offset/return section.
- Ceiling Firestop**: A fire-resistant barrier at the ceiling level.
- Must have 2" [51] minimum clearance to header**: Requirement for the firestop.
- Adapter attached here (not shown)**: Location for an adapter between the firestop and the stove.
- 0" to level of standoffs**: Clearance requirement for the adapter.
- Back & sides of unit 1-1/2" [38] (except at nail flanges where it is 1/2" [13])**: Clearance requirement for the stove unit.
- 0" to floor**: Clearance requirement for the stove unit.
- 48" x 121 1/2"**: Dimensions of the stove unit.

The diagram illustrates the assembly of a fireplace hearth. It shows a cross-section of the floor, which is constructed of wood or other combustible material. On top of the floor, there is a layer of tile, stone, or other non-combustible material. A continuous, non-combustible sealant is applied between the floor and the non-combustible material. A protective metal hearth strip is placed over the non-combustible material. The diagram indicates that the floor must be at least 2" (51 mm) wide. The hearth extension (HX4) is shown as a separate piece that can be added to the floor. The diagram also shows the relationship between the floor, the hearth extension, and the metal strip, with labels for each component and the required dimensions.

Labels in the diagram include:

- Continuous, non-combustible sealant
- Tile, stone or other non-combustible material
- Protective Metal Hearth Strip
- 2" (51) required
- Floor constructed of wood or other combustible material
- HX4 Hearth Ext or equivalent insulation. See install manual
- Replace

US	UL 127
CAN	ULC-S610

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

5/8" LAG BOLTS THROUGH LEDGER INTO BAND JOIST, LAGS STAGGERED W/ 2 EA. PER WEB W/ ALLOWANCE OF 2" TOP & BOTTOM OF LEDGER BOARD.

2 X 10 LEDGER BOARD

2 X 10 FLOOR JOIST @ 16 OC

NOTE: ALL WOOD USED ON STAIRS, RAILS, PICKETS ETC. MUST BE PRESSURE TREATED

NOTE: GUARDRAIL TO BE SECURED TO WITHSTAND A 200 LB LOAD IN ANY DIRECTION AT ANY POINT ALONG RAIL

6x6 WD. POST AND CAPRAIL W/ STEEL ROUND PICKETS

DECK : 36" MIN. HANDRAIL HEIGHT

4" DIA. MAX

2'-10"

4" DIA. MAX

3'-0"

DESCENT : 34" MIN. HANDRAIL HEIGHT

4" DIA. MAX

6" DIA. MAX

1" TREAD W/ 1" NOSE

(B) 2 X 12 STRINGERS @ 24" OC

2 X 6 TREATED WOOD NAILER

4" THK. SLAB ON 4" THK. GRAVEL BASE ON COMPACTED EARTH. USE 3000 PSI NORMAL WEIGHT CONCRETE

2 X 10 JOISTS @ 16" OC

8 X 8 POST SOLID PRESSURE TREATED

1" X 6" TREATED WD. DECKING @ 6" o/c

5/8" LAG BOLTS THROUGH LEDGER INTO BAND JOIST. LAGS STAGGERED W/ 2 EA. PER WEB. W/ ALLOWANCE OF 2" TOP & BOTTOM OF LEDGER BOARD.

GALV. STL. JOIST HANGERS @ 16" o/c BY SIMPSONSTRONG TIE. MODEL NO. HJ210 OR APPROVED EQUAL

(2) #4 (MIN.) REBAR ADJUST REBAR SIZE PER SOIL REQ. (ENGINEER VERIFY)

2'-0"

1'-6"

1. LUMBER SHALL BE NATURALLY DURABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER THAT IS PRESSURE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PRESERVATIVE- TREATED LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND-CONTACT." PLEASE NOTE: NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.

2. WOOD-PLASTIC COMPOSITES ARE COMPOSED OF BOUND WOOD AND PLASTIC FIBERS CREATING MATERIAL THAT CAN BE USED AS DECKING AND GUARD ELEMENTS AS PERMITTED HEREIN. PERMISSIBLE WOOD-PLASTIC COMPOSITES MUST BEAR A LABEL INDICATING ITS PERFORMANCE CRITERIA AND COMPLIANCE WITH ASTM D 7032.

3. NAILS SHALL BE RING-SHANKED OR ANNULAR GROOVED.

4. SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESSURE TREATED LUMBER.

S. HARDWARE, E.G., JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, MECHANICAL FASTENERS, SHALL BE GALVANIZED WITH 1.85 OZ/ SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COAT" FROM USP.

6. ELECTRICAL RECEPTACLES FOR DECKS SHALL COMPLY WITH THE CURRENTLY APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE.

7. LIGHTING FOR DECKS AND EXTERIOR STAIRS SHALL COMPLY WITH IRC 303.7 STAIRWAY ILLUMINATION.

8. DECKS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS ARE NOT APPROVED FOR PRIVACY SCREENS, PLANTERS, BUILT-IN SEATING OR HOT TUB INSTALLATIONS.



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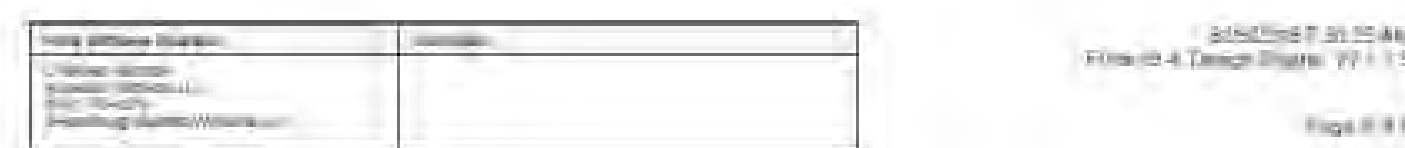
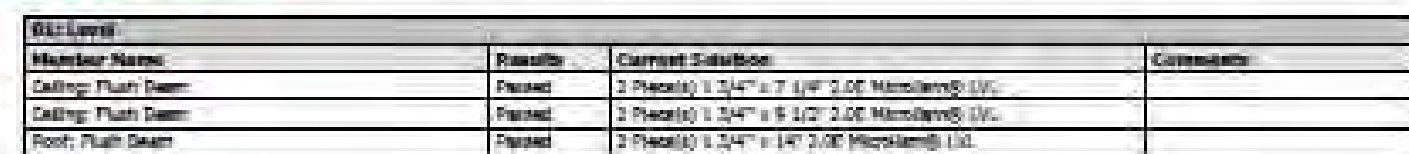
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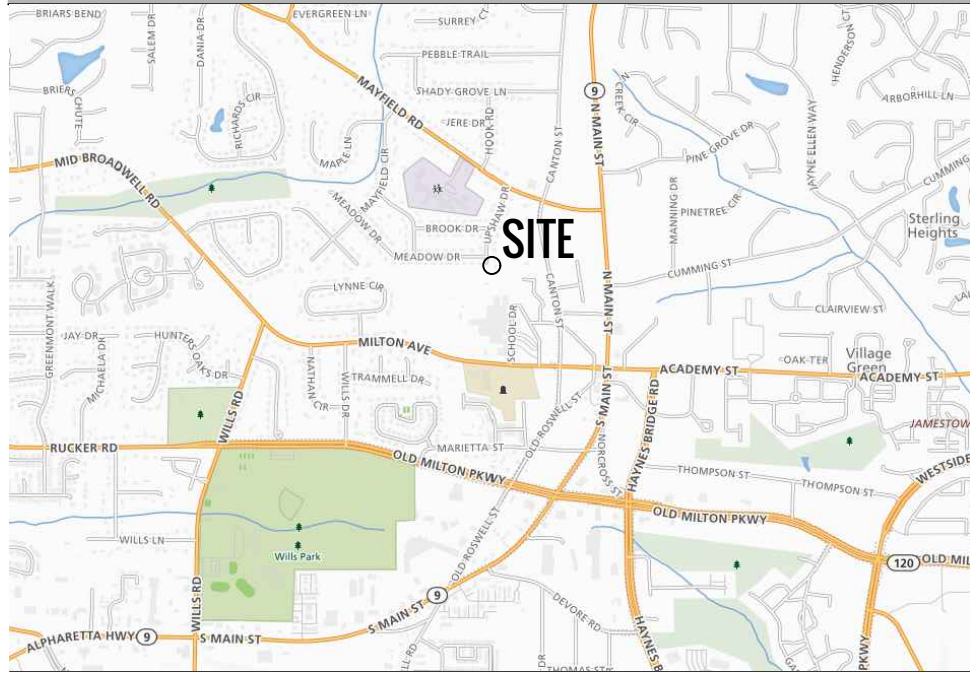
SHEET TITLE

REAR COVERED PORCH SCHEDULES, & DETAILS

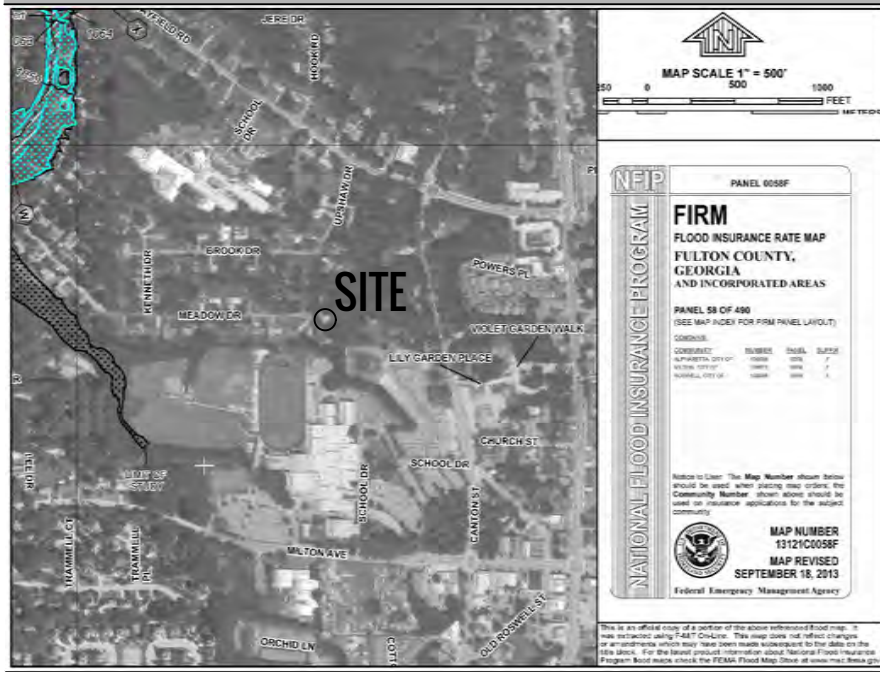
A.10



SITE LOCATION



FIRM MAP



TOTAL BUFFER AND SETBACK AREAS

25' STATE WATERS BUFFER AREA
2,894 SQ FT

50' UNDISTURBED BUFFER AREA
3,743 SQ FT

75' IMPERVIOUS SETBACK AREA
4,598 SQ FT

BUFFER ENCROACHMENT

50' BUFFER
3,743 SF OF BUFFER
98 SQ FT OF ENCROACHMENT
37 SQ FT OF BUFFER REPLACEMENT

61 SQ FT OF TOTAL ENCROACHMENT

75' IMPERVIOUS SETBACK
4,598 SQ FT OF SETBACK
243 SQ FT OF ENCROACHMENT
63 SQ FT OF SETBACK REPLACEMENT

180 SQ FT OF TOTAL ENCROACHMENT

SITE INFORMATION

ZONING R-15

TOTAL SITE AREA
17,917 SQ FT
0.411 ACRES

VARIANCE INFORMATION

53 SQ FT OF 50' UNDISTURBED BUFFER ENCROACHMENT

180 SQ FT OF 75' IMPERVIOUS SETBACK ENCROACHMENT

250 SQ FT OF 50' UNDISTURBED BUFFER AVERAGING

SPECIMEN TREE NOTE

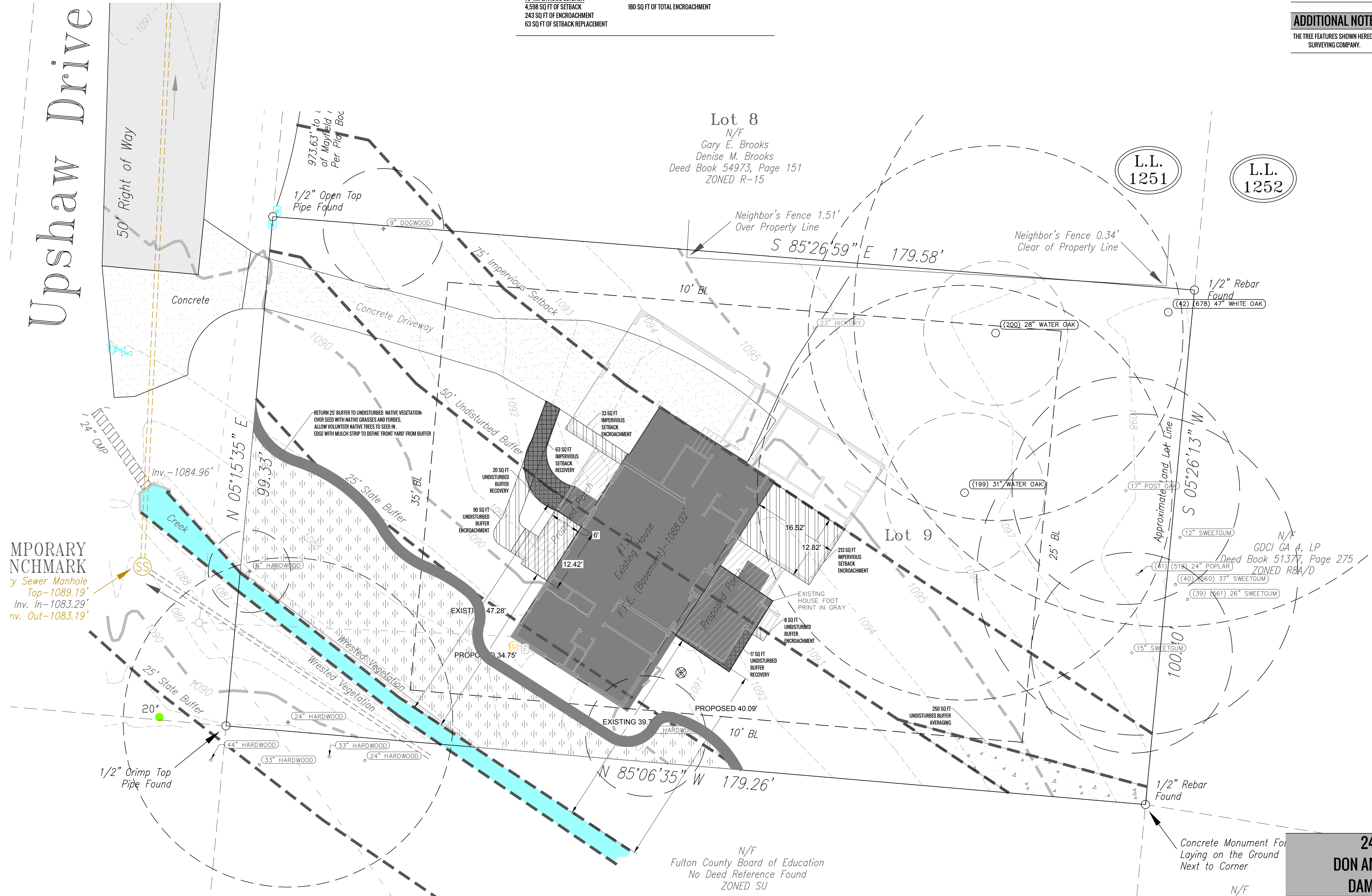
SPECIMEN TREE REPORT AND SURVEY COMPLETED ON 3/27/2018 BY CANOPY CONSULTANTS:
ALEX PHILLIPS, MA-4868A
ISA CERTIFIED ARBORIST®
ISA MEMBER
ISA TRAQ

SPECIMEN TREE LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE TO BE SAVED
- BOUNDARY TREE
- BUFFER TREE

ADDITIONAL NOTES

THE TREE FEATURES SHOWN HEREON WERE ORIGINALLY SURVEYED ON AUGUST 8, 2018 BY GEORGIA LAND SURVEYING COMPANY.



JOB # 18015

CANOPY CONSULTANTS
1126 WEATHERSTONE DR. NE
ATLANTA, GEORGIA 30324
(404) 858-7471

AMOS
RESIDENCE

133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA
LAND LOT 1251
2ND DISTRICT
2ND SECTION

FOR

DON AMOS

133 UPSHAW DR.
ALPHARETTA, GEORGIA 30009
PHONE: 404-643-3342

SHEET TITLE

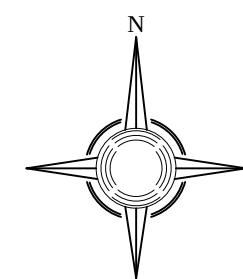
SITE PLAN
VARIANCE



SCALE: 1" = 10'
DATE: SEPT 17, 2015
PROJECT: 18015

REVISIONS:

NO.	DATE	BY	DESCRIPTION



SHEET

SP-1
1 OF 1

This drawing is the property of Canopy Consultants and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Canopy Consultants ©

24 HOUR CONTACT
DON AMOS @ 404 643 3342
DAMOSJR@GMAIL.COM



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: E-18-10: WELLSTAR SIGN EXCEPTION

CONSIDERATION OF A SIGN EXCEPTION TO ALLOW ADDITIONAL WALL SIGNS. THE PROPERTY IS LOCATED AT 2450 OLD MILTON PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 749, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

WellStar Sign Exception CC Staff Report 11.30.18, Aerial Map-, Future Land Use-, Zoning Map-, Location Map-, WellStar Sign Exception - Citizen participation part B, Complete Wellstar Sign Exception App 10.9.18



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: E-18-10 WELLSTAR SIGN EXCEPTION

CITY COUNCIL: DECEMBER 10, 2018

II. RECOMMENDATION:

Approve E-18-10 WellStar Sign Exception, subject to the following conditions:

1. Wall sign location, number, size, type and color shall be limited to submitted plans, except to comply with the conditions below, as approval by Staff.
2. The proposed wall signs shall be illuminated as depicted in the submitted sign package, except that the 3 'WellStar' logo signs shall not have an internally-illuminated sign face.
3. No additional wall signs shall be permitted on the building.

III. REPORT IN BRIEF:

The applicant, WellStar, is requesting consideration of a sign exception to allow a total of two (2) additional wall signs for the WellStar medical office building. The applicant proposes to aggregate allowable wall sign area and distribute over the north, south and west building elevations. The subject property is located at 2450 Old Milton Parkway at the northwest corner of Old Milton Parkway and Park Street.

DISCUSSION

The submitted request, if approved, would allow sign area to be aggregated and distributed over the north, south and west elevations of the WellStar medical office building. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation, as well as one (1) wall sign on an elevation backing up to a parking lot in the Downtown. The subject property is located at 2450 Old Milton Parkway at the northwest corner of Old Milton Parkway and Park Street.

The subject property is zoned MU (Mixed Use) subject to the Old Milton Holdings Master Plan and is currently being developed with a 2-story, 40,000 square foot medical office building for WellStar. Surrounding properties are zoned MU to the north, west and east, O-P (Office-Professional) to the west and R-12 (Dwelling, 'For-Sale', Residential) and O-P to the south.

UDC Section 2.6.12 (E)(2) Free-Standing Commercial Establishments not located within a Shopping Center, Office Park or Industrial Park, Wall Signs states, "One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space." The building is 184' along Old Milton Parkway and 103.33' on Park Street. One (1) additional wall sign up to 24 square feet is permitted on MU-zoned properties in the Downtown that back onto a parking lot and attached to said

elevation. As shown in the table below, the applicant requests two (2) additional wall signs and 77 square feet less (-27%) in total sign area than what is permitted by the Sign Code.

Elevation	Sign Type	Allowed #	Requested #	Allowed Sign Area	Requested Sign Area
South (Old Milton)	Wall Sign	1	2	156 SF	107.81 SF
North	Wall Sign	1	2	24 SF	74.37 SF
East (Park St)	Wall Sign	1	0	103.33 SF	0 SF
West	Wall Sign	0	1	0 SF	24 SF
TOTAL		3	5	283.33 SF	206.18 SF

The applicant's sign package proposes two (2) wall signs on both the south elevation facing Old Milton Parkway and north elevation. Building identifier sign panels, including the text 'WellStar Avalon Health Park', are depicted at the top of the north and south building elevations with LED illumination from above. The 'WellStar' logo is proposed as a canopy sign on the elevation facing Old Milton Parkway and as wall signs on the north and west elevations. The 'WellStar' logo wall signs are proposed to be channel letters with internal illumination. No wall or canopy signs are proposed on the east elevation facing Park Street.

EXCEPTION REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, 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: Old Milton Holdings Master Plan is a mixed-use development located in the City's Downtown. The two (2) wall signs on the rear elevation of the building will not be visible from the street and there are no wall signs proposed on the elevation facing Park Street.

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

Response: The applicant is asking to aggregate allowable sign area and distribute over the building elevations. The total overall sign area proposed is 27% less than the total sign area permitted; however, the applicant is requesting a total of two (2) additional wall signs.

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

Response: Granting the applicant's sign exception would not grant the applicant significant privileges denied to others, since the overall sign area is 27% less than the maximum sign area allowed by Code.

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

Response: The sign exception would not cause substantial detriment to the public good as the proposed overall sign area is much less than the maximum allowed.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requested sign exception. The sign exception criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total wall sign area of 283.33 square feet, of which the applicant proposes 206.18 square feet in wall sign area for the five (5) proposed signs. If approved, conditions are recommended limiting the size, location and type of signs permitted, as well as limiting additional wall signs on the building. Smaller signs will be more aesthetically pleasing than one (1) large, 156 square foot wall sign on the front of the building and facing Old Milton Parkway.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 10, 2018. No one signed-in and there were no comments on the request.

IV. ATTACHMENTS:

- Sign Locations & Details



E-18-10

D/LL: 1/2/749

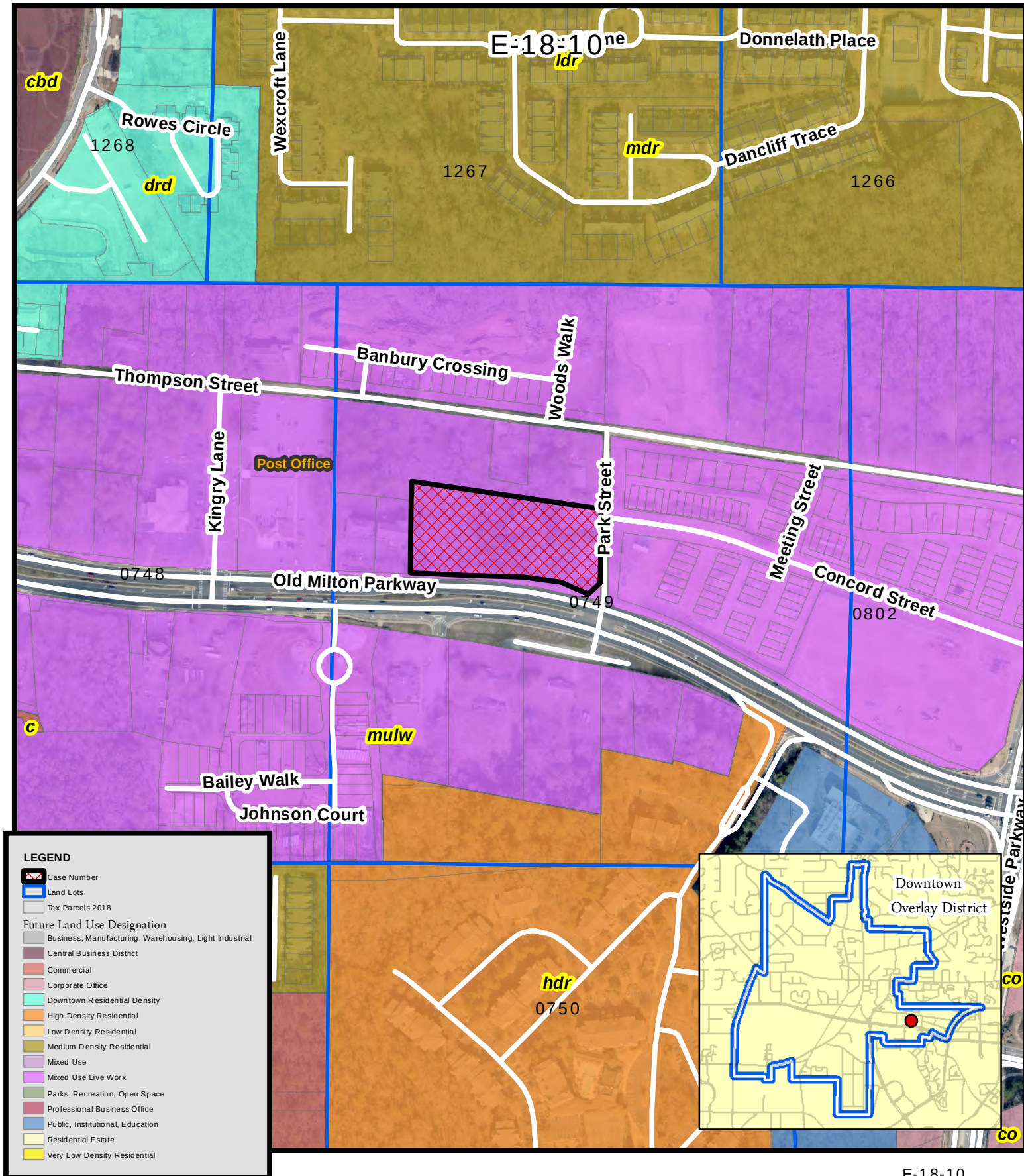
PC Date: 11/01/18

CC Date: 11/12/18

Location Map Provided by:
Community Development - GIS



Aerial Map WellStar Sign Exception 2450 Old Milton Parkway

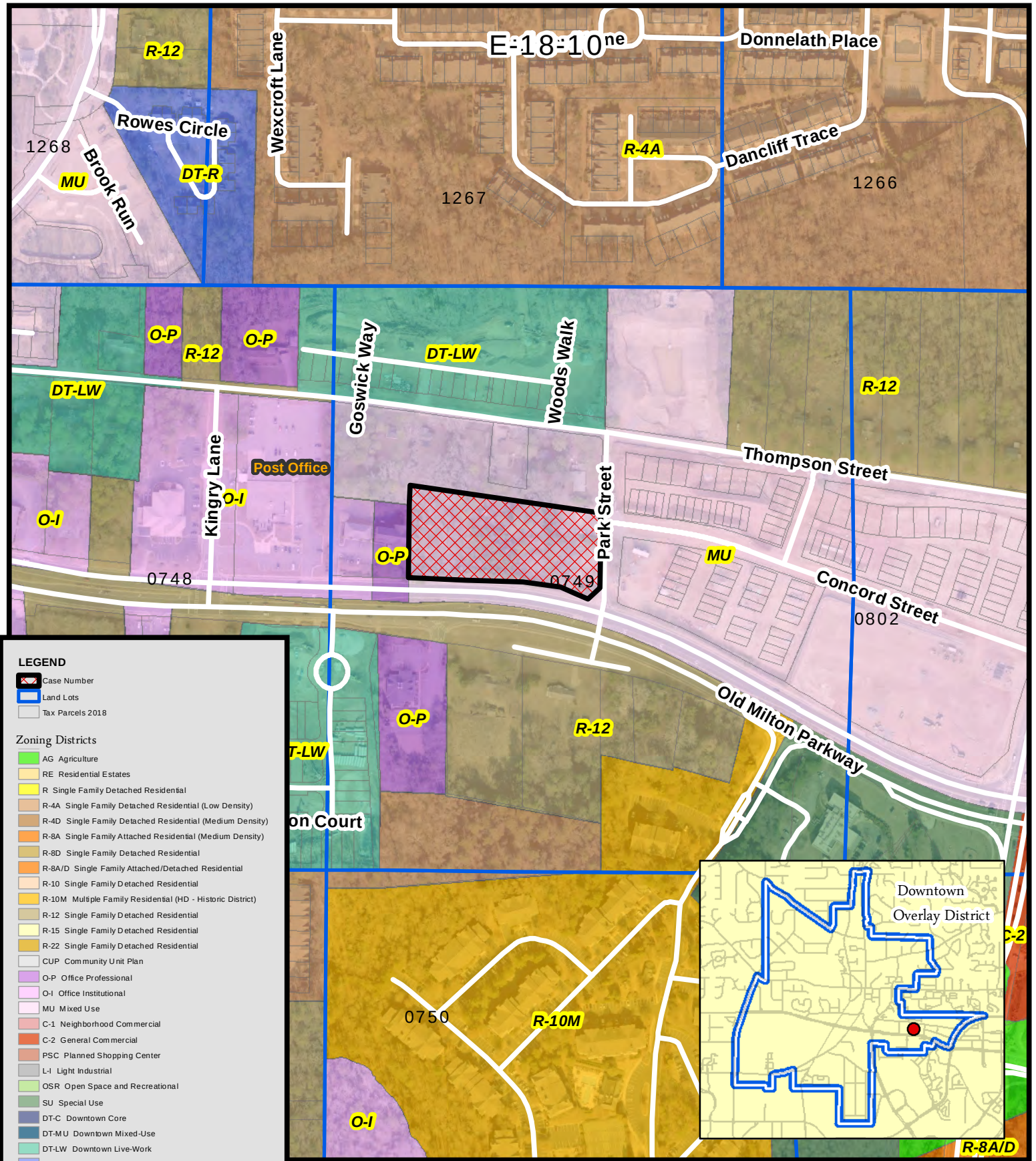


Future Land Use WellStar Sign Exception 2450 Old Milton Parkway

E-18-10
D/LL: 1/2/749
PC Date: 11/01/18
CC Date: 11/12/18

Location Map Provided by:
Community Development - GIS



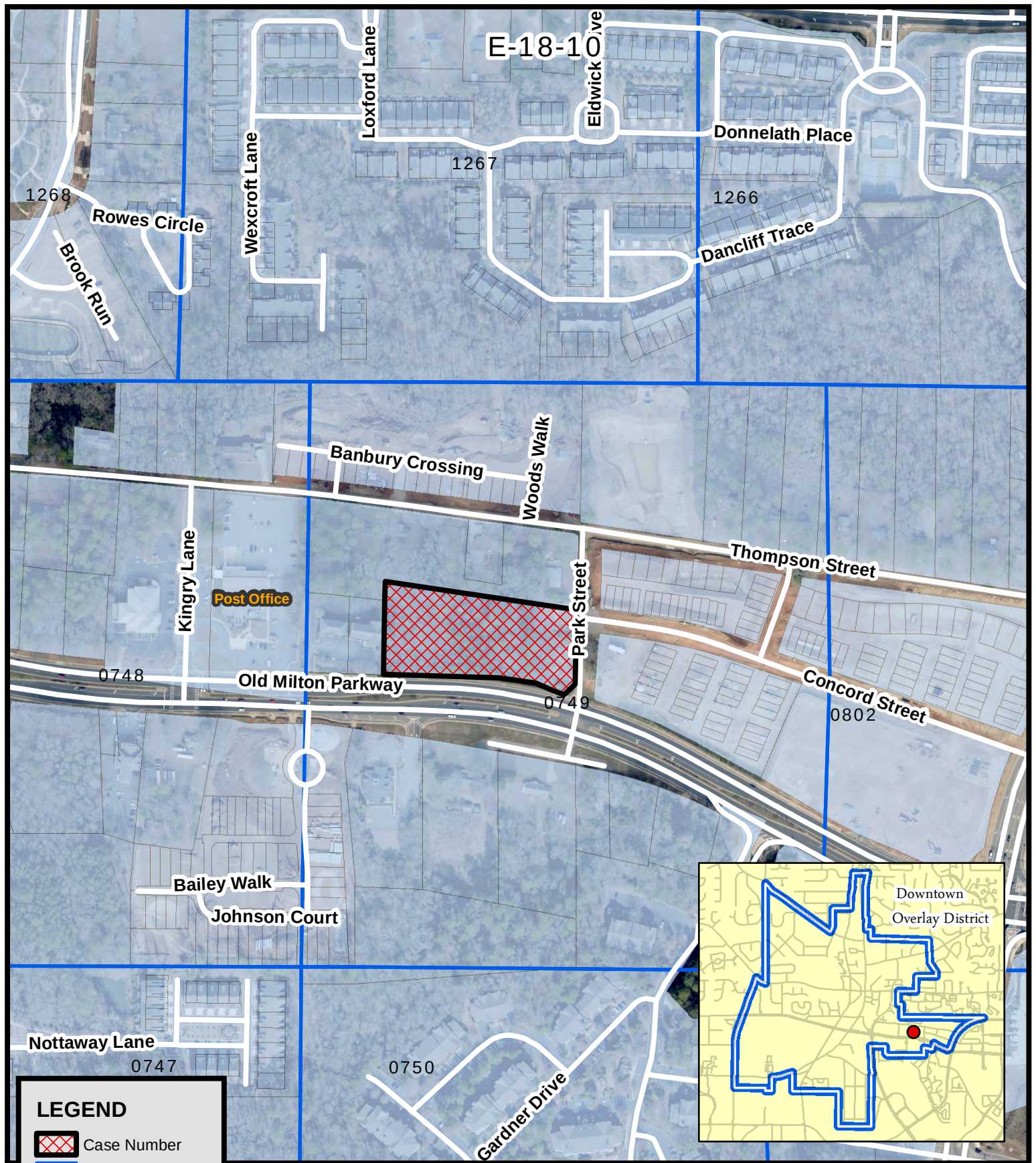


Zoning Map WellStar Sign Exception 2450 Old Milton Parkway

E-18-10
D/LL: 1/2/749
PC Date: 11/01/18
CC Date: 11/12/18

Location Map Provided by:
Community Development - GIS





LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels 2018

Location Map
WellStar Sign Exception
2450 Old Milton Parkway

E-18-10
D/LL: 1/2/749
PC Date: 11/01/18
CC Date: 11/12/18

Location Map Provided by:
Community Development - GIS



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: WellStar Sign Exception

Contact Name: Chris Massey

Telephone: 770-527-5399

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 have not received any comments or correspondence from the individuals contacted.

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

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☒ Other (Please Specify) <u>Public information meeting on October 10, 2018</u> |

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

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

Signature of Authorized Agent: 

Date: 10/12/18

Print Form

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

GARDNER DRIVE L L C
200 W MONROE ST STE 2200
CHICAGO IL 60606

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

WS Notting Hill Alpharetta, LLC has applied for a Sign Exemption for WellStar to be located at 2450 Old Milton Parkway. The Sign Exemption will allow for WellStar to use the square footage allowed for the building to more appropriately match the Historic Architecture of the building by breaking the wall signage for the North and South sides for the building into two separate signs on each side.

We are currently scheduled to present to the Planning Commission on to the City Council on Monday, November 12, 2018 at 6:30 p.m. The public hearings will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, Georgia.

The City will hold a Community Zoning Information Meeting on Wednesday, October 10, 2018 from 6:00 p.m. to 7:00 p.m. in the Multi-Purpose Room at City Hall.

Feel free to call me at 770-527-5399 or reach out to me by email, cmassey@jwbrealty.com, with any questions that you may have.

Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO TX 75093

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

MARSH BUNDY KING 2012 TRUST THE
PO BOX 20096
ATLANTA GA 30325

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

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Dear Neighbor:

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Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188-2910

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

October 17, 2018

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043-8153

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

BLACKWATER VENTURES LLC
306 CHAMPIONS CT
WOODSTOCK GA 30188

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

PULTE HOME CORPORATION
2475 NORTHWIND PKWY STE 600
ALPHARETTA GA 30009

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

Re: E-18-10 Wellstar Sign Exemption

Dear Neighbor:

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Sincerely,

Christopher M. Massey

WS NOTTING HILL ALPHARETTA, LLC

September 20, 2018

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

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Sincerely,

Christopher M. Massey

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Wellstar Sign Exception ONLY

E-18-10

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Chris Massey

Telephone: 770-527-5399

Address: 2771 Lawrenceville Hwy

Suite: 210

City Decatur

State: GA

Zip: 30033

Fax: 770-622-9590

Mobile Tel: 770-527-5399

Email: chris@jwbrealty.com

Subject Property Information:

Address: 2450 Old Milton Parkway

Current Zoning: MU

District: 1

Section: 2

Land Lot: 749

Parcel ID: _____

Proposed Zoning: MU

Current Use: Medical Office

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

WellStar Sign Exception

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

WellStar - Medical Office Building

Applicant's Request (Please itemize the proposal):

We are requesting a sign exception to allow for the sign area allotted for the front of the building to be broken up into 2 separate signs and for the sign area allotted for the back of the building to be broken up into 2 separate signs. We believe that this will more appropriately match the historic design of the building.

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

WellStar will be operating a 40,000 square foot Medical office building. The sign exception will allow for the public to identify the building and the signage as proposed will help to keep the integrity of the architectural design of the building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert D. Cheeley

Telephone: 770-861-4100

Address: 2500 Old Milton Parkway

Suite: 200

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 | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Chris Massey

Telephone: 770-527-5399

Address: 2771 Lawrenceville Hwy

Suite: 210

City Decatur

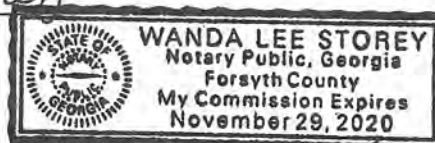
State: GA

Zip: 30033

So Sworn and Attested:

Owner Signature: Robert D. CheeleyDate: 2/31/18

Notary:

Notary Signature: Wanda L. StoreyDate: 2/31/18

DISCLOSURE FORM

Wellstar Sign Exception

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: Chris Massey

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: 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:

8/31/18

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.

☐ Yes

☒ No

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

☒ Yes

The sign design for the building takes into account the architecture of the building as well as the need to identify the building to the public. Without separating the signs into two each on the front and back of the building, we would not be able to achieve the signage allowable per the City and needed to properly identify the building.

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☐ 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.

☒ Yes

☐ No

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

☐ Yes

☒ 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

☒ 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: WellStar Sign Exception

Contact Name: Chris Massey

Telephone: 770-527-5399

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

Please 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.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) <u></u> |

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.

These individuals will have the opportunity to respond either by phone or by email.

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: _____

Contact Name: _____

Telephone: _____

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.

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

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

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

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

Signature of Authorized Agent: _____

Date: _____

8/31/12

Print Form

Wellstar Sign Exception

JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO TX 75093

CHEELEY ROBERT D
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

GARDNER DRIVE L L C
200 W MONROE ST STE 2200
CHICAGO IL 60606

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO TX 75093

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043-8153

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

PULTE HOME CORPORATION
2475 NORTHWIND PKWY STE 600
ALPHARETTA GA 30009

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

AVREN DOUGLAS ET AL
205 HEMBREE PARK TER
ROSWELL GA 30076

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ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA GA 30005

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5100 PEACHTREE PKWY SUITE 200
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LISA & BOB CHEELEY FOUNDATION INC
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ALPHARETTA GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

OLD MILTON LEASING ENTERPRISES LLC
& NORRIS PROPER
1645 EVERSEDGE DR
ALPHARETTA GA 30004

Wellstar Sign Exception

MARSH BUNDY KING 2012 TRUST THE
PO BOX 20096
ATLANTA GA 30325

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

MARSH BUNDY KING 2012 TRUST THE
PO BOX 20096
ATLANTA GA 30325

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PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188-2910

BLACKWATER VENTURES LLC
306 CHAMPIONS CT
WOODSTOCK GA 30188

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

JONES JAMES T & JONES CATHERINE G
2305 DINSMORE RD
ALPHARETTA GA 30004

KALDANI NARDEN & KAHVAZADEH HAMID R
145 THOMPSON ST
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JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO TX 75093

Property Legal Description
Tract Two
(Per Plat Book 405, Page 125)
(Date 12-26-17)

All that tract or parcel of land lying and being in land lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 76 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds West, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 49.12 feet to a 5/8-inch rebar set; Thence South 81 degrees 33 minutes 21 seconds East, a distance of 494.02 feet to a 5/8-inch rebar set on the westerly right-of-way of Park Street; Thence continuing with said westerly right-of-way, South 01 degrees 08 minutes 35 seconds West, a distance of 67.62 feet to a 1/2-inch rebar found; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 125.65 feet to a concrete monument found at the north end of a mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract of land contains 2.411 Acres.

Wellstar Sign Exception

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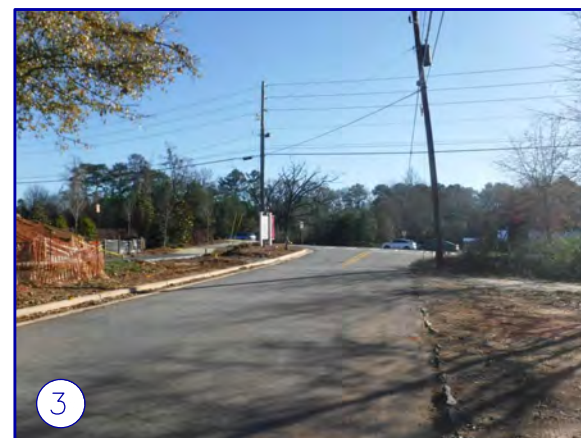
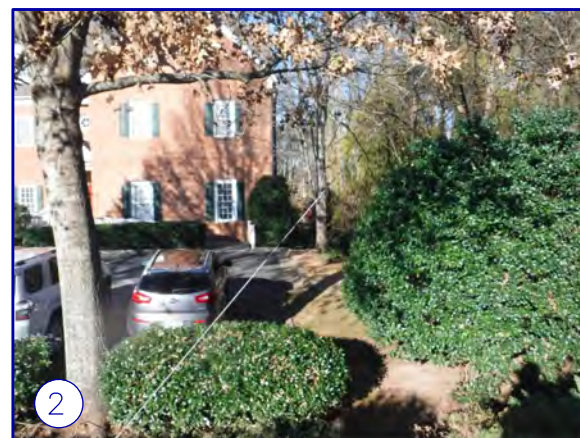
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145 THOMPSON ST
ALPHARETTA GA 30004

JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO TX 75093

SITE PHOTOGRAPHS



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 5529.70035(W5), EFFECTIVE DATE NOVEMBER 1, 2017.

9. All matters which affect subject property as they may appear on that certain plat of Subdivision of L.N. Thompson, recorded in Plat Book 35, Page 2, Fulton County, Georgia Records.

NO MATTERS SHOWN ON SURVEY AFFECT SITE.

10. Easement from W.L. Rudasill to Georgia Power Company, dated May 22, 1950, filed for record June 12, 1950 and recorded in Deed Book 2531, Page 159, aforesaid records.

MAY AFFECT SITE - BLANKET EASEMENT FOR DISTRIBUTION OF POWER.

11. Easement from J.B. Wade to Georgia Power Company, dated May 22, 1950, filed for record June 12, 1950 and recorded in Deed Book 2531, Page 160, aforesaid records.

MAY AFFECT SITE - BLANKET EASEMENT FOR DISTRIBUTION OF POWER.

AFFECTS SITE AS PLOTTED.

12. Slope Easement contained within Right of Way Deed from Wallace Spence a/k/a Noble W. Pence to Ga. Department of Transportation, dated October 14, 1994, filed for record October 21, 1994 and recorded in Deed Book 18895, Page 12, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

13. Easement from Noble W. Pence a/k/a Wallace Spence to Georgia Power Company, dated August 26, 1996, filed for record November 12, 1996 and recorded in Deed Book 21762, Page 43, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

14. Slope Easement contained within Right of Way Deed from Jewel F. Thompson to Ga. Department of Transportation, dated April 19, 1995, filed for record April 27, 1995 and recorded in Deed Book 19509, Page 222, aforesaid records.

AFFECTS SITE AS PLOTTED.

15. Easement from Estate of Jewel F. Thompson by Olivia Grizzle, Executrix, to Georgia Power Company, dated August 30, 1996, filed for record November 12, 1996 and recorded in Deed Book 21762, Page 49, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

16. Slope Easement contained within Right of Way Deed from Arthur Earnshaw to Ga. Department of Transportation, dated October 6, 1994, filed for record October 12, 1994 and recorded in Deed Book 18865, Page 70, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

17. Easement from Arthur Earnshaw to Georgia Power Company, dated August 29, 1996, filed for record November 12, 1996 and recorded in Deed Book 21762, Page 44, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

18. Slope Easement within Right of Way Deed from Sandra L. Brannon to Ga. Dept. of Transportation, dated September 22, 1994, filed for record October 4, 1994 and recorded in Deed Book 18837, Page 182, aforesaid records.

AFFECTS SITE AS PLOTTED.

19. Slope Easement within Right of Way Deed from Sandra L. Brannon to Ga. Dept. of Transportation, dated September 22, 1994, filed for record October 4, 1994 and recorded in Deed Book 18837, Page 187, aforesaid records.

AFFECTS SITE AS PLOTTED.

20. Easement from Sandra L. Brannon to Georgia Power Company, dated August 23, 1996, filed for record November 12, 1996 and recorded in Deed Book 21762, Page 44, aforesaid records.

AFFECTS SITE, BLANKET IN NATURE

21. Right-of-Way Easement from Gerald R. Ellington & Judith Ann Ellington to Sonnee Electric Membership Corporation, a corporation, dated November 15, 1984, filed for record December 3, 1984 and recorded in Deed Book 9278, Page 218, aforesaid records.

MAY AFFECT SITE, BLANKET EASEMENT FOR DISTRIBUTION OF POWER

22. INTENTIONALLY OMITTED

(REFERENCE TO PRIOR SURVEY)

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording instruments, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

SURVEYOR CERTIFICATION

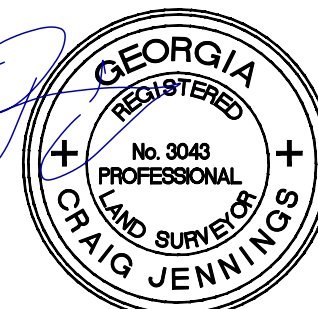
To: WS Notting Hill of Alpharetta, LLC, a Georgia limited liability company
United Community Bank
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(a), and 13, of Table A thereof.

The field work was completed on December 13, 2017.

Map Date: December 13, 2017

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043



GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road

Marietta, Georgia 30062

Phone: (770) 795-9900

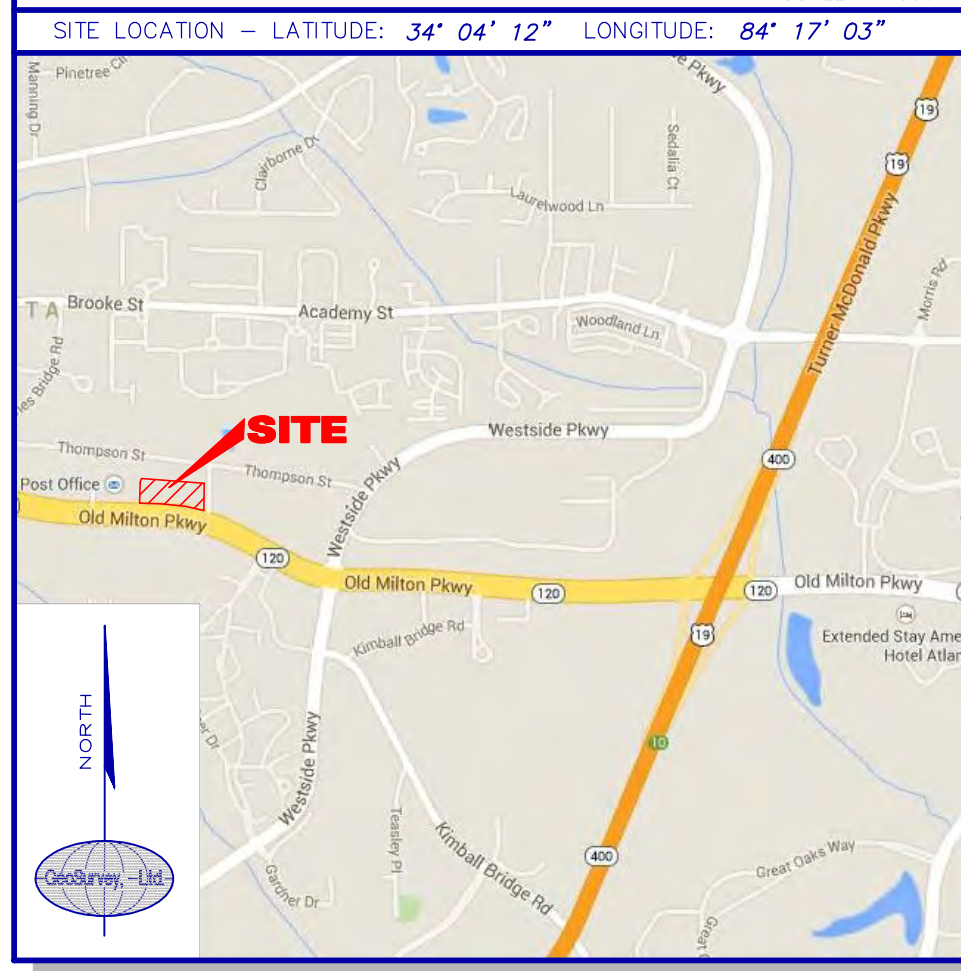
Fax: (770) 795-8880

www.geosurvey.com

EMAIL: info@geosurvey.com

Certificate of Authorization #LSF-000621

VICINITY MAP



GENERAL NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C 0058F, AND THE DATE OF SAID MAP IS SEPT. 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

THE SITE IS ZONED "MU" (MIXED USE DISTRICT)
ZONING CONDITIONS PER: MP-16-14/2-16-15 Notting Hill Old Milton Holdings MU LAND USE SHALL BE MIXED USE RESIDENTIAL & COMMERCIAL. SETBACKS ARE PER THE APPROVED CONDITIONS, AS REFERENCED IN PLAT BOOK 405, PAGE 125.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR FOURTH QUARTER PROPERTIES XLVII, B.C. WACHOWIA BANK, NATIONAL ASSOCIATION, & LAWYERS TITLE INSURANCE CORPORATION, PREPARED BY GEOSURVEY, LTD., DATED MARCH 22, 2005, LAST REVISED MARCH 17, 2006.

2> SUBDIVISION PLAT FOR L. N. THOMPSON PROPERTY, PREPARED BY J. M. DODD, SURVEYOR, DATED JUNE 3, 1946, AND RECORDED IN PLAT BOOK 35, PAGE 2 OF THE FULTON COUNTY PUBLIC RECORDS

3> RIGHT OF WAY PLANS FROM THE DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER STP 189-1(16), PAGE 22A. DATED OCTOBER 12, 1993.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30' right-of-way) and the northerly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 78 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds East, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 49.12 feet to a 5/8-inch rebar set; Thence South 81 degrees 33 minutes 21 seconds East, a distance of 125.65 feet to a concrete monument found of the north end of a mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the POINT OF BEGINNING.

Said tract of land contains 2.411 Acres.

ALTA/NSPS LAND TITLE SURVEY

WS Notting Hill of Alpharetta, LLC
United Community Bank
Chicago Title Insurance Company

GS JOB NO:	20042198	DRAWING SCALE:	1"= 40'	SURVEY DATE:	12-13-2017
FIELD WORK:	CE	CITY:	ALPHARETTA	STATE:	GEORGIA
PROJ MGR:	GEE	COUNTY:	FULTON	No.	Date
REVIEWED:	JRC	LAND LOT:	749	Description	
DWG FILE:	20042198-20.dwg	DISTRICT:	1st	DISTRICT:	2nd

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	QW QUI WIRE
CI CURB INLET	PL POWER LINE
CMF CONCRETE MONUMENT FND	LP LIGHT POLE
CO SANITARY CLEANOUT	ET ELECTRIC TRANSFORMER
CPD COMMUNICATION PEDESTAL	
CRZ CRIMED TOP PIPE	WV WATER VAULT
CRZ CRITICAL ROOT ZONE	GV GAS VALVE
DIP DROP INLET	GM GAS METER
DRZ DUCTILE IRON PIPE	WV WATER VALVE
DWCB DOUBLE WING CATCH BASIN	WM WATER METER
FNC FENCE	FE FIRE HYDRANT
FND FOUND	UG UNDERGROUND ELECTRIC LINE
FOC FIBER OPTIC CABLE	UG UNDERGROUND GAS LINE
GM GAS METER	UG UNDERGROUND COMMUNICATION LINE
INV INVERT	UG UNDERGROUND WATER LINE
JB JUNCTION BOX	PI PHOTO POSITION INDICATOR
MH MANHOLE	
OT OPEN TOP PIPE	RP REGULAR PARKING SPACE COUNT
PM POWER METER	RBR 5/8" RBR SET
POB POINT OF BEGINNING	SS SANITARY SEWER
POC POINT OF COMMENCEMENT	SWCB SINGLE WING CATCH BASIN
RCP REINFORCED CONCRETE PIPE	TRANS ELECTRIC TRANSFORMER
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 64,320, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

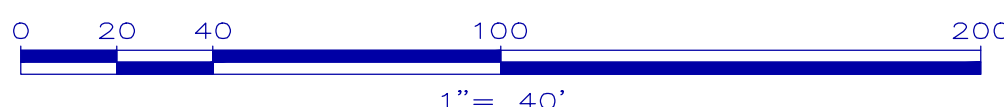
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 321,321 FEET, SEE INT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



WELLSTAR
Avalon Health Park

WellStar Avalon Health Park

Contents

Site Plan / Sign Location Plan

Wall Signage

Sign Type 80.01 Building Identification Signage - South Elevation (Old Milton Parkway)

Sign Type 80.02 Building Identification Signage - North Elevation

Sign Type 80.04 Building Identification Signage - West Elevation

Monument Signage

Sign Type 80.05 - Primary Monument Sign @ Old Milton

Sign Type 80.06 - Secondary Monument Sign @ Park Street

Sign Type 80.07 - Tertiary Monument @ Old Milton Deck Entry

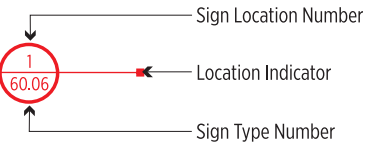
Miscellaneous Directional Signage

Sign Type 80.08 - Urgent Care Signage @ North Canopy

Urgent Care Canopy Sign



Ground Lighted Entry Monument Sign



24Aug2018 City Review Set

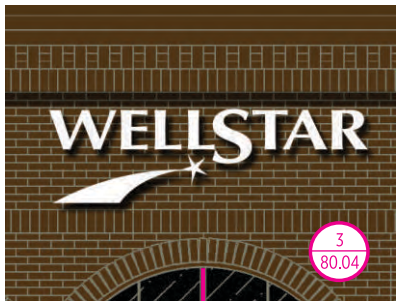
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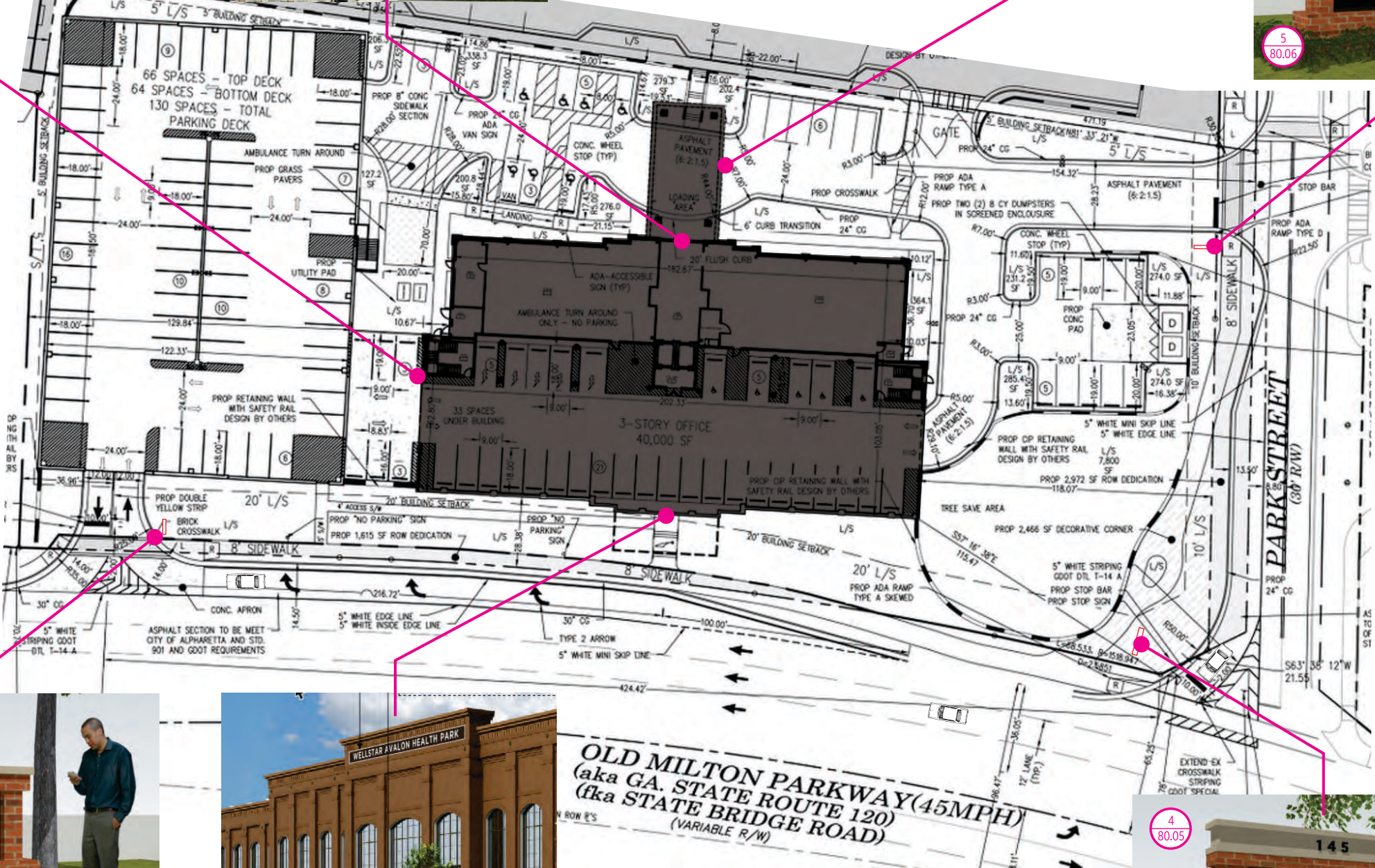
Site Plan
Sign Thumbnails

G1.0

Lighted WellStar Logo On West Face Of Building



Building Identification Text at Top Of Parapet. Lighted WellStar Logo on Face Of Building



Monument Sign at Staff Entry - Ground Lighted



Building Identification Text at Top Of Parapet. Lighted WellStar Logo On Canopy



Ground Lighted Monument Sign - WellStar AHP Logo & Directional Info



Wall Signage



Implementation Study - Proposed South Elevation / Old Milton Wall Signage (Sign Type 80.01)



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Sign Type 80.01
Wall Mounted Building
Identification Signage

80.01a



MAXIMUM SIGN AREA
ALLOWED THIS BUILDING
ELEVATION: 156sf

PROPOSED AGGREGATE
SIGN AREA: 107.81sf

42.19sf SURPLUS

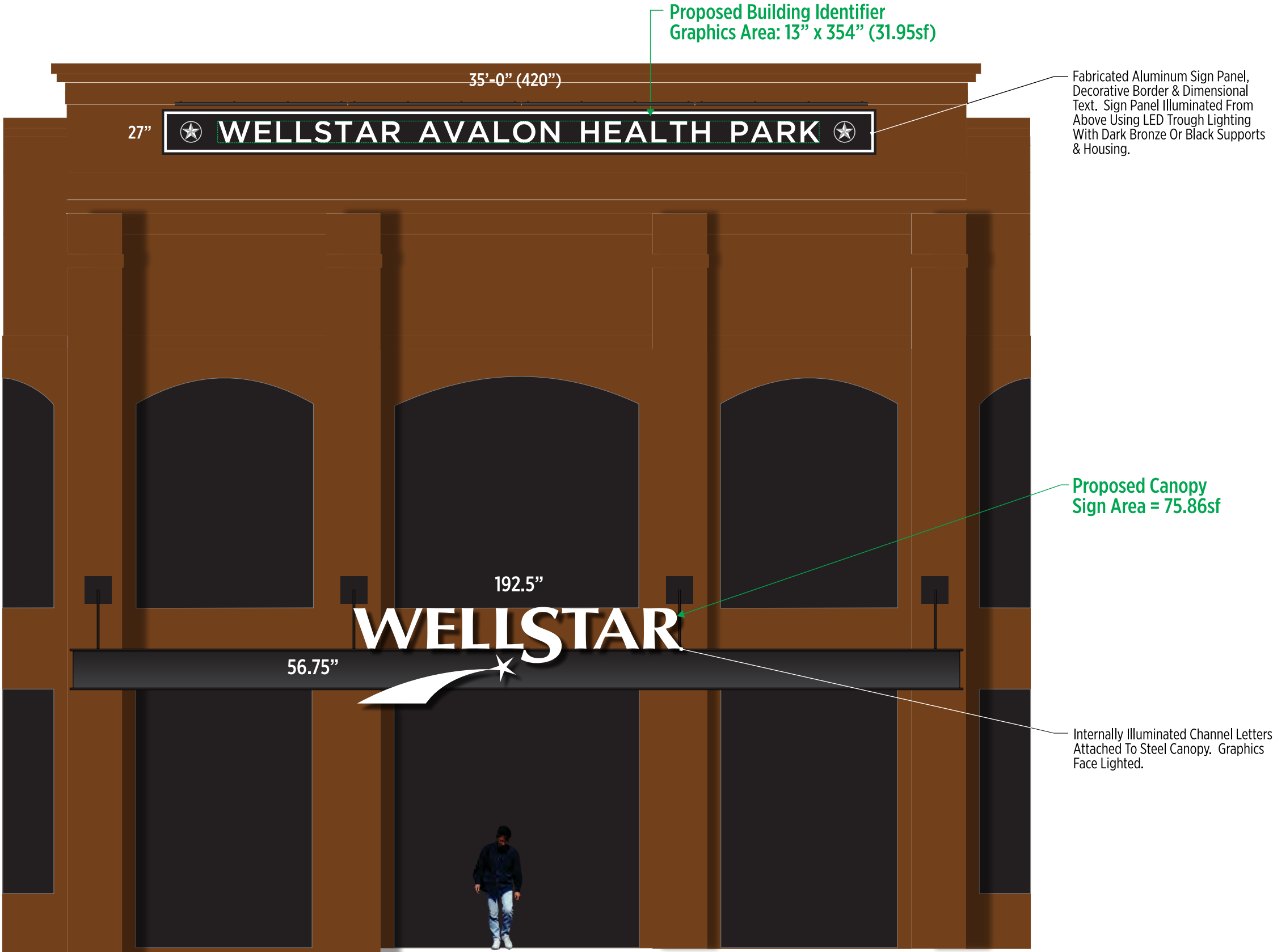
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Sign Type 80.01
Wall Mounted Building
Identification Signage

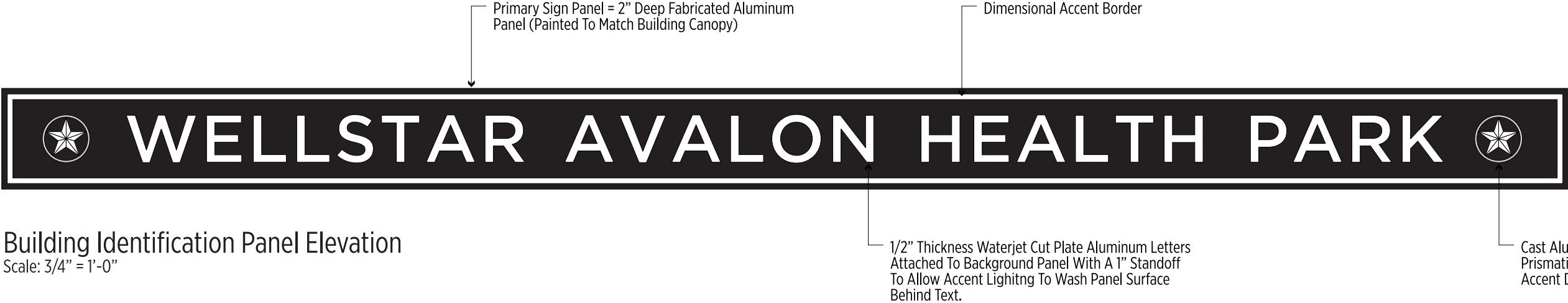
80.01b



Implementation Study - Proposed South/Old Milton Elevation Wall Signage (Sign Type 80.01)
Scale: 3/16" = 1'-0"



Form Study - Building Identification Sign Panel



Building Identification Panel Elevation
Scale: 3/4" = 1'-0"

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Sign Type 80.01
Wall Mounted Building
Identification Signage

80.01c



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Sign Type 80.01

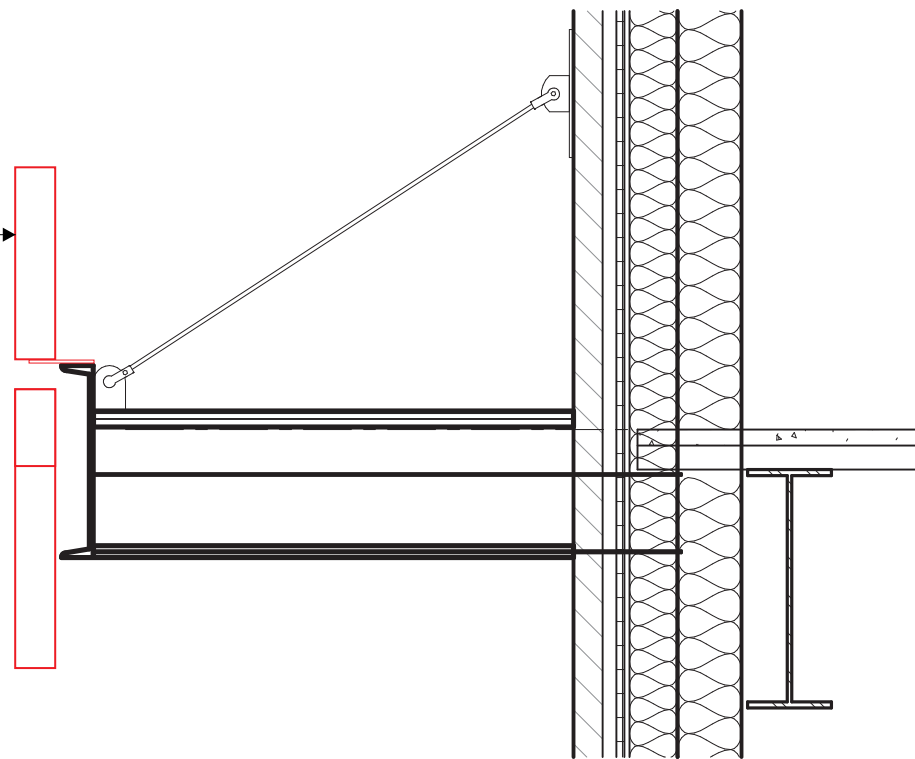
Wall Mounted Building Identification Signage

80.01d



Form Study - Canopy Logo Sign

Internally Illuminated Channel Letters
Attached To Steel Canopy. Graphics
Face Lighted.



A | Section Detail @South Canopy
Scale: 1/2" = 1'-0"

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Sign Type 80.01
Wall Mounted Building
Identification Signage

80.01e



Implementation Study - Proposed North Elevation Wall Signage (Sign Type 80.02)



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Sign Type 80.02
Wall Mounted Building
Identification Signage

80.02a



MAXIMUM SIGN AREA
ALLOWED THIS BUILDING
ELEVATION: 103.33sf
(Based On East Elevation
Wall Frontage Of 103'-4")

PROPOSED AGGREGATE
SIGN AREA: 74.37sf

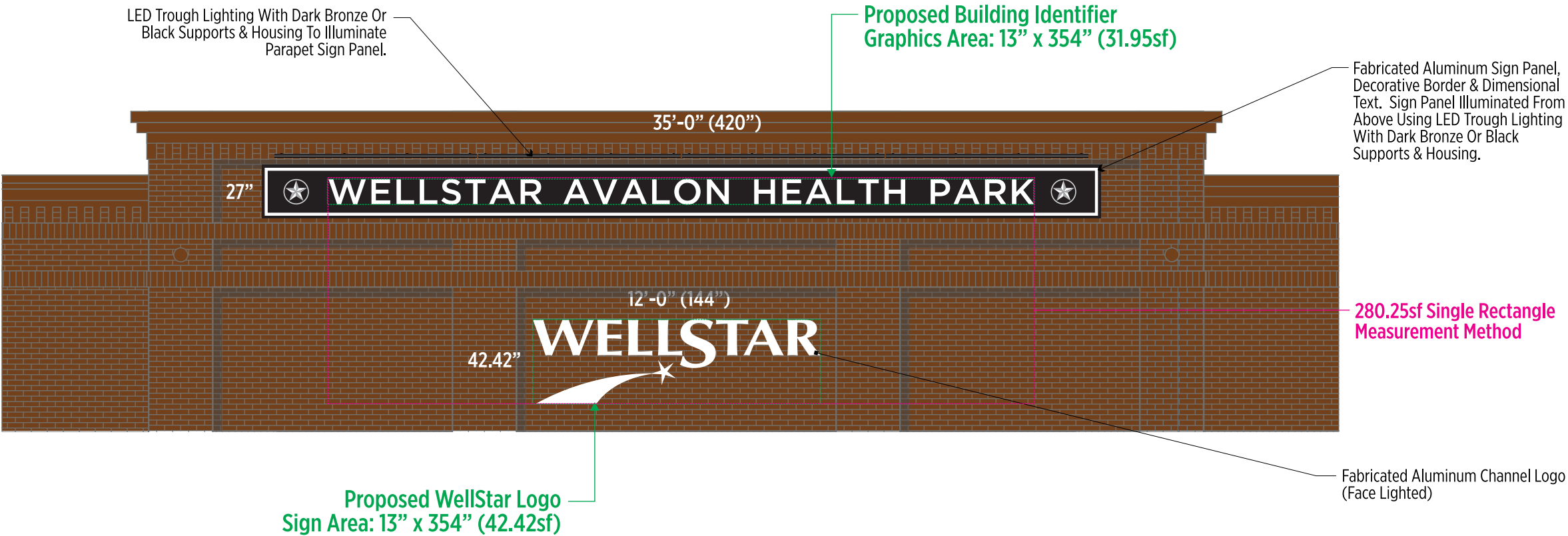
28.96sf SURPLUS

A

Overall North Elevation

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

Wall Frontage = 184'



B

Elevation Detail

Scale: 3/16" = 1'-0"

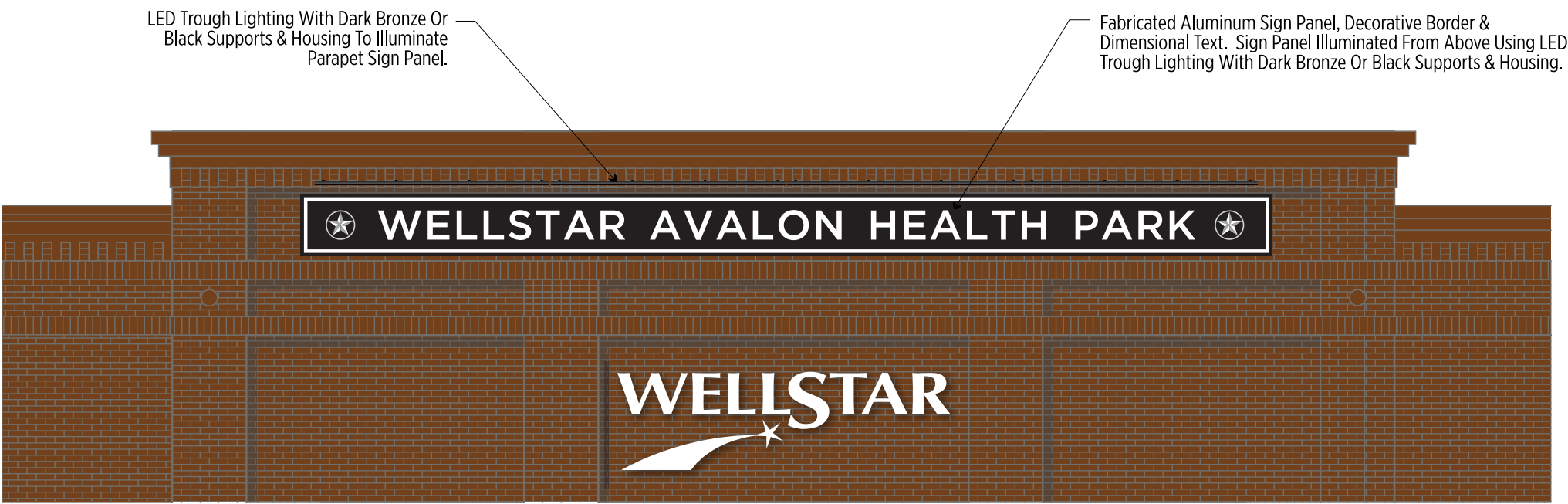
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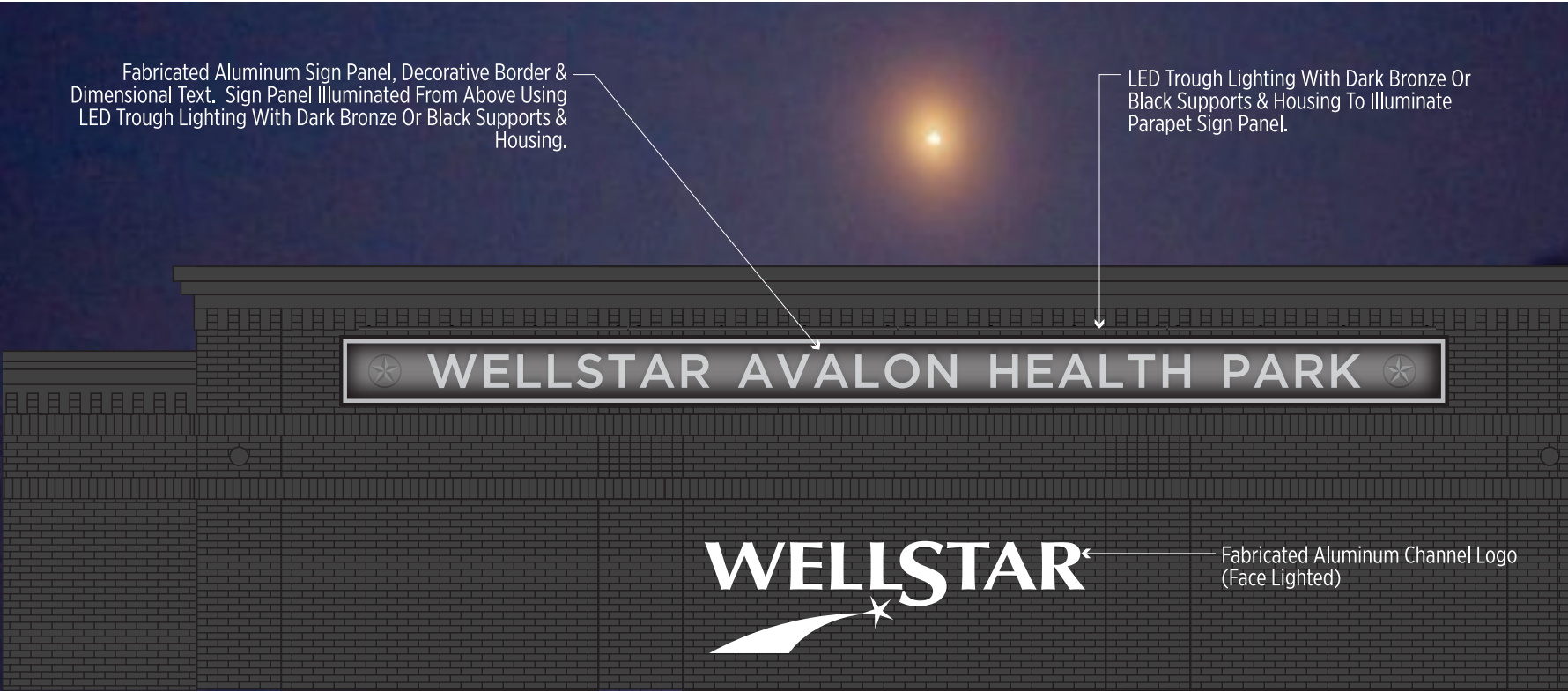
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Sign Type 80.02
Wall Mounted Building
Identification Signage

80.02b



A | Daylight Appearance
Scale: 3/16" = 1'-0"



B | Proposed Illumination Concept
Scale: 3/16" = 1'-0"

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Sign Type 80.02
Wall Mounted Building
Identification Signage

80.02c



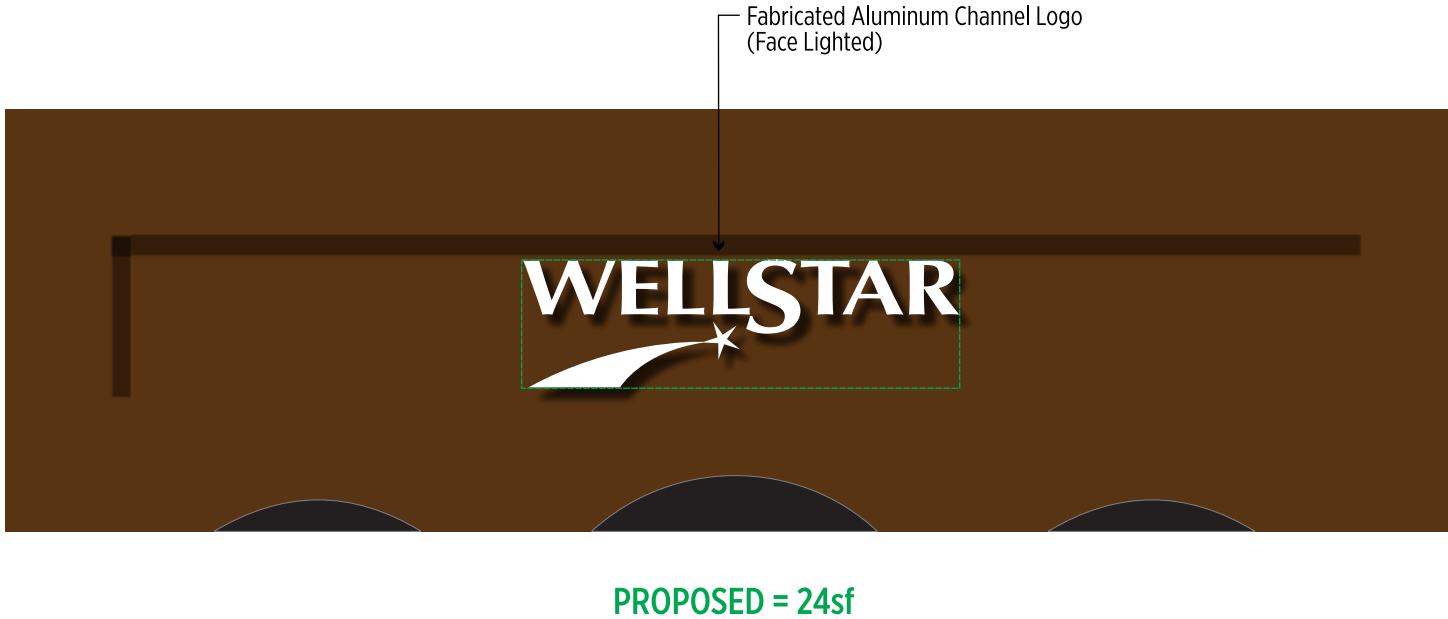
MAXIMUM SIGN AREA
ALLOWED THIS BUILDING
ELEVATION: 24sf

PROPOSED SIGN AREA:
24sf

A

Overall West Elevation

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



B

Elevation Detail - West Wall Sign

Scale: 1/4" = 1'-0"

C

Illumination Concept - West Wall Sign

Scale: 1/4" = 1'-0"



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Sign Type 80.04
Wall Mounted Building
Identification Signage

80.04a



Monument Signage



WELLSTAR
Avalon Health Park



Sketchup Model Study - Monument Sign @ Corner of Old Milton & Park Street

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Sign Type 80.05
Primary Monument Sign
@ Old Milton

80.05a



Sketchup Model Study - Monument Sign @ Corner of Old Milton & Park Street

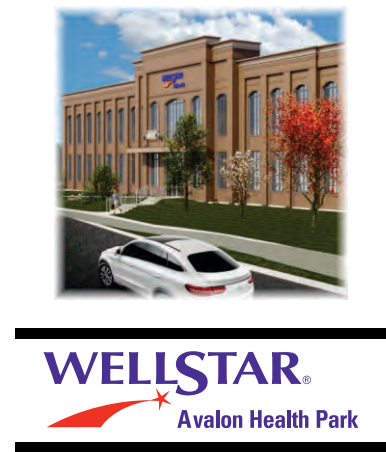
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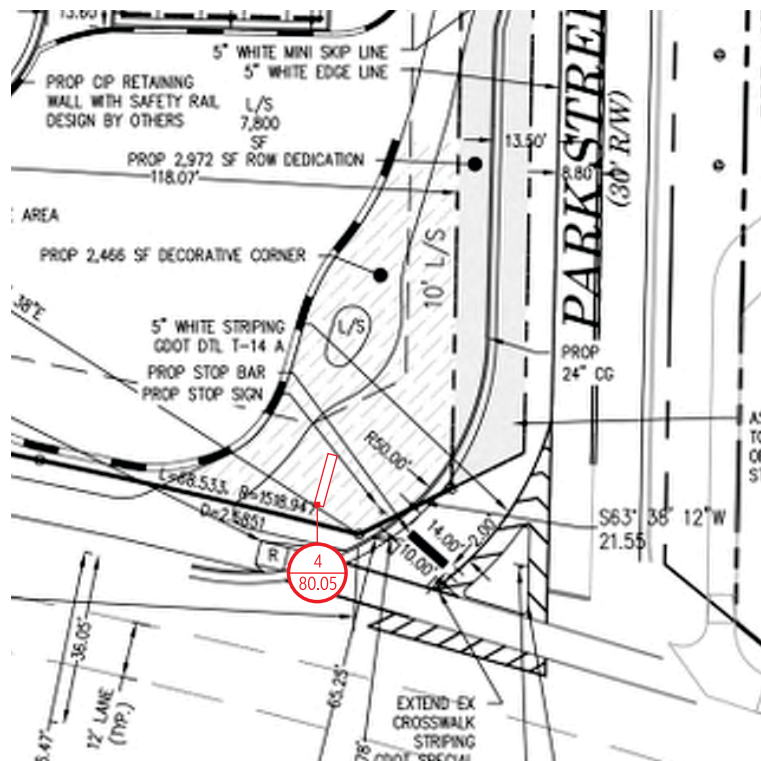
Sign Type 80.05
Primary Monument Sign
@ Old Milton

80.05b



A

Proposed Sign Elevation (Opposite Side Is Similar)
Scale: 3/8" = 1'-0"



B

Site Plan Detail @ Corner of Old Milton & Park St.
Scale: 1" = 40'-0"



C

Sketchup Model of Alternate Monument - Corner of Old Milton & Park Street
Scale: Not To Scale

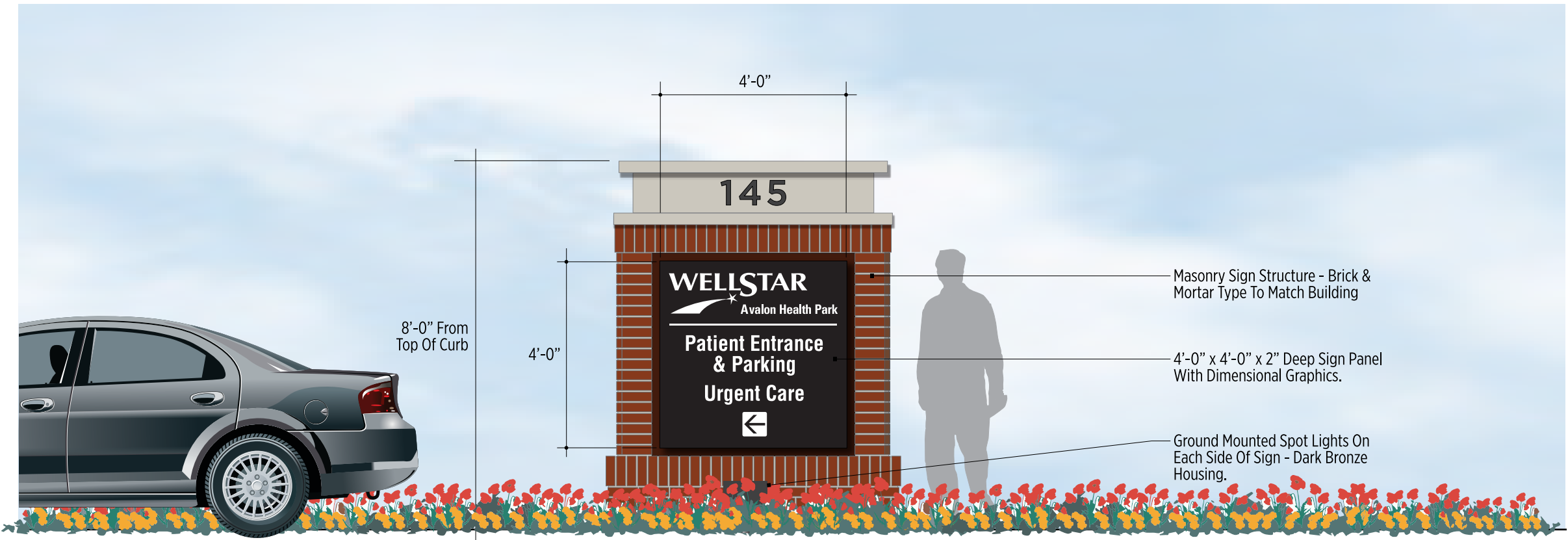
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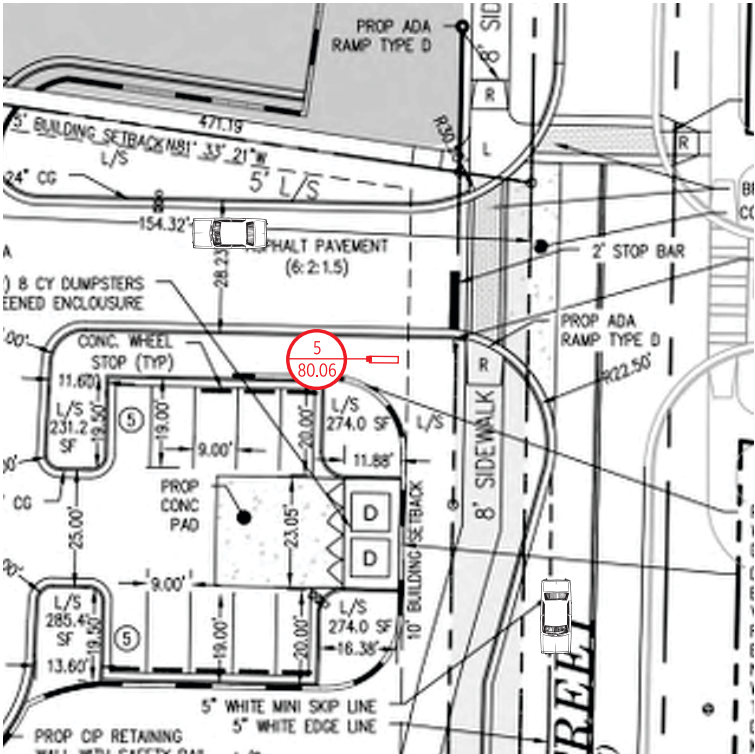
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Sign Type 80.05
Primary Monument Sign
@ Old Milton

80.05c



A Proposed Sign Elevation (Opposite Side Is Similar)
Scale: 3/8" = 1'-0"



B Site Plan Detail @ Park Street Entry
Scale: 1" = 40'-0"



C Sketchup Model of Proposed Park Street Entry Monument
Scale: Not To Scale

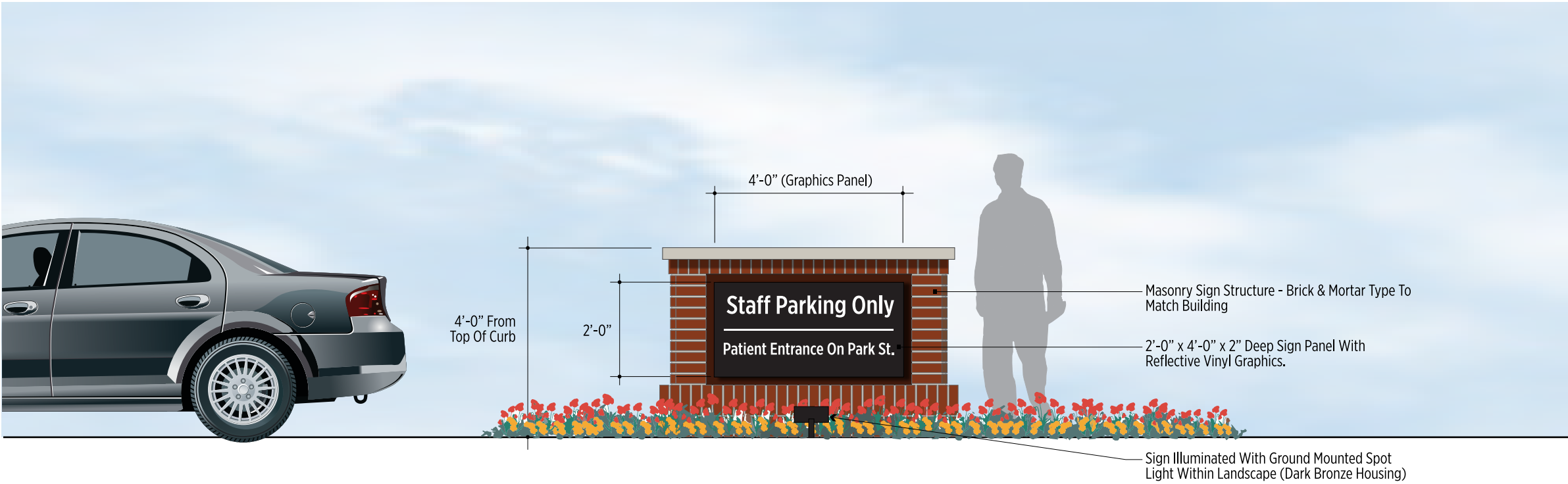
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Sign Type 80.06
Secondary Monument
@ Park Street Entry

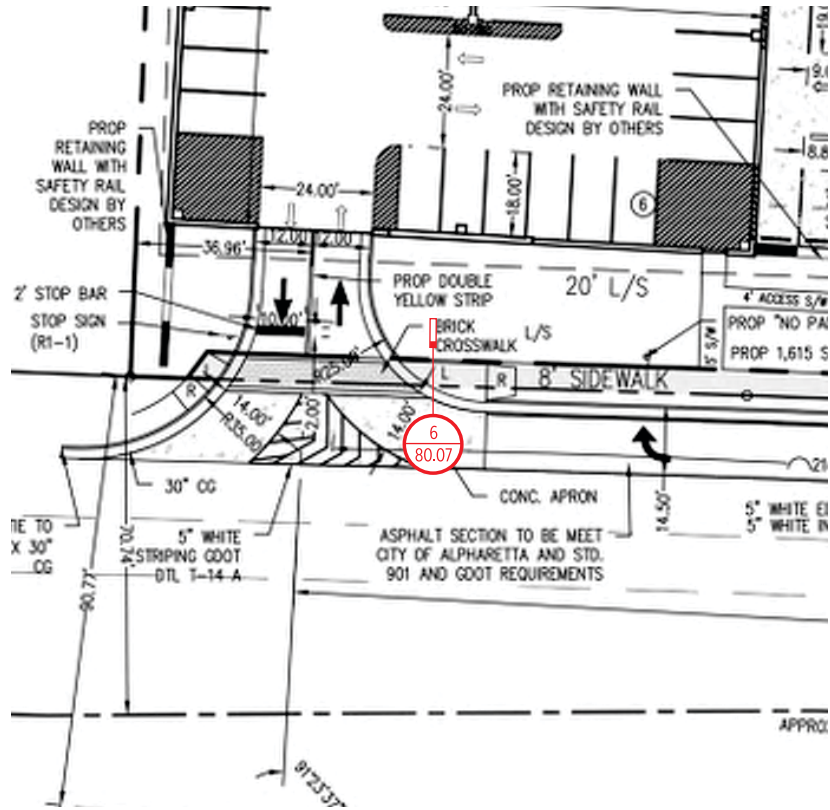
80.06a



WELLSTAR
Avalon Health Park

A

Sign Elevation (Opposite Side Is Similar)
Scale: 3/8" = 1'-0"



B

Site Plan Detail @ Tertiary Monument Sign
Scale: 1" = 40'-0"



C

Sketchup Concept Study
Scale: Not To Scale

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Sign Type 80.07
Tertiary Monument
@ Old Milton Parking Entry

80.07a



Miscellaneous



WELLSTAR
Avalon Health Park



Implementation Rendering (Urgent Care Signage @ Entry Canopy)

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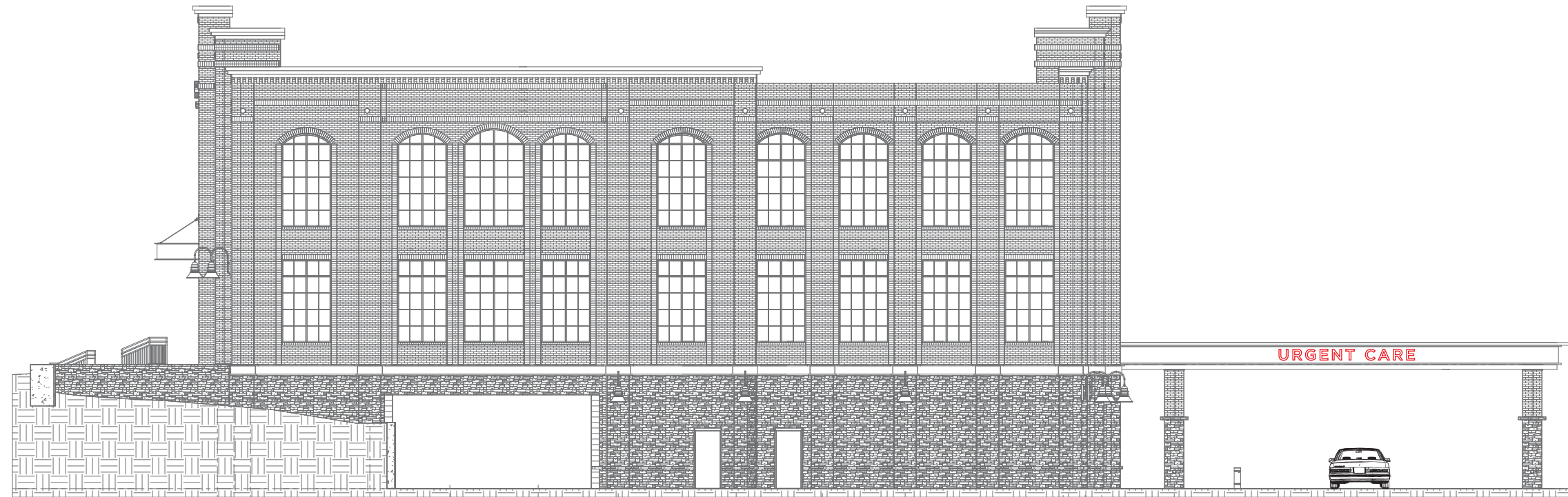
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Sign Type 80.08
Urgent Care Canopy Sign

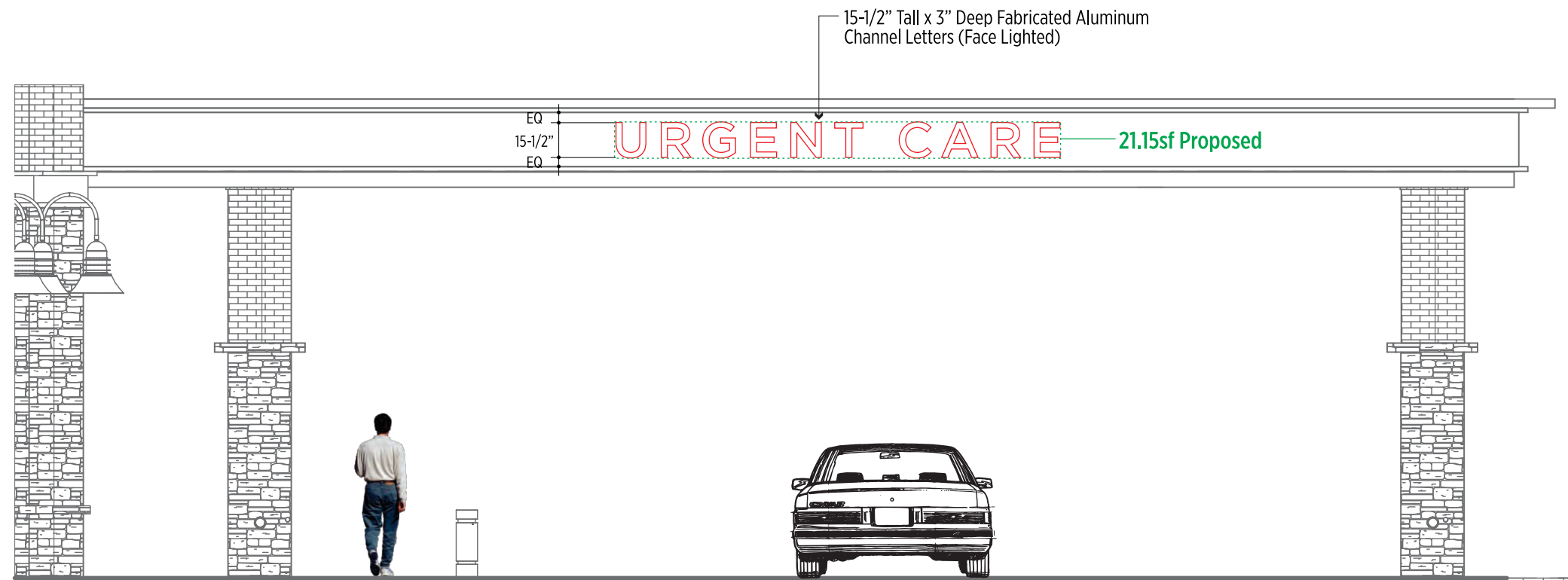
80.08a



WELLSTAR
Avalon Health Park



A Overall East Elevation
Scale: 1/16" = 1'-0"



B Elevation Detail @ Entry Canopy (East Elevation)
Scale: 3/16" = 1'-0"

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Sign Type 80.08
Urgent Care Canopy Sign

80.08b



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: AWARD OF ITB 19-009 MULTIPLE SIDEWALK SEGMENTS

II. RECOMMENDATION:

Please award ITB 19-006 to A1 Contracting, LLC in the amount of \$926,423.00 for the Multiple Sidewalk Segments Project; allocate funds in the amount of \$20,000.00 for utility relocations; and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$946,423.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Providence Area Sidewalks (31741100-541420-C1829)	\$946,423.00
Sidewalk Improvements (31741100-541420-C1512)	(\$945,479.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	\$0.00
N/A	\$0.00

IV. REPORT IN BRIEF:

The award of this bid is for the construction of a total of three sidewalk segments along Charlotte Drive and Providence Road. All three segments were identified as part of the 2016 Bond.

The scope of work at each location is as follows:

Charlotte Road - Construction of approximately 1,910 linear feet of sidewalk along the west side of Charlotte Drive from the existing sidewalk south of Old Place Drive to the existing sidewalk north of Lillian Drive. Curb and gutter will not be installed along this stretch of sidewalk in keeping with the existing sidewalk. Completion of this gap will provide contiguous sidewalk along the west side of Charlotte Drive from Mid Broadwell Road to Rucker Road.

Providence Road, North Gap - Construction of approximately 2,400 linear feet of sidewalk along the west side of Providence Road from the City Limits to existing sidewalk north of Bates Road. Curb and gutter will only be installed across the frontage of Providence Plantation Subdivision where it exists today. The remainder of the sidewalk will not be constructed with curb and gutter in keeping with the existing sidewalk north of Bates Road.

Providence Road, South Gap - Construction of approximately 575 linear feet of sidewalk along the west side of Providence Road from existing sidewalk south of Bates Road to existing sidewalk north of Mayfield Road. Curb and gutter will be installed along the entire stretch of sidewalk in keeping with the existing sidewalk. The completion of both Providence Road gaps will provide contiguous sidewalk along the west side of Providence Road from the City Limits to Mayfield Road.

The Department of Public Works prepared plans and specifications for the sidewalk projects and advertised for competitive bids during September and October 2018. Bids for the project were received on October 25,

2018 and the City received a total of seven bids from the following:

• A1 Contracting, LLC	\$ 926,423.00
• Ohmshiv Construction, LLC	\$ 956,107.00
• Autaco Development, LLC	\$ 973,906.00
• Sol Construction, LLC	\$1,008,929.90
• Precision 2000, Inc.	\$1,064,304.40
• Excellere Construction, LLC	\$1,068,500.00
• TriScapes Inc.	\$1,106,345.24

The apparent low bidder, A1 Contracting, LLC is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including City of Adairsville, City of Jonesboro, and City of Union City. The contacted references stated that A1 Contracting LLC provided reliable work on time and within budget and would utilize their services again.

Staff met with representatives of A1 Contracting, LLC to review the scope of work and the City's expectations. A1 Contracting, LLC assured Staff that they could complete the project for the bid amount and within the allocated time frame. Thus, staff determined A1 Contracting, LLC to be the lowest responsive and responsible bidder.

The construction of the Providence Road – North Gap sidewalk segment will necessitate the relocation of one utility pole. Costs for this relocation will be paid by the City directly to the utility owner. The cost of this relocation is anticipated to be no more than \$20,000.00.

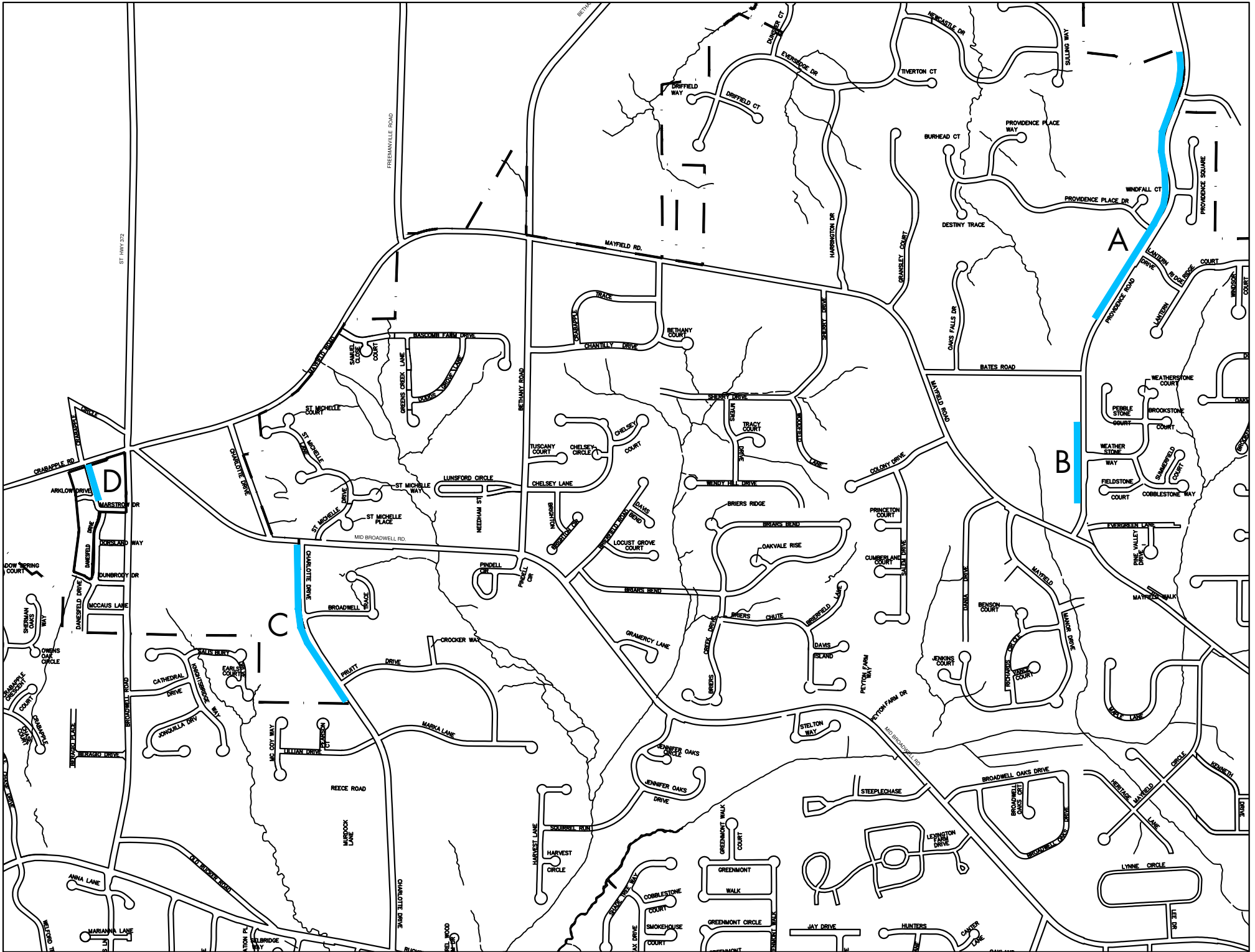
Once a contract with A1 Contracting, LLC has been finalized and executed, construction may begin immediately. The anticipated completion date for work at all locations is no more than 240 days from notice to proceed. Work along Charlotte Drive shall be substantially completed within 90 calendar days of starting work at that location. Work associated with the Providence Road – North Gap shall be substantially completed within 120 calendar days of starting work at that location. Work associated with the Providence Road – South Gap shall be substantially completed within 30 calendar days of starting work at that location.

The scope of work for the base bid of this offering also included the construction of approximately 350 linear feet of sidewalk along the east side of Marstrow Drive, from the existing sidewalk opposite Arklow Drive to Crabapple Road / S.R. 372. Costs associated with this segment came in significantly above (approximately 2.5 to 6 times) the original estimate. Based on the elevated construction cost, the removal of several mature hardwood trees (some on private property), and feedback from the affected property owner, Staff recommends removal of that segment from the project scope. Should Mayor and Council wish to move forward with the Marstrow Drive sidewalk gap, the low bidder remains A1 Contracting, LLC. Their total bid would increase by \$128,508.00 to a total of \$1,054,931.00 and an additional 30 calendar days would be added to the contract duration.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Sidewalk Location Exhibits





LOCATION A - PROVIDENCE ROAD FROM CITY LIMITS TO BATES ROAD - WEST SIDE



WEATHERSTONE WAY

PROVIDENCE ROAD

START
PROJECT

END
PROJECT

B - APPROX 575 LINEAR
FEET OF SIDEWALK

BATES ROAD

MAYFIELD ROAD

LOCATION B - PROVIDENCE ROAD FROM BATES ROAD TO MAYFIELD ROAD



START
PROJECT

END
PROJECT

C - APPROX 1,910 LINEAR
FEET OF SIDEWALK

LOCATION C - CHARLOTTE DRIVE



ST HWY 372/ CRABAPPLE ROAD

START
PROJECT

MARSTROW DRIVE

D - APPROX 350 LINEAR
FEET OF SIDEWALK

END
PROJECT

LOCATION D - MARSTROW DRIVE



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Jill Bazinet
Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: MANNINGS RIDGE DRAINAGE IMPROVEMENT

II. RECOMMENDATION:

Please approved funding in the amount of \$190,000.00 (\$90,000.00 to Butch Thompson Enterprises, Inc. and (\$100,000.00 to IPR) for drainage repairs including pipe lining, pipe flushing, stormwater structure installation, and pipe installation at Mannings Ridge subdivision and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$190,000.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Stormwater Pipe and Structure Repair and Maintenance / 302-41100-5411430 C1308	\$190,000.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

IV. REPORT IN BRIEF:

During the course of routine storm inspections and through residential drainage inquiries, Public Works was notified of a sinkhole forming near the Mannings Ridge subdivision pool. Because no utility pipes were in the direct vicinity of the sinkhole, it was originally believed to have formed due to decomposed buried organic material. Based on this, Mannings Ridge HOA incurred the cost of filling the sinkhole.

Unfortunately the sinkhole returned within a few weeks. This quick return indicated that there may be another cause. Public Works hired Southern Hydrovac to excavate the area to help investigate the cause of the failure. After digging, Public Works found a previously unknown stormwater pipe located under the subdivision pool. The sinkhole occurred directly above significant joint failure in the pipe. Based on this finding, Public Works has agreed to reimburse the Mannings Ridge HOA for the sinkhole fill work previously completed. The cost of the reimbursable is approximately \$2,500.

The proposed repair will include pipe flushing, pipe lining, installation of a new stormwater manhole, and replacement of a section of stormwater pipe. The pipe and structure immediately downstream of the sinkhole is clogged with sediment. This pipe needs to be cleaned and inspected prior to installation of the new pipe. Based on the age of the subdivision, the condition of other metal pipes within the subdivision, stream flow, and the location of the roadway, Public Works anticipates that pipe lining will be necessary in this 54" pipe. Pipe replacement is also a possibility, but we are hopeful that replacement is unnecessary. Additionally, since the City has been accomplishing other lining projects in the subdivision and will be will be rehabilitating most of this drainage system, it makes economic sense to line the remaining 135 linear feet of existing 18" metal pipe and 130 linear feet of 48" metal pipe. Based on previous history of the subdivision, the 48" and 18" pipe mentioned above will need to be lined in the near future.

In order to replace the pipe and restore flow, the contractor will need to dam a small section of the Mannings

Ridge Lake and remove sediment in front of an existing headwall and from the piped system. This work will require temporarily bypassing the live stream that flows through the partially clogged pipe into the lake and will require restabilizing the entire area with sod and mulch upon completion. It will further include removal of some small willow trees near the lake edge at the headwall. The removal of these trees is necessary for access and maintenance of the integrity of the headwall and pipe.

Mannings Ridge Subdivision has experienced sedimentation in their lake over the years. Sedimentation on in-stream ponds is expected as streams naturally transport soil. Once the stream enters the pond, water is slowed down and sediment drops out of suspension. This is a natural occurrence and not a cause for concern unless severe erosion is occurring upstream. Decades of sediment deposition from normal stream flow will require dredging. Dredging in-stream ponds to restore design volume is considered standard maintenance for in-stream ponds and does require permitting from city, state, and federal governments.

Based on the size of the sinkhole, it is anticipated that approximately 44 cubic yards of sediment washed into the downstream pipe and pond could have been caused by this sinkhole. This project will remove more than 44 cubic yards of sediment at the headwall and inside the pipes in order to perform the inspection on the 54" pipe and install a new stormwater structure and 18" pipe. Mannings Ridge Lake was designed with approximately 1.5 acres of surface area and an average depth of 5 feet of water. The City does not have information on the amount of sediment currently inside the pond, but if conservatively estimated to have silted in by one foot over that 1.5 acres, the sediment volume would be approximately 2,420 cubic yards. Based on that, our estimated 44 cubic yards of impact from the sinkhole is negligible.

This project would involve two of our on-call contractors, IPR and Butch Thompson Enterprises, Inc. The scope of this project falls within the extents of their respective contracts. This task order was not part of the scheduled annual repair work funded and approved by Council in the FY 2019 Capital Budget. Therefore, this request is for additional funds to be allocated to IPR and Butch Thompson Enterprises, Inc. from the Pipe / Storm Structure Repair and Maintenance account. By assigning this money to these repairs, the City will potentially need to push repairs at Lantern Ridge, Lynn Circle, and Meadow Drive to FY2020 due insufficient funds to accomplish the work.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Mannings Ridge drainage project exhibit, State Reference Guide - GA Stormwater Management Manual Pond Maintenance Guidelines



Line 35 LF of 18 " CMP

Line 130 LF of 48" CMP

Line 150 LF of 18 " CMP

Install new manhole at pipe failure.

Location of 10x10x14' sinkhole due to pipe failure.

Replace 50 LF of 18" CMP

Excavate / Dredge at end of headwall in lake to allow placement of new manhole and pipe

Line 35 LF of 18" CMP

Line 65 LF of 18" CMP

Flush Manhole

Flush and line 83 LF of 54" CMP

Pine Grove Drive

32479

32483

32506

32498

32494

32490

Stormwater Ponds

A stormwater pond is a constructed, shallow stormwater retention basin or landscaped area with a permanent pool of water. Stormwater runoff collected in the pool is treated through settling. In addition, the aquatic bench (fringe wetlands), safety bench, side slopes, and shallow areas of the pond include plants to aid in the filtration and infiltration of the stormwater runoff flowing through the practice.



There are some common problems to be aware of when maintaining a stormwater pond. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Establishing vegetation within the stormwater pond
- Pruning and weeding to maintain appearance
- Eutrophic conditions indicated by excessive algae growth or fish kills
- Creating a mosquito habitat

Routine inspection and maintenance should be performed on stormwater ponds to ensure that the structure is functioning properly. Note that during the first year the stormwater pond is built, maintenance may be required at a higher frequency to ensure the proper establishment of vegetation in the practice. For more information on vegetation in stormwater ponds, see Appendix D: Planting and Soil Guidance.

In addition to routine maintenance, stormwater ponds have seasonal and intermittent maintenance requirements. During the winter months, the stormwater pond should be inspected after a snow event (this is specific to northern areas of Georgia) to make sure that the materials used to de-ice the surrounding areas stay out of the practice to avoid further pollution. In addition, planting material should be trimmed during the winter, when the plants are dormant.

Inspect the stormwater pond after a large rainstorm. Keep drainage paths (both to and from the BMP) clean so that the water can properly flow into the stormwater pond. If the stormwater pond is not draining properly, check for clogging in the inflow and outflow structures.

If the forebay or stormwater pond has received a significant amount of sediment over a period of time, then the sediment at the bottom of the forebay or pond may need to be removed. Accumulated sediment in the practice decreases the available storage volume and affects the pond's ability to function as it was designed. A sediment marker should be placed in the forebay to determine when sediment removal is required. It is important to note that sediment excavated from stormwater ponds

that does not receive stormwater runoff from stormwater hotspots are typically not considered to be toxic and can be safely disposed through either land application or landfilling. Stormwater hotspots are areas that produce higher concentrations of metals, hydrocarbons, or other pollutants than normally found in urban runoff. Examples of operations performed in potential stormwater hotspots include vehicle maintenance and repair, vehicle washing, landscaping/grounds care, and outdoor material and product storage. Check with the local development review authority to identify any additional constraints on the disposal of sediments excavated from stormwater ponds.

Periodic mowing of the pond buffer is only required along maintenance right-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or a forest.

In order to keep the water that exits the stormwater pond clean, fertilizers should be used sparingly during establishment. Once the vegetation in the practice has been established, fertilizers should not be used. While vegetation in the stormwater pond is important, the primary purpose of a stormwater pond is to act as a water quantity and quality device, and introducing fertilizers into the stormwater pond introduces nutrients such as phosphorus and nitrogen that can pollute downstream waters. In addition, stormwater ponds should already be nutrient rich environments that do not require fertilization. To control animal nuisances and invasive species, pesticides (including herbicides, fungicides, insecticides, or nematode control agents) should be used sparingly and only if necessary.

Stormwater ponds create a challenge for controlling mosquitos, because some types of vegetation, such as cattails, can create an environment that allows mosquitoes to breed both in the pond and along the shoreline. Keeping the practice free of trash will help the practice from becoming a mosquito habitat. Another method to control mosquitoes is to place fish, such as the mosquitofish (*Gambusia affinis*), in the pond to help with controlling the mosquitoes. Animals such as dragonflies, diving beetles, birds, and bats may aid on controlling mosquitoes, however it is likely that additional measures, such as chemicals, may be required to control the mosquitoes (using chemicals should be a last resort). Keeping the pond at a depth of four feet or greater can aid in mosquito control by limiting vegetation growing around the pond. If mosquitoes begin to pose a problem, consult a qualified professional.

Pond dam inspection and maintenance is also very important. The pond dam should be inspected for seepage and structural integrity. Look for saturated soil, sediment deposits, and flowing water at the base of an earthen dam and on the rear face of the dam. On concrete dams, look for seepage, cracks, leaks and rust stains, or bulges. If any signs of seepage are found, consult a Professional Engineer. Pests such as burrowing animals and fire ants can pose a major threat to dam safety. Fire ant tunnels and animal burrows can weaken the dam structure and create an undesired water pathway through the dam. In addition, tree roots are another source of potential damage and failure. Woody vegetation may not be planted on the embankment or allowed to grow within 15 feet of the toe of the embankment and 25 feet from the principal spillway structure. If you have a large dam that is subject to regulations by the state, other maintenance items may be required. Please consult a Professional Engineer for additional guidance.

Ponds can be an attractive nuisance, so security and safety should be taken into consideration. Fencing requirements are at the discretion of the local government. If security measures such as a fence and gate are present, ensure that they are functional and locked.

It is important that the embankment for a pond be inspected regularly for trees and animal activity. Trees growing on the top or sides of the embankment should be removed. The roots of trees grow into the embankment and will weaken the structure of the embankment by creating passage ways that allow water to flow through the embankment. Trees that are blown over or damaged by storms can loosen or remove soil which weakens the strength of the embankment. In the same way animals can burrow holes weakening the structure of the embankment. These holes act as a passage way for the water to travel through the embankment, increasing the potential for the embankment to fail.

Geese are attracted to open water, clean lines of sight, and grass. They can become a nuisance to stormwater ponds if they are causing damage to plants or the banks, or if they are 'loading' the pond with nutrients and bacteria. Geese can be discouraged from using a stormwater pond by planting the buffer with shrubs and native ground covers or installing an aquatic shelf, but ensure that access points are maintained.

The table below shows a schedule for when different maintenance activities should be performed on a stormwater pond.

Stormwater Ponds Typical Routine Maintenance Activities and Schedule

Activity	Schedule
- Inspect inlets, outlets and overflow spillway to ensure good condition and no evidence of erosion. - Clean and remove debris from inlet and outlet structures. - Mow side slopes. - Inspect pond dam for structural integrity. - Remove trash from the area around the pond.	Monthly
If wetland components are included, inspect for invasive vegetation.	Semiannual Inspection
- Inspect for damage, paying particular attention to the control structure. - Check for signs of eutrophic conditions (e.g., algal blooms and fish kills). - Note signs of hydrocarbon build-up (e.g., an oil sheen), and remove appropriately. - Monitor for sediment accumulation in the facility and forebay. - Check all control gates, valves, or other mechanical devices.	Annual Inspection
Repair undercut or eroded areas.	As Needed
Perform wetland plant management and harvesting.	Annually (if needed)
Remove sediment from the forebay.	5 to 7 years or after 50% of the total forebay capacity has been lost

Activity	Schedule
Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	10 to 20 years or after 25% of the permanent pool volume has been lost

(Source: WMI, 1997)

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Area around the inlet structure is mowed and grass clippings are removed.					
No evidence of gullies, rills, or excessive erosion around the inlet structure.					
Inlet pipe is in good condition, and water is going through the structure (i.e. no evidence of water going around the structure).					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Pretreatment (choose one)					
Forebay – area is free of trash, debris, and sediment.					
Filter Strip or Grass Channels – area is free of trash debris and sediment. Area has been mowed and grass clippings are removed. No evidence of erosion.					
Rock Lined Plunge Pools – area is free of trash debris and sediment. Rock thickness in pool is adequate.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Erosion protection is present on site (i.e. turf reinforcement mats). Comment on types of erosion protection and evaluate condition.					
No algal growth along or within the pond.					
Native plants were used in the practice according to the planting plan. No undesirable vegetation.					
Practice seems to be working properly. No settling around the stormwater pond.					

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
Comment on overall condition of stormwater pond.					
Vegetation within and around practice is maintained per landscaping plan. Grass clippings are removed.					
No significant sediment accumulation within the practice.					
No evidence of use of fertilizer on plants (fertilizer crusting on the surface of the soil, tips of leaves turning brown or yellow, blackened roots, etc.).					
Plants seem to be healthy and in good condition. Comment on condition of plants.					
Emergency Overflow					
Emergency overflow is free of trash, debris, and sediment.					
No evidence of erosion, scour, flooding, or animal activity around the structure.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet Structure					
Outlet structure is free of trash, debris, and sediment.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet structure does not appear to be blocked.					
No evidence of animal activity.					
No evidence of seepage on the downstream face.					
Results					
Overall condition of Stormwater Pond:					
Additional Comments					
Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					



City Council Meeting STAFF REPORT

Submitting Department: Council

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: BOARD AND COMMISSION APPOINTMENTS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Meeting Date: December 10, 2018

I. AGENDA ITEM TITLE: GEORGIA POWER - LED STREET LIGHTS

II. RECOMMENDATION:

Please approve Public Works and Finance to continue moving forward with Georgia Power to convert the high pressure sodium lights to LED lights that are along City Streets.

III. REPORT IN BRIEF:

Over the last couple of years, Public Works and Finance have been working with Georgia Power to finish an audit of the various lighting elements in the City. These elements consist of street light, pedestrian lights, parking lot lights, etc... Through the audit it was determined the City has 5,308 lights. Upon completion of the audit, Georgia Power contacted the City to discuss a LED conversion project. The street lights within the City would be converted from high pressure sodium to LED. Accomplishing the audit helped significantly in determining which lights are street lights and which lights are 'pedestrian' lights. Pedestrian lights are those within City Center, along Milton Avenue, Roswell, Canton Street, etc...

Georgia Power determined the City has 4,467 street lights that can be converted. Note, subdivisions built over the last couple of years have been installing LED lights, not high pressure sodium fixtures. Based on the usage and maintenance rates of high pressure sodium fixtures and of those LED, the City will save \$6,770.57per month or \$81,246.84 per year.

The LED fixture and arm to be installed will match as closely as the existing fixtures that are currently on the various poles in the City. For example, if there is a bronze fixture then the pole and fixture will be brown. Comparatively, if the fixture and mounting hardware are grey/silver then the fixture and arm will be of similar color.

In addition to the roadway lights converted over to LED, Georgia Power will be installing a Network Lighting Control (NLC) to each light. The NLC is a device that reports back to GP when a light is out, not operating properly, or if there are issues associated with the wiring and or temperature of the lights. Currently, citizens and or Public Works log onto GP's website and report a street light out. When the NLC's are installed there will be no need to report the issue since GP will have the capabilities of knowing the light is out via the NLC. Installing NLC's should reduce the amount of time the street light is out.

Public Works and Finance would like to move this initiative forward and inform Georgia Power to start scheduling the work as soon as possible. Attached to the agenda item are:

- Georgia Powers Explanation of the LED Roadway Conversion
- Cost Breakdown of high pressure sodium lights removed and the LED lights installed
- Example of the LED Fixture

IV. ALTERNATIVES:

V. ATTACHMENTS:

LED Lighting Costs and Sample Fixture



LED

Roadway Lighting



LED Roadway Project



Alpharetta



Georgia Power

Why LED Roadway?

- Customers want it!
- Improved visual acuity
 - Broad spectrum
 - Warm white light

100w HPS Cobra head



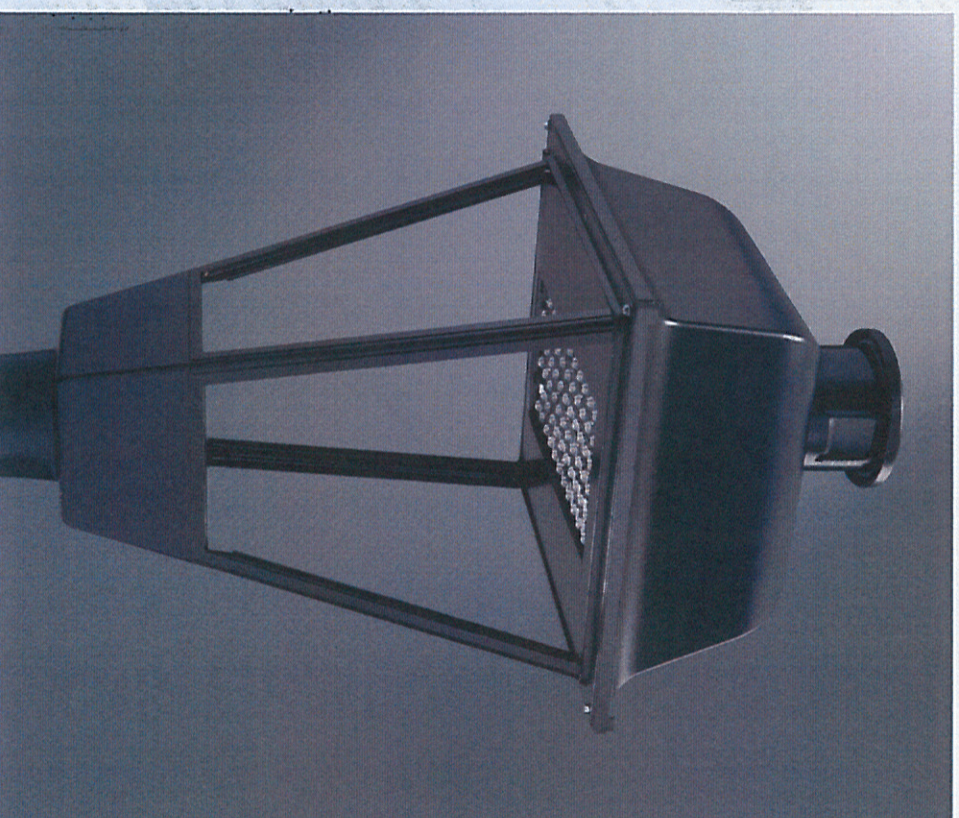
- Energy efficient
- Better control
- Long life expectancy 15+ years
- Constant technology improvement

63w 3000K LED



What are the benefits?

- **Improved light quality**
 - Better color rendering
 - Even light distribution
 - Reduced carbon footprint
- **Networked Lighting Controls provide**
 - Remote monitoring & diagnostics
 - GPS location
 - Fixture data
- **LED Roadway conversion also serves as a lighting audit**



**150w HPS
Post Top**



LED Equivalent



LED
Roadway Lighting



Does it cost more?



- LED Roadway fixtures are priced comparable to the HID fixtures they are replacing
 - Depending on the fixtures being replaced, customers could see a slight increase or decrease

Projected Cost

- To be removed – 4,467 fixtures Cost = -\$87,495.08 average weighted cost monthly
- To be installed - 4,467 LED fixtures Cost = \$80,724.51 average weighted cost monthly



Governmental Regulated LED Roadway Lights Authorization



Customer Legal Name Alpharetta City of DBA N/A

Service Address Roadway Lighting County Fulton

Mailing Address 2 S Main St Alpharetta Ga 30084

Email N/A Tel # 678-297-6000 Alt Tel _____

Tax ID Same Business Description City/County Government

Existing Customer Yes ☒ No ☐ If Yes, the current Account Number _____

Note: LED Roadway lights must be set up on a separate account

Equipment (excludes any applicable sales taxes)

Action	Qty.	Lumens	M (TOU) / UM	Type	Description	Estimated Monthly Regulated Charge
(1) REM	25		UM	HPS	100- Watt Post Top Fixture@ \$11.53	-\$288.25
(2) REM	2,164		UM	HPS	150- Watt Post Top Fixture@ \$16.67	-\$36,073.88
(3) REM	1		UM	MH	100- Watt Cobra Head Fixtures@ \$21.30	-\$21.30
(4) REM	1,012		UM	HPS	400- Watt Flood Fixtures @ \$31.71	-\$32,090.52
(5)					Mongoose/Shoebox	
Install (INS) (M)(TOU) - Roadway (RW) Removal (REM) Metered Time of Use Post Top (PT) (UM) - Unmetered Wall Pack (WP)						Estimated Total
						-\$68,473.95

Project Notes:

00033-78505

2 of 4 Documents

The estimated monthly regulated charge is based on Georgia Public Service Commission (PSC) approved tariffs in place at the signing of this document. Customer understands that actual usage and future PSC approved tariff changes could change the estimated total. Customer agrees billing is based upon the number of lights attached to the service point(s).

Customer Authorized Signature	Date	Georgia Power Company	Date
Print Name _____	_____	Print Name Jerry Cook	_____
Print Title _____	_____	Print Account Executive	_____

GPC Internal Use Only	INS / REM	UNREG/ REG	HID / LED	RETRO/ NEW/RWC	
DWE _____	_____	R	LED	Repl	PPID# _____
DWE _____	_____	R	LED	Repl	Rev Class: Street & Hwy ☐ Other ☐
DWE _____	_____	R	LED	Repl	Region _____
DWE _____	_____	R	LED	Repl	Construction: Existing ☐ Other ☐
DWE _____	_____	R	LED	Repl	

If an existing customer, list account number if it is not shown above:

Governmental Regulated LED Roadway Lights Authorization



Customer Legal Name Alpharetta City of DBA N/A
 Service Address Roadway Lighting County Fulton
 Mailing Address 2 S Main St Alpharetta Ga 30084
 Email N/A Tel # 678-297-6000 Alt Tel _____
 Tax ID Same Business Description City/County Government
 Existing Customer Yes ☒ No ☐ If Yes, the current Account Number _____
 Note: LED Roadway lights must be set up on a separate account

Equipment (excludes any applicable sales taxes)

Action	Qty.	Lumens	M (TOU) / UM	Type	Description	Estimated Monthly Regulated Charge
(1) REM	395		UM	HPS	100- Watt Cobra Head Fixture@ \$10.51	-\$4,151.45
(2) REM	237		UM	HPS	150- Watt Cobra Head Fixture@ \$13.47	-\$3,192.39
(3) REM	559		UM	HPS	250- Watt Cobra Head Fixtures@ \$17.69	-\$9,888.71
(4) REM	74		UM	HPS	400- Watt Cobra Head Fixtures @ \$24.17	-\$1,788.58
(5)						
Install (INS) (M)(TOU) - Roadway (RW) Removal (REM) Metered Time of Use Post Top (PT) (UM) - Unmetered Wall Pack (WP)						Estimated Total -\$19,021.13

Project Notes:

00033-78505

1 of 4 Documents

The estimated monthly regulated charge is based on Georgia Public Service Commission (PSC) approved tariffs in place at the signing of this document. Customer understands that actual usage and future PSC approved tariff changes could change the estimated total. Customer agrees billing is based upon the number of lights attached to the service point(s).

Customer Authorized Signature	Date	Georgia Power Company	Date
Print Name _____	_____	Print Name Jerry Cook	_____
Print Title _____	_____	Print Account Executive	_____

GPC Internal Use Only		INS / REM	UNREG/ REG	HID / LED	RETRO/ NEW/RWC	PPID#
DWE	_____	_____	R	LED	Repl	_____
DWE	_____	_____	R	LED	Repl	Rev Class: Street & Hwy ☐ Other ☐
DWE	_____	_____	R	LED	Repl	Region _____
DWE	_____	_____	R	LED	Repl	Construction: Existing ☐ Other ☐
DWE	_____	_____	R	LED	Repl	_____

If an existing customer, list account number if it is not shown above:

Governmental Regulated LED Roadway Lights Authorization



Customer Legal Name Alpharetta City of DBA N/A
 Service Address Roadway Lighting County Fulton
 Mailing Address 2 S Main St Alpharetta Ga 30004
 Email N/A Tel # 678-297-6000 Alt Tel _____
 Tax ID Same Business Description City/County Government
 Existing Customer Yes ☒ No ☐ If Yes, the current Account Number _____
 Note: LED Roadway lights must be set up on a separate account

Equipment (excludes any applicable sales taxes)

Action	Qty.	Lumens	M (TOU) / UM	Type	Description	Estimated Monthly Regulated Charge
(1) INS	25	4,000	UM	RW	LED Roadway Fixture @ \$11.70	\$292.50
(2) INS	2,164	6,000	UM	RW	LED Roadway Fixture @ \$16.67	\$36,073.88
(3)						
(4)						
(5)						
Install (INS) (M)(TOU) - Roadway (RW) Removal (REM) Metered Time of Use Post Top (PT) (UM) - Wall Pack (WP) Unmetered						Estimated Total
						\$36,366.38

Project Notes:

4 of 4 Documents

The estimated monthly regulated charge is based on Georgia Public Service Commission (PSC) approved tariffs in place at the signing of this document. Customer understands that actual usage and future PSC approved tariff changes could change the estimated total. Customer agrees billing is based upon the number of lights attached to the service point(s).

Customer Authorized Signature	Date	Georgia Power Company	Date
Print Name _____	_____	Print Name Jerry Cook	_____
Print Title _____	_____	Print Account Executive	_____

GPC Internal Use Only	INS / REM	UNREG / REG	HID / LED	RETRO / NEW / RWC	PPID#
DWE _____	___	R	LED	Repl	_____
DWE _____	___	R	LED	Repl	Rev Class: Street & Hwy ☐ Other ☐
DWE _____	___	R	LED	Repl	Region _____
DWE _____	___	R	LED	Repl	Construction: Existing ☐ Other ☐
DWE _____	___	R	LED	Repl	

If an existing customer, list account number if it is not shown above:

Governmental Regulated LED Roadway Lights Authorization



Customer Legal Name Alpharetta City of DBA N/A

Service Address Roadway Lighting County Fulton

Mailing Address 2 S Main St Alpharetta Ga 30004

Email N/A Tel # 678-297-6000 Alt Tel _____

Tax ID Same Business Description City/County Government

Existing Customer Yes ☒ No ☐ If Yes, the current Account Number _____

Note: LED Roadway lights must be set up on a separate account

Equipment (excludes any applicable sales taxes)

Action	Qty.	Lumens	M (TOU) / UM	Type	Description	Estimated Monthly Regulated Charge
(1) INS	395	5,000	UM	RW	LED Roadway Fixture @ \$10.76	\$4,250.20
(2) INS	238	8,500	UM	RW	LED Roadway Fixture@ \$13.74	\$3,270.12
(3) INS	559	14,000	UM	RW	LED Roadway Fixture@ \$18.03	\$10,078.77
(4) INS	1,086	27,000	UM	RW	LED Roadway Fixture@ \$24.64	\$26,759.04
(5)						
Install (INS) (M)(TOU) - Roadway (RW) Removal (REM) Metered Time of Use Post Top (PT) (UM) - Unmetered Wall Pack (WP)						Estimated Total \$44,358.13

Project Notes:

3 of 4 Documents

The estimated monthly regulated charge is based on Georgia Public Service Commission (PSC) approved tariffs in place at the signing of this document. Customer understands that actual usage and future PSC approved tariff changes could change the estimated total. Customer agrees billing is based upon the number of lights attached to the service point(s).

Customer Authorized Signature	Date	Georgia Power Company	Date
Print Name _____	_____	Print Name Jerry Cook	_____
Print Title _____	_____	Print Account Executive	_____

GPC Internal Use Only	INS / REM	UNREG/ REG	HID / LED	RETRO/ NEW/RWC	
DWE _____	_____	R	LED	Repl	PPID# _____
DWE _____	_____	R	LED	Repl	Rev Class: Street & Hwy ☐ Other ☐
DWE _____	_____	R	LED	Repl	Region _____
DWE _____	_____	R	LED	Repl	Construction: Existing ☐ Other ☐
DWE _____	_____	R	LED	Repl	

If an existing customer, list account number if it is not shown above:

