# City Council Meeting and Public Hearing
# OCTOBER 24, 2016

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PLEDGE TO THE FLAG**

**IV. PROCLAMATIONS AND PRESENTATIONS**

**A. Life Saving Award**

**V. CONSENT AGENDA**

**A. Council Meeting Minutes (Meeting of 10/17/2016)**

**VI. PUBLIC HEARING**

**A. MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A**
***NOTE: This case has been deferred at the applicant's request and will be neither heard nor discussed during this meeting. The case will be placed on the City Council Agenda of November 14, 2016.***
**Consideration of a request to rezone approximately 13.7 acres from O-I (Office-Institutional) and CUP (Community Unit Plan) to CUP in order to develop 95 townhomes. An amendment to the Windward Master Plan Pod 20A to add 'Dwelling, 'For-Sale' Attached' to the list of permitted uses is requested, as well as, a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential'. The property is located behind Union Hill Park at the southwest corner of McGinnis Ferry Road and Union Hill Road and is legally described as being located in Land Lots 1038, 1039, 1048 & 1049, 2nd District, 1st Section, Fulton County, Georgia.**

**B. Z-16-12 1530 Rucker Road**
**Consideration of a request to rezone approximately 1 acre from AG (Agriculture) to R-12 (Dwelling, 'For-Sale' Residential) in order to subdivide the property into 3 lots. The property is located at 1530 Rucker Road and is legally described as being located in Land Lot 1273, 2nd District, 2nd Section, Fulton County, Georgia.**

**C. MP-16-06/V-16-16 Academy Sports**
***NOTE: This case has been withdrawn by the applicant and will be neither heard nor discussed during this meeting.***
**Consideration of a request to amend the North Point Business Center Master Plan Pod 1 to add additional stand-alone retail density in order to develop a 62,943 square foot Academy Sports retail building. A variance to UDC Section 3.7.2 (2) to reduce the minimum 25% clear glass on a commercial building requirement along roadway facades is requested. The property is located on the north side of North Point Drive west of Haynes Bridge Road and is legally described as Land Lots 743 & 754, 1st District, 2nd Section, Fulton County, Georgia.**

**D. Z-16-10/CU-16-08/V-16-24 Southerton/72 Thompson Street**
**Consideration of a request to rezone 0.3 acres from O-P (Office-Professional) to DT-LW (Downtown Live-Work) in order to develop 3 single-family detached homes. A conditional use is requested to increase the allowable density and a variance from UDC Appendix A, Section 3.7.3 to reduce the minimum lot size for detached homes and a variance from UDC Section 2.5.5 (D) to allow for crushed stone to be used for internal private streets is requested. The property is located at 72 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.**

**VII. NEW BUSINESS**

**A. Design Services - Water Quality and Bacteria Source Tracking Study for Foe Killer Creek**

**B. Approval of the Release of an Indication of Interest to Solicit Potential Public/Private Partnership in the Development of a Performing Arts Center.**

**C. History Room Construction Services**

**D. Resolution to Authorize the Criminal Observation and Protection System Network**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE IMPLEMENTATION AND OPERATION OF THE COPS NETWORK (CRIMINAL OBSERVATION & PROTECTION SYSTEM NETWORK), TO AUTHORIZE THE EXECUTION OF THREE PILOT PROJECT IMPLEMENTATION AGREEMENTS, TO APPROVE THE AWARD OF A CONTRACT FOR THE PURCHASE AND INSTALLATION OF CERTAIN EQUIPMENT, AND TO APPROVE THE AWARD OF A CONTRACT FOR THE PURCHASE OF CERTAIN SOFTWARE**

**VIII. PUBLIC COMMENT**

**IX. REPORTS**

**X. ADJOURNMENT TO EXECUTIVE SESSION**

THE CITY OF ALPHARETTA GEORGIA

# OFFICIAL MINUTES OF COUNCIL MEETING ON

## OCTOBER 17, 2016

City Hall – 2 Park Plaza

6:30 PM

**Official Minutes**

**The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours and on line at the City web site.**

I. CALL TO ORDER

- *Mayor Belle Isle called the meeting to order at 6:32 p.m.*

II. ROLL CALL

- Council Members
  - David Belle Isle (Mayor)
  - Chris Owens (Mayor Pro Tem)
  - Jason Binder
  - Jim Gilvin
  - Mike Kennedy
  - Dan Merkel
  - Donald Mitchell
- Staff
  - Bob Regus, City Administrator
  - Kathi Cook, Director of Community Development
  - James Drinkard, Asst. City Administrator
  - Gary George, Director of Public Safety
  - Tom Harris, Director of Finance
  - Pete Sewczwicz, Director of Public Works
  - Mike Perry, Director of Recreation and Parks
  - Coty Thigpen, City Clerk
  - Sam Thomas, City Attorney

**III.** PLEDGE TO THE FLAG

**IV.** PROCLAMATIONS AND PRESENTATIONS

**A.** Presentation by Roger Wise for "Two-Step Stevo"

**B.** Fulton Science Academy

Mayor Belle Isle presented a Proclamation recognizing the success of their "Coins for a Cure' Fundraiser supporting childhood cancer research

**C.** Swearing in for Recreation Commission

Mayor Belle Isle swore-in Melissa Jurgens as his appointee to the Recreation Commission

**D.** 15 year service award – Gary George

Mayor Belle Isle, Councilman Gilvin and Mr. Regus presented Director George with his 15 year service award. Director George will be retiring in January 2017.

**V.** CONSENT AGENDA

**A.** Council Meeting Minutes (Meeting of 10/3/2016)

**B.** Alcoholic Beverage License
Applications PH-16-AB-24
Candy Nature Products,
Inc. d/b/a Amy's
Natural Foods
Specialty Shop - Beer & Wine - Sunday Sales

PH-16-AB-25
Cutter's Cigar Emporium
Consumption on
Premises
Liquor, Beer & Wine, Sunday Sales

- Council Member Mitchell offered a motion to approve the Consent Agenda
  - The motion received a second from Council Member Merkel
  - The motion was approved 7-0

**VI.** INFORMATIONAL UPDATES

**A.** Downtown Parking Deck
*NOTE: This is an informational item ONLY. No discussion of or vote on this item will occur during this meeting.*

## VII. OLD BUSINESS

**A. Location Of New Downtown Parking Deck**

*NOTE: This item has been deferred. There will be no discussion of or vote on this item during this meeting. Please reference related item under INFORMATIONAL UPDATES.*

## VIII. NEW BUSINESS

**A. RFQ 17-1006 On-Call Planning Services**

- Director of Community Development, Kathi Cook, came forward to discuss this item
- Staff requests that Mayor and Council award RFQ 17-1006 On-Call Planning Services to TSW and Kimley-Horn
- The City has a continued need for reliable and responsive consultants capable of providing planning services which include code revisions, urban planning, landscape architecture, and public outreach. Projects could range from small exhibits for public spaces to major area plan revisions and City code updates.
- The Department of Community Development prepared a request for qualifications (RFQ) and advertised in August and September of 2016. A total of nine statements of qualifications (SOQ) were received by the City on September 22, 2016. These SOQs were then reviewed by an evaluation committee consisting of Department of Community Development staff members.
- Based on the composite scores, the evaluation committee has recommended award of RFQ 17-1006 On-Call Planning Services to TSW, and Kimly-Horn.

**Public Comment**

None

❖ Council Member Kennedy offered a motion to award RFQ 17-1006 to Kimley Horn and TSW for on-call planning

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

## IX. WORKSHOP

**A. Wills Park Pool Renovation**

- Director of Public Works, Pete Sewczwicz, came forward to introduce the consultants who will present conceptual plans for the Wills Park Pool renovation project
- The City has contracted with Stevens & Wilkinson Architecture to review and finalize

a concept design for the Wills Park Pool Renovation Project. On October 13, 2016, the City hosted an Open House for citizens to review a preliminary concept plan and provide comment on design ideas. The concept design is based on the original concept design created in 2014 that was used to promote the May 2016 bond referendum in which $4 million dollars were approved to fund this project.

- The revised design has a few minor changes due to changes in programming that have occurred since the original concept design was prepared. Program changes include implementation of a youth diving team, expanded lap swim times, and increased participation and hours allocated for senior swim activities. There is also strong support from the swim community to plan for a future enclosure of the competitive swim area to provide year-round use for swim teams, lap swim, water fitness classes, and more.
- Although funding is not available to enclose the competitive swim area, the cost to include the foundation/footings needed for a future enclosure is estimated to be $100,000. Staff recommends including this work in the scope of this project.
- The pool will close August 1, 2017 to begin the renovation. The project will be complete by May 1, 2018.

**B.** Discussion of Tree Removal for Single-Family Detached Lots

- City Arborist, David Shostak, came forward to present this item
- As discussed earlier this year, staff has initiated the process of reviewing City Codes, Ordinances, and portions of the UDC pertaining to tree protection, landscaping, and buffer plantings. The goals of this effort include:
  - Consolidate the various planting, landscape, and tree requirements in one location within the UDC;
  - Clarify the City's requirements with simpler language;
  - Make the ordinance easier to understand and implement (for both applicants and staff); and,
  - Provide more incentives and options to save existing trees during land development.
- During the initiative to reorganize and simplify the tree protection, landscaping, and buffer ordinance, it was reported that the tree removal process can be cumbersome for homeowners. In an effort to address the concern, staff identified procedures to streamline the administration of the ordinance.

*Current Process*

The goal of the tree protection, buffer, and landscape ordinance is to achieve a "no net loss of tree canopy" by requiring the following:

- Specimen trees (healthy trees of certain size by type) are protected. If a specimen tree is removed, replanting is required.
- Minimum lot tree coverage is maintained for all properties.
- In addition the UDC requires stream buffers, zoning conditions, and landscape strips which have restrictions on tree removal as well as tree planting requirements.

Under the present procedures, removal of any tree (dead or alive) requires a Tree Removal Permit. The City has recently transitioned to a computer permitting system. The applicant (homeowner or tree company) applies for a login to the system; provides information for each tree being removed; and, uploads a diagram of the tree locations. Staff then reviews the request for impacts to specimen trees, density, conditions of zoning, and buffer compliance. If these items can be verified with aerial mapping, the permit is approved. If additional information is required, a site visit may be needed. If a replanting is required additional correspondence is sent to the applicant and a replanting plan is developed. The initial review is completed within 10 days. If a replanting plan is required, the homeowner works with staff and a replanting agreement is executed with the tree removal permit.

**Proposed Administrative Improvements**

*Certified Vendor Program*

In order to ease the process for the homeowner, staff is proposing to institute vendor registration process. Under this program, landscaping companies and tree removal companies would request to be added to the City's published certified vendor list. Companies on the list would attend a class given by the City Arborist, reviewing the City Codes and ordinances. Homeowners contracting with a certified vendor would not be required to submit for a tree removal application. The vendor would still complete the online application, but would be given the authority to perform the tree removal without City review.

Certified vendors found violating City ordinances would lose their certified standing in addition to current fines and mitigation requirements.

*No Permit required for Dead Trees*

Permits are currently required for the removal of dead trees, Staff proposes removing this requirement.

**C. City Hall: Installation Of Brick Feature At History Room Entrance**

- City Administrator, Bob Regus came forward to provide an update on the planned installation of a brick feature to be located on the south interior wall near the entrance to the Alpharetta History Room. The brick feature is designed to replicate an exterior

brick feature from the old city hall structure and will be constructed of bricks preserved from that building.

- Council had some reservation about the location of the feature and would like to revisit this before the work is started

**X.** PUBLIC COMMENT
None

**XI.** REPORTS

- Council Member Binder – Georgia Recreation and Parks Association named the Alpharetta Recreation and Parks Department 'Agency of the Year'

- Mayor Belle Isle announced that he visited Big Creek Park in Roswell for a ribbon cutting for the bike share program 'Zagster', which will be on board with the Alpharetta system

**XII.** ADJOURNMENT TO EXECUTIVE SESSION

- Council Member Kennedy offered a motion to adjourn into Executive Session
  - The motion received a second from Council Member Mitchell
  - The motion was approved 7-0

Respectfully Submitted,

Coty Thigpen

Coty Thigpen, City Clerk

# CITY COUNCIL MEETING
# STAFF REPORT

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

I. **AGENDA ITEM TITLE:** MP-16-11/CLUP-16-07/Z-16-09 SHARP RESIDENTIAL TOWNHOMES/WINDWARD

CITY COUNCIL: OCTOBER 24, 2016

This item was heard at the October 6, 2016 Planning Commission meeting. Residents and members of the business community spoke in opposition to the request stating that the residential use was not appropriate for the area given the surrounding non-residential development. Speakers from the business community were concerned with potential negative impacts on the surrounding data centers. After discussion, the Planning Commission recommended to deny this item. Vote (5-1)

II. **RECOMMENDATION:**

Deny MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward request for master plan amendment, comprehensive land use plan amendment, and zoning.

If approval is considered, staff recommends the following conditions:

1. 'Dwelling, 'For-Sale' Attached' shall be a permitted use in Pod 20A with a maximum density of 5.97 dwelling units per acre.
2. Property shall be developed substantially as depicted on the zoning plan prepared by Foresite Group, dated 8/31/2016.
3. Development shall be gated. Pedestrian access shall be unrestricted.
4. Residential structures shall be similar to elevations presented by the applicant with final approval by Staff. Residential structures shall have a minimum 50% brick or stone on all 4 sides. Additional architectural elements, such as decorative windows, mullions, recessed windows, off sets, entry features, etc., shall be required as approved by Staff.
5. Pedestrian connections shall be provided to Union Hill Road, Union Hill Park, and the multi-use path.
6. Minimum 5' sidewalks shall be required on both sides of the main entrance street.
7. Internal sidewalks shall be a minimum 5' sidewalk, minimum 4' planting area with street trees, and pedestrian scale lighting.
8. All buildings shall have connectivity to the sidewalk system.
9. No on-street parking shall be permitted.
10. A minimum 30' undisturbed and/or replanted buffer shall be provided along all property lines adjacent to non-residential uses. The applicant shall save specimen trees and significant tree groupings within the undisturbed and/or replanted buffer, as approved by the City Arborist. Side and rear setbacks may be included within the buffer. All the above as approved by Staff.
11. A heavily landscaped streetscape shall be provided at the project entrance off Union Hill Road and along the main entrance street.
12. Developer shall dedicate a 20' easement and construct a 12' multi-use trail through the outer limits of the City's 150' impervious setback with connections to Union Hill Park, the proposed townhome community, and to the property line at the northeast corner of the site. A minimum of 1 perpendicular stream crossing shall be provided. Location, construction, and material as approved by Staff. Trail will be incorporated into the Big Creek Greenway trail system and shall meet the typical section standards and include landscaping, pedestrian lighting, benches, trash cans, and emergency call box as approved by Staff.
13. If a building permit is not issued by October 24, 2017, the uses permitted for Pod 20A shall revert to the original approvals.
14. Current flood plain information shall be required for Land Disturbance Permit and may impact lot yield.
15. Minimum 10% of the property shall be developed for useable open space. Open space may include a dog walk, trail system, and/or recreation field area.
16. Patios shall not encroach upon the 150' impervious setback.
17. Driveways shall provide a minimum 18' between garage and back of sidewalk.
18. Developer shall be responsible to realign and construct Little Pine Trail as approved by Staff. The City will dedicate sufficient land to accommodate the realignment of Little Pine Trail. Impact fee credits shall be provided.
19. Replant the stream buffer where sparse to buffer standards with native trees, shrubs, and groundcover plants. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting can be used to count towards the stream buffer replanting.
20. All trees shown to be saved on site plan prepared by Foresite Group, dated 8/31/2016, shall be saved.
21. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
22. Developer shall provide a statement on the final plat and in the HOA declarations and covenants stating that adjacent properties are not subject to meeting residential noise requirements.
23. Provide a decorative fence along the south, west and northwest property lines. Fence shall serve the purpose of providing screening and security and shall be constructed of low-maintenance material as approved by Staff.

## III. REPORT IN BRIEF:

The applicant, Sharp Residential, is requesting an amendment to Pod 20A of the Windward Master Plan to add 'Dwelling, 'For-Sale' Attached' as a permitted use and to add 3.46 acres in Pod 20A in order to allow for 82 townhomes in a gated community on 13.73 acres. The applicant also requests a change in zoning on a 3.46-acre tract from O-I (Office-Institutional) to CUP (Community Unit Plan), as well as a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential'.

## IV. ATTACHMENTS:

- Site Plan
- Applicant's Proposed Performance Standards
- Rendering

## DISCUSSION

The submitted request, if approved, will allow for 82 townhomes on 13.73 acres, with a density of 5.97 dwelling units per acre. The undeveloped property is located to the rear of Union Hill Park at the southwest corner of McGinnis Ferry Road and Union Hill Road. Windward Master Plan Pod 20A is 10.27 acres and is zoned CUP. An adjacent 3.46-acre undeveloped parcel of land, which is zoned O-I, is proposed to be incorporated into Windward Master Plan Pod 20A.

Properties surrounding the subject property are zoned CUP, with the exception of undeveloped O-I and AG properties located to the north and east. Surrounding CUP properties are mainly Business Center pods within the Windward Master Plan including Equifax to the north, Merrill Lynch Wealth Management to the west, General Electric Capital Corporation to the southwest, and E-Trade Financial and an office/warehouse flex space building to the south. In addition, a High Density Residential pod is located to the east of the property and is developed as The Ascent at Windward apartments.

Windward Pod 20A has a land use designation of Business Center, which allows office-institutional, research and development, office-professional and some light industrial uses such as bakery, day care facility, distribution center, light manufacturing, and research laboratory. The 3.46-acre O-I property was entitled for office use in Fulton County and later annexed into the City in 2006 (A-05-06).

The Windward Master Plan allows single-family attached use within Medium Density Residential and High Density Residential pods with maximum densities of six (6) and ten (10) units per acre, respectively. The Master Plan states that "In most instances, high density uses are Master Planned as transition areas between low or medium density residential and Business Center areas." Development standards for pods designated High Density Residential require a maximum height of three (3) stories and a 100' undisturbed buffer adjacent to non-residential development.

As shown in the table below, the Windward Master Plan has been amended on six (6) occasions to allow residential development.

| File # | Project Name | Pod | Requested Change | Outcome | Date |
|---|---|---|---|---|---|
| MP-15-07 / CLUP-15-08 / V-15-21 | Duke Realty Webb Bridge Rd Subdivision | 66 | 15 Single-Family Detached homes | Approved | 05/23/16 |
| MP-15-04 / V-15-08 | Windward Mill | 66 | 31,400SF retail/rest, 500,000SF office, 125-250 room hotel (3,000SF meeting space), 25,800 SF retail, 191 Townhomes, 200 For-Sale Condos, 24 Live-work townhomes | Approved | 07/27/15 |
| MP-13-02 / CLUP-13-09 / V-13-22 | Windward Pod 66 | 66 | 91 Single-Family Detach Homes | Approved | 01/27/14 |
| MP-07-08 / CLUP-07-08 | Windward Mill | 66 | 80,000SF retail, 800,000SF office, 250-room hotel (10,000SF meeting space), 400 For-Sale Condos | Approved | 04/28/08 |
| MP-06-06 / CLUP-06-05 / V-06-23 | Hunley Estates | 6 | 5 Rental Villas and 17 Single-Family Detached Homes | Approved | 12/12/06 |
| MP-99-03 | Hunter Blair Homes | 73 | 48 Single-Family Detached Homes | Approved | 07/26/99 |

## SITE PLAN

The submitted site plan depicts 82 townhome units with a 0.30-acre central amenity area, including a pool. Eleven (11) guest parking spaces are shown in the vicinity of the central amenity area. Access to the site is shown from Little Pine Trail, which is a short stretch of public right-of-way serving Union Hill Park and the subject property. 5' sidewalks are proposed on one (1) side of the main entrance street and on the outside perimeter of the internal loop street. The development is proposed as a gated community.

Proposed development standards:

- Minimum unit width – 24 feet
- Minimum heated floor area – 2,000 square feet
- Maximum building height – 40 feet
- Each unit will have a 2-car enclosed garage
- Minimum 18-foot driveway from the back of sidewalk to the garage door
- Minimum interior building setbacks:
  - 0' front
  - 0' side
  - 0' rear
- Minimum distance between buildings – 20 feet
- Minimum setback along exterior – 30 feet
- Minimum landscape buffer along exterior (graded and replanted) – 30 feet

A 30' graded and replanted landscape buffer is depicted on the applicant's site plan adjacent to non-residential properties. The Unified Development Code (UDC) requires non-residential and 'For-Rent' residential properties to provide a 50' undisturbed buffer when located adjacent to a residential use. Since the applicant is requesting a change in use and adjacent properties are already developed with

non-residential uses, Staff recommends a condition that the subject property include undisturbed and/or replanted buffers along all property lines.

3.91 acres (28.5% of the property) of open space is provided along the northeast side of the property and includes a multi-use trail. The multi-use trail is proposed within the stream buffer and provides connections to the proposed development, Union Hill Park, and adjacent properties. The majority of the open space is unusable space due to the steep topography, stream buffers, and floodplain.

According to the applicant, the 3-story townhomes will be approximately 2,600 square feet with prices ranging from $500,000 to $550,000. The applicant's proposed building elevation consists primarily of masonry (brick and stone) with shake and board and batten accents. Units have shared covered entries and architectural detailing is consistent with homes in the Windward community. The applicant has stated that all improved areas, not including the building footprints, will be maintained by a mandatory homeowner association as common area and all undeveloped area will be maintained as open space.

## TRAFFIC

The applicant submitted trip generation figures for the proposed project and staff calculated the same for the existing use of Pod 20A. As shown in the table below, the proposed use will decrease PM Peak Hour traffic in the area by 255 – 320 trips as compared to the property being developed under office and/or light industrial use. Densities of 23,000 square feet per acre in Pod 20A and 7,181.41 square feet per acre on the O-I parcel were assumed for the purpose of calculating the existing use trip generation.

**Trip Generation – Pod 20A Existing (Office/Light Industrial) vs. Proposed (Townhomes)**

| Land Use | Size | 24 Hour Two-Way Volume | AM Peak Hour | PM Peak Hour |
|---|---|---|---|---|
| Townhomes (Proposed) | 82 units | 542 | 44 | 51 |
| Office (Existing) | 261,058 SF | 2,793 | 404 | 371 |
| Light Industrial (Existing) | 261,058 SF | 2,201 | 291 | 306 |

## SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential maximum number of children who may live on the property by using the standard calculation to

identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 82 Townhome Residential Units

| School | Single Family Average # |
|---|---|
| Creek View Elementary School | 4 to 24 students |
| Webb Bridge Middle School | 1 to 9 students |
| Alpharetta High School | 3 to 18 students |
| TOTAL | 8 to 51 students |

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 51 school age children. Numbers provided by Fulton County Schools show that Creek View Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.

## STANDARDS FOR ZONING CHANGES

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

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

*Response: The proposed residential use is compatible with Union Hill Park. The applicant proposes buffers to screen the use from adjacent properties, as well as to address any noise concerns from non-residential uses. In addition, the development promotes connectivity by placing homes in proximity of jobs and recreational opportunities, as well as providing pedestrian-oriented infrastructure.*

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

*Response: The proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included requiring pedestrian-oriented infrastructure, buffers to address screening/security and noise, architectural standards, and protection of the tree canopy.*

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

*Response: The proposed development will not have significant impacts on the natural environment. The applicant's site plan respects the existing stream along the north side of the property. In addition, Staff proposes conditions to protect the tree canopy.*

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

*Response: The property could be developed under the Business Center land use designation, which allows office-institution, research and development, office-professional and light industrial uses. However, the property is nearly two (2) miles from the Windward Parkway and Georgia 400 interchange and lacks street frontage on Union Hill Road and McGinnis Ferry Road. These factors impact the viability of the property being developed as a non-residential use. In addition, the proposed use promotes connectivity by placing homes in proximity of jobs and recreational opportunities, as well as providing pedestrian-oriented infrastructure.*

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

*Response: The proposed change in use from office and light industrial to residential will result in an increase demand on parks and recreational programs, fire and police, and school facilities. However, the use will produce fewer vehicular trips and the proposed multi-use path will become an extension of the Big Creek Greenway and trailhead at Union Hill Park.*

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

*Response: The subject property is located in close proximity to the Windward Plaza Development Node, as identified in the 2035 Comprehensive Plan, which calls for mixed use patterns that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.*

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

*Response: The request to change the use of Pod 20A from office and light industrial to residential reflects a reasonable balance as the use complements Union Hill Park and promotes connectivity. The applicant proposes buffers to address screening and noise abatement from adjacent properties.*

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

*Response: The property can be developed as an office or light industrial use. However, the proposed residential use would complement Union Hill Park and promote connectivity.*

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

*Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is Corporate Campus Office. The applicant proposes to amend the Comprehensive Land Use Plan designation of the property to High Density Residential.*

## COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

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

*Response: The subject property is located nearly two (2) miles away from the interchange at Windward Parkway and Georgia 400 and may be more suited for residential development. If approved for a change in use, conditions are recommended requiring screening/security, protection of the tree canopy, infrastructure to promote connectivity, and architectural standards.*

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

*Response: The applicant's proposal promotes connectivity and is consistent with several land use, transportation, housing, and community services and facilities strategies in the City's Comprehensive Plan.*

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

*Response: Residential development will generate a greater demand on certain public facilities and services, such as parks and recreation, public safety, and schools. However, vehicular traffic will be significantly reduced by the proposed change in use.*

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

*Response: The proposed designation would not impact the public health, safety and welfare, as long as conditions are included to require appropriate screening/security, tree protection, connectivity, and architectural standards.*

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

*Response: Not applicable.*

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

*Response: Not applicable.*

## CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's requests for master plan amendment, comprehensive land use plan amendment and rezoning. The proposed residential use provides for connectivity between homes, jobs, services, and recreation through its placement and pedestrian-oriented infrastructure. In addition, architectural and site standards are

recommended as a conditions to ensure a quality product, promote connectivity, protect natural features, and maintain the security of adjacent business center properties.

When the Windward Master Plan was developed, residential areas were laid out to be separated from non-residential areas by major flood plain areas, planned open space, or transportation corridors. The City's vision for this area has evolved as reflected in the City's Comprehensive Plan and the subsequent master plan amendment for the Windward Mill mixed-use development. The Comprehensive Plan describes the Windward Neighborhood Character Area by stating the following:

> "Future development should emphasize connectivity and maintenance of existing character by creating a more pedestrian-friendly environment by linking sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, Big Creek Greenway, Webb Bridge Park, commercial clusters, adjacent activity centers, corridors, etc."

As identified in the 2035 Comprehensive Plan, the subject property is located within the Windward Plaza Development Node, which is a Tier 3 node to be developed as smaller-scale, village-style hubs of activity that maintain the character of their surrounding areas. The Windward Plaza Development Node calls for mixed use patterns that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective. In addition, the proposed development is consistent with the goals, policies, and strategies in the Comprehensive Plan, including the following land use, transportation, housing, and community services and facilities strategies:

> LU Strategy 2.2: Promote development that is pedestrian-oriented and minimizes vehicular trips.
> LU Strategy 5.1: Ensure that roads and sidewalks designed for new suburban neighborhood developments connect with adjacent established neighborhoods to provide connectivity to parks, greenspace, community amenities and commercial services.
> LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.
>
> T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
> T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
> T Strategy 2.6: While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.
>
> H Strategy 1.3: Review residential plans and master plans (existing and proposed) to determine their response to providing a variety of housing choices as to size and costs.
> H Strategy 1.5: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.
> H Strategy 5.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations and made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

CSF Strategy 3.2: Continue expansion of the City's Greenway Program including the northernmost segment extending to the city limits.
CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

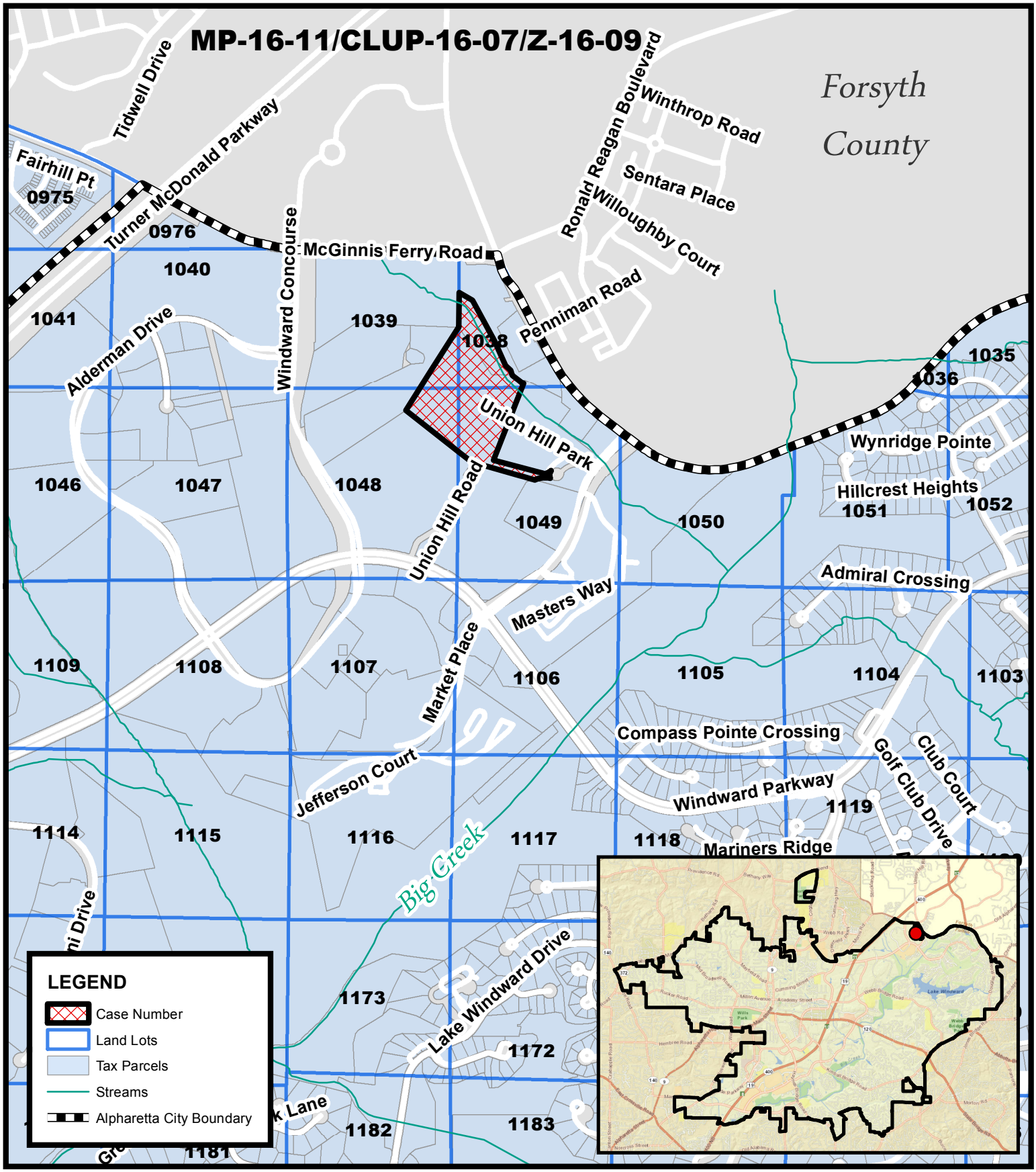
The applicant's proposed development promotes connectivity by locating within ¼-mile of the commercial node at Windward Plaza, locating within a short walking distance to business center employers, and providing links to the Big Creek Greenway and Union Hill Park. While townhome development is prevalent in many areas of the City, the only other entitled townhomes in the Windward area are located at the Windward Park (F.K.A. Windward Mill) in Pod 66. In addition, the subject property is located nearly two (2) miles from the interchange at Windward Parkway and Georgia 400 and does not have street frontage on Union Hill Road or McGinnis Ferry Road. Therefore, the viability of the property to be developed as an office and/or light industrial use is limited.

While the change in use will result in a higher demand on government services than that generated by non-residential development, traffic associated with a residential development will reduce the impact on the area's transportation infrastructure.

## CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent and notifying of a public participation meeting on August 9, 2016. According to the applicant's public participation meeting sign-in sheet, only the applicant and their representatives attended the meeting and there were no comments. A letter from Carter Validus, dated September 28, 2016, was sent to the City to express concerns over the proposed development. The adjacent property owner, which operates data centers, has concerns over security, noise complaints from future residents due to operation of emergency generators, impacts to infrastructure, and water runoff.

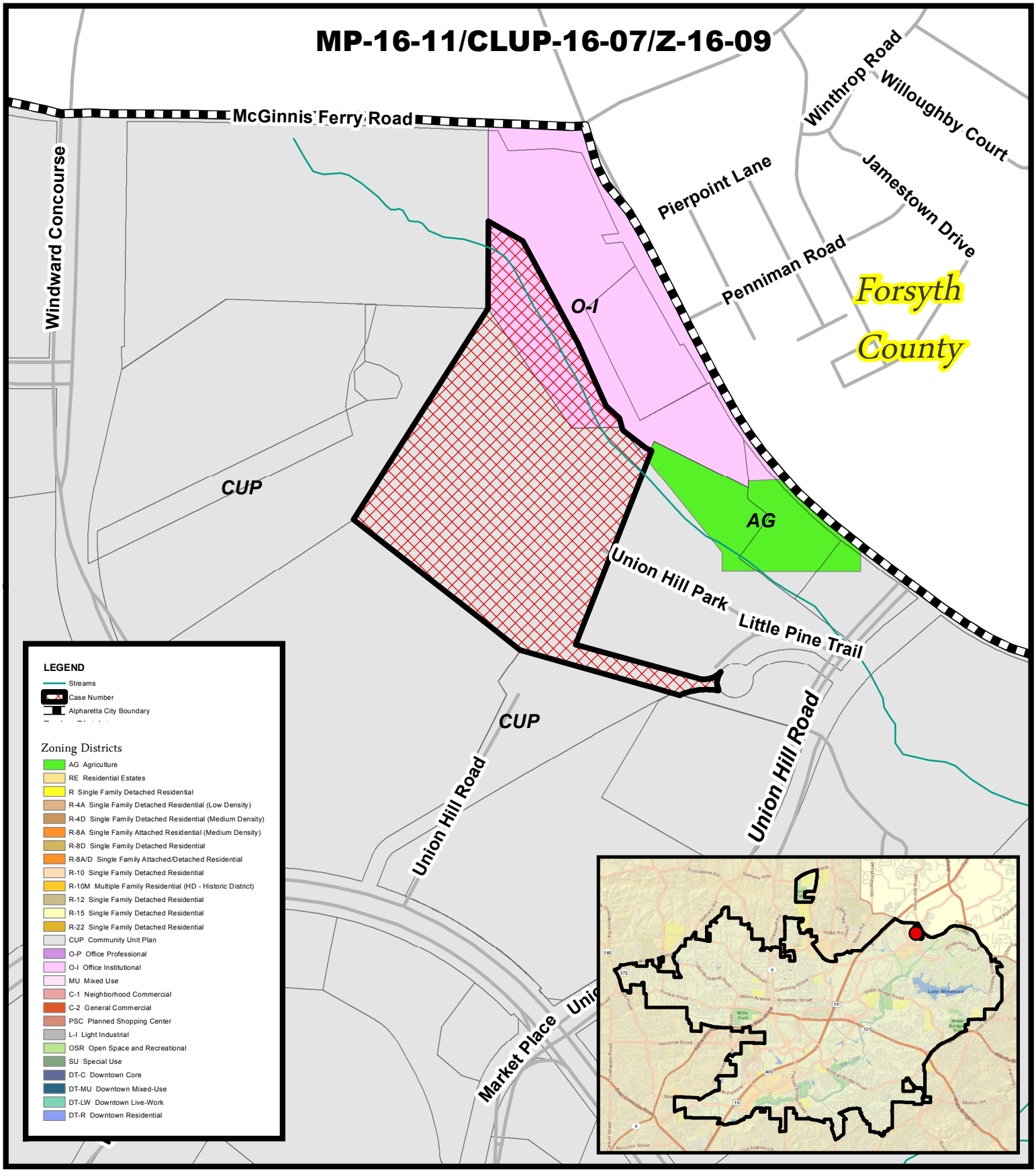
In addition, the applicant has met with the Windward Business Center Association (WBCA) and the Windward Community Services Association (WCSA). The WBCA has indicated that they cannot legally provide a letter of support until an agreement has been executed and recorded for the subject property to join the WBCA. The applicant has stated that they are in agreement with the terms for joining the WBCA. The WCSA does not support the master plan amendment to change the use of Pod 20 A to residential use.




# Location Map
# Sharp Residential Townhomes
# Windward Pod 20A

**MP-16-11/CLUP-16-07**
**Z-16-09**
**D/LL: 2/1/1038, 1039**
**1048, 1049**
**PC: 09/07/16**
**CC: 09/26/16**

**Location Map Provided by:**
**Community Development - GIS**

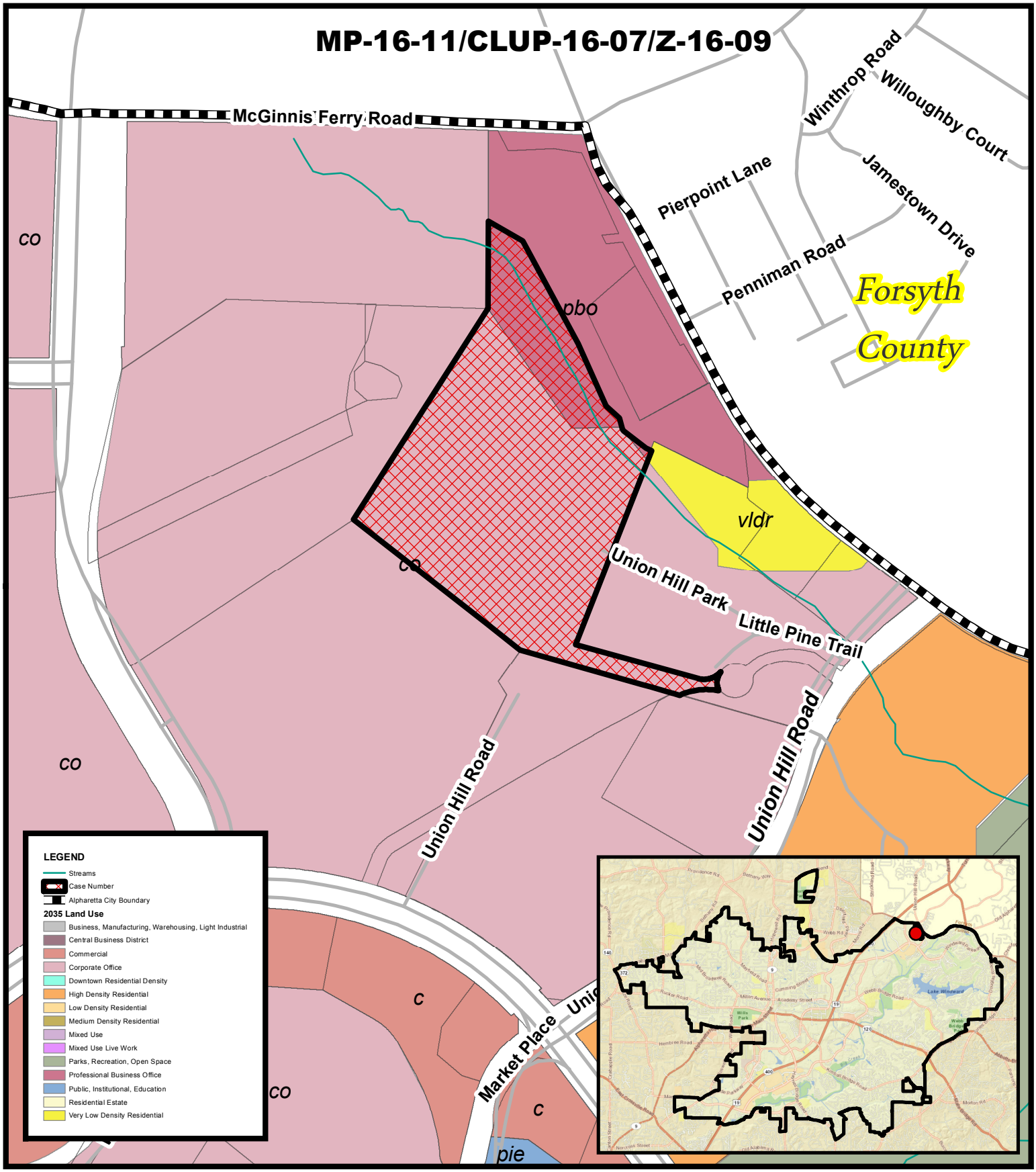



# Zoning Map
# Sharp Residential Townhomes
# Windward Pod 20A

**MP-16-11/CLUP-16-07**
**Z-16-09**
**D/LL: 2/1/1038, 1039**
**1048, 1049**
**PC: 09/07/16**
**CC: 09/26/16**

**Location Map Provided by:**
**Community Development - GIS**

# MP-16-11/CLUP-16-07/Z-16-09

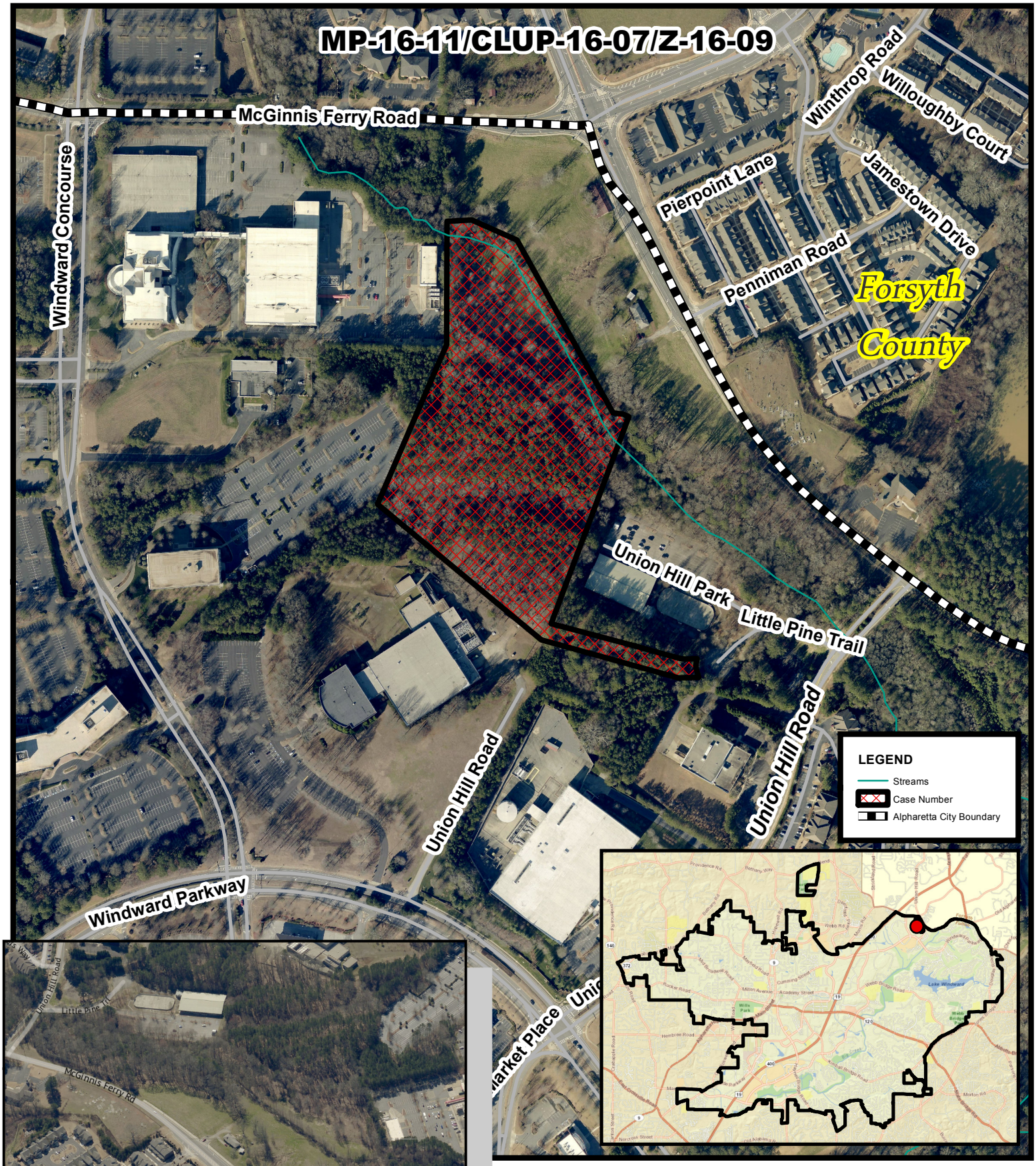



## 2030 Land Use
## Sharp Residential Townhomes
## Windward Pod 20A

THE CITY OF ALPHARETTA GEORGIA

**MP-16-11/CLUP-16-07**
**Z-16-09**
**D/LL: 2/1/1038, 1039**
**1048, 1049**
**PC: 09/07/16**
**CC: 09/26/16**

**Location Map Provided by:**
**Community Development - GIS**



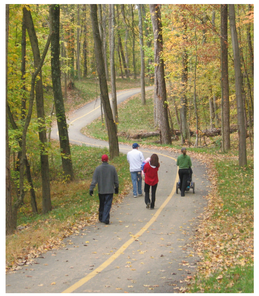
THE CITY OF ALPHARETTA GEORGIA

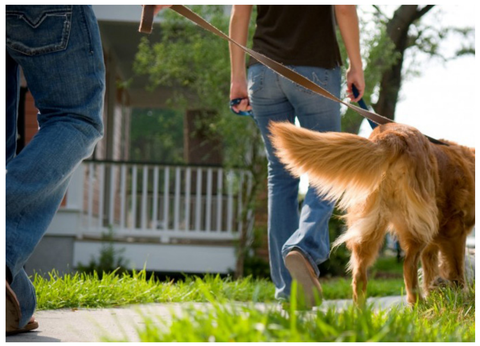
# Aerial Map
# Sharp Residential Townhomes
# Windward Pod 20A

**MP-16-11/CLUP-16-07**
**Z-16-09**
**D/LL: 2/1/1038, 1039**
**1048, 1049**
**PC: 09/07/16**
**CC: 09/26/16**

**Location Map Provided by:**
**Community Development - GIS**

REVISED SITE PLAN 10.06.16





# McGINNIS FERRY

## MASTER PLAN

FORESITE group | SHARP RESIDENTIAL

0 30 60 120

OCT · 06 · 2016

836.001

JOHN BURNS
REAL ESTATE CONSULTING

12600 Deerfield Parkway, Suite 100 • Alpharetta, GA 30004 • Tel: 770-286-3493 • www.realestateconsulting.com

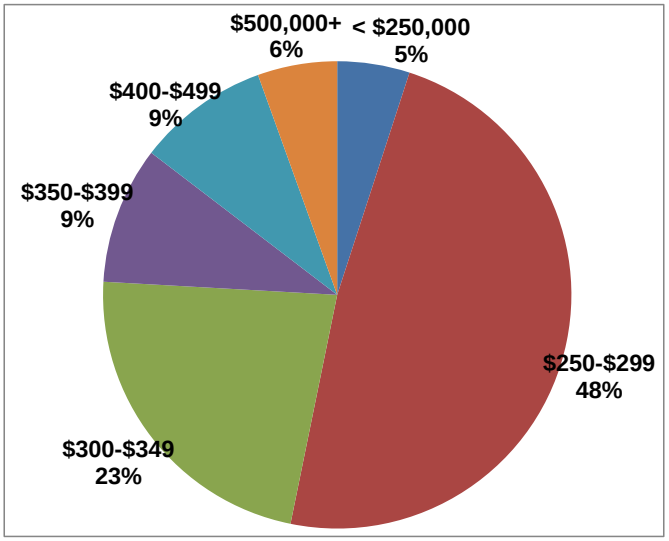
October 14, 2016

Matt Stokes
**Sharp Residential**
4080 McGinnis Ferry Road, Suite 701
Alpharetta, GA 30005
Via e-mail: matt.stokes@sharpres1.com

**Subject: Alpharetta New Townhome Supply – Preliminary Analysis**

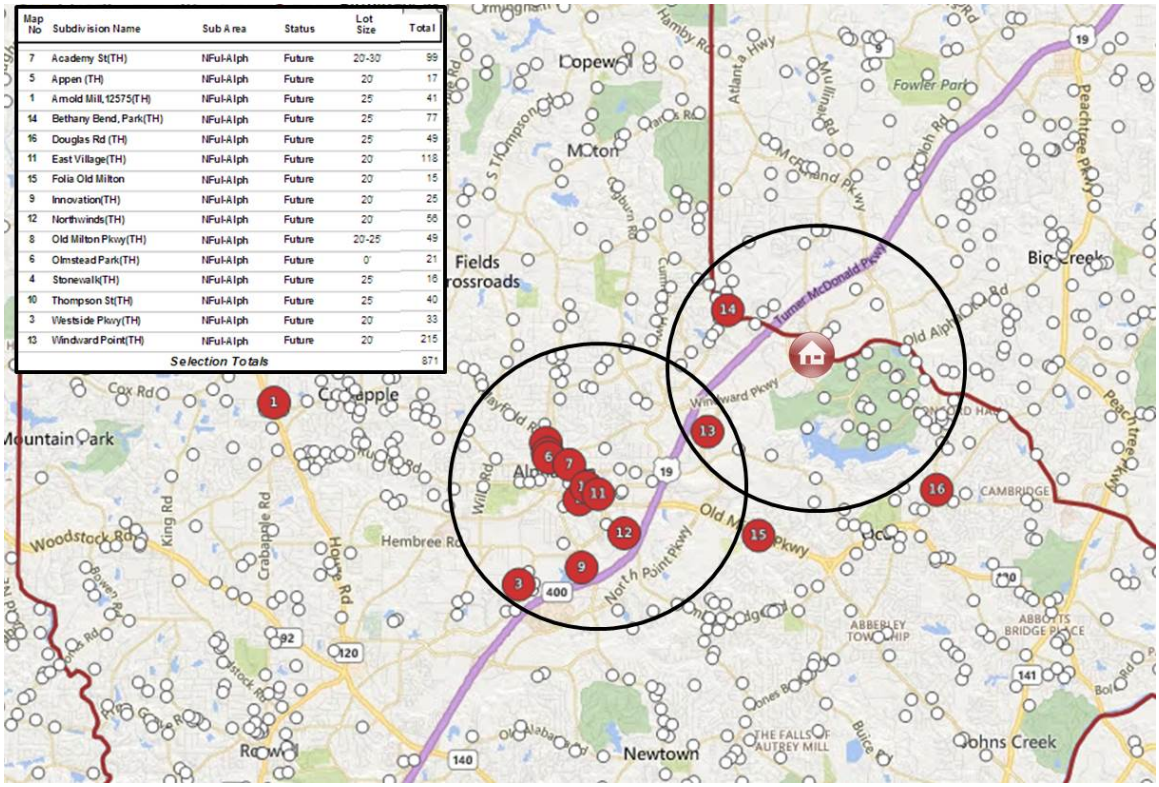
Dear Mr. Stokes:

Per our discussion, I have analyzed recent new townhome sales transactions and supply data for the Alpharetta area of Fulton County, GA. Among the more than 900 new home closings within Alpharetta over the last 12 months, 36% were new townhome closings. Demand for new townhomes have been increasing by double digits annually for each of the past 4 years, with new townhome closings up 11% year-to-date. Among these new townhome closings, 38% were located east of GA-400, while 62% were located west of GA-400. These new townhome sales were distributed by sale price as follows:




The current vacant developed lot (VDL) supply is "balanced" both east and west of GA-400, where both subareas of Alpharetta have an approximately 2 year supply of VDLs on the ground. This is consistent with a healthy new home market. The future supply in both areas is also balanced, with just over a 3 year future supply in each. In a normal housing market, a "healthy" future supply is typically 4-6 year supply.

According to Metrostudy, there are 871 future townhome lots planned for Alpharetta, with ¾ of those units to be located within a 2-mile ring of Avalon Town Center.



| Map No | Subdivision Name | Sub Area | Status | Lot Size | Total |
|---|---|---|---|---|---|
| 7 | Academy St(TH) | NFul-Alph | Future | 20-30 | 99 |
| 5 | Appen (TH) | NFul-Alph | Future | 20' | 17 |
| 1 | Arnold Mill, 12575(TH) | NFul-Alph | Future | 25' | 41 |
| 14 | Bethany Bend, Park(TH) | NFul-Alph | Future | 25' | 77 |
| 16 | Douglas Rd (TH) | NFul-Alph | Future | 25' | 49 |
| 11 | East Village(TH) | NFul-Alph | Future | 20' | 118 |
| 15 | Folia Old Milton | NFul-Alph | Future | 20' | 15 |
| 9 | Innovation(TH) | NFul-Alph | Future | 20' | 25 |
| 12 | Northwinds(TH) | NFul-Alph | Future | 20' | 56 |
| 8 | Old Milton Pkwy(TH) | NFul-Alph | Future | 20-25 | 49 |
| 6 | Olmstead Park(TH) | NFul-Alph | Future | 0' | 21 |
| 4 | Stonewalk(TH) | NFul-Alph | Future | 25' | 16 |
| 10 | Thompson St(TH) | NFul-Alph | Future | 25' | 40 |
| 3 | Westside Pkwy(TH) | NFul-Alph | Future | 20' | 33 |
| 13 | Windward Point(TH) | NFul-Alph | Future | 20' | 215 |
| | *Selection Totals* | | | | 871 |

Alpharetta is home to 23,145 households today and is growing at 1.3% annually (vs. the national average of 0.79%). However, within just 2-miles of the McGinnis Ferry TH (Subject property), there are 10,416 households today (45% of the entire Alpharetta area) and they are outpacing Alpharetta's growth rate with 2.07% household growth annually.

The median household incomes between the two areas are extremely similar (with Alpharetta at $95,098 and the Subject 2-mile ring at $95,477). Assuming 10% down payment on a 30-year fixed rate mortgage at 3.50% and assuming a standard home cost-income ratio of 31%, the average household in both areas can afford a new home priced at $440,000, which is consistent with the Subject target sales pricing, yet below the average sales prices planned for the majority of future townhome developments within the Avalon/Downtown Alpharetta corridor.

Our preliminary analysis suggests that there is sufficient evidence that the Alpharetta area of Fulton County can continue to support additional future townhome developments both West and East of GA-400, with approximately 300 additional future townhome units in areas West of GA-400 and 180 additional future townhome units East of GA-400.

While we believe the concentration of multi-family for sale townhomes and condominiums planned for the immediate areas of Avalon/Downtown Alpharetta has the potential for at least temporary over-supply within that corridor (which could in turn reduce average absorption (sales) rates per subdivision and increase the use of incentives), the lack of approved future developments east of GA-400 and in particular along the Windward Parkway major employment corridor provides an under-served opportunity for further multi-family expansion.

As part of our full market study for the McGinnis Ferry Road Townhome ("Subject") site, we will further analyze the demographic trends, employment concentrations, future land use plans, and supply-demand relationships within Alpharetta in order to determine the opportunities for the Subject property. This report will include a macro level analysis, as well as specific product, pricing and absorption recommendations through the lifecycle of the Subject project.

Regards,

David Kalosis
Senior Vice President, Consulting
John Burns Real Estate Consulting

# McGINNIS FERRY

## FRONT ELEVATION

FORESITE group | SHARP RESIDENTIAL

0 5 10

MAY · 25 · 2016

836.001

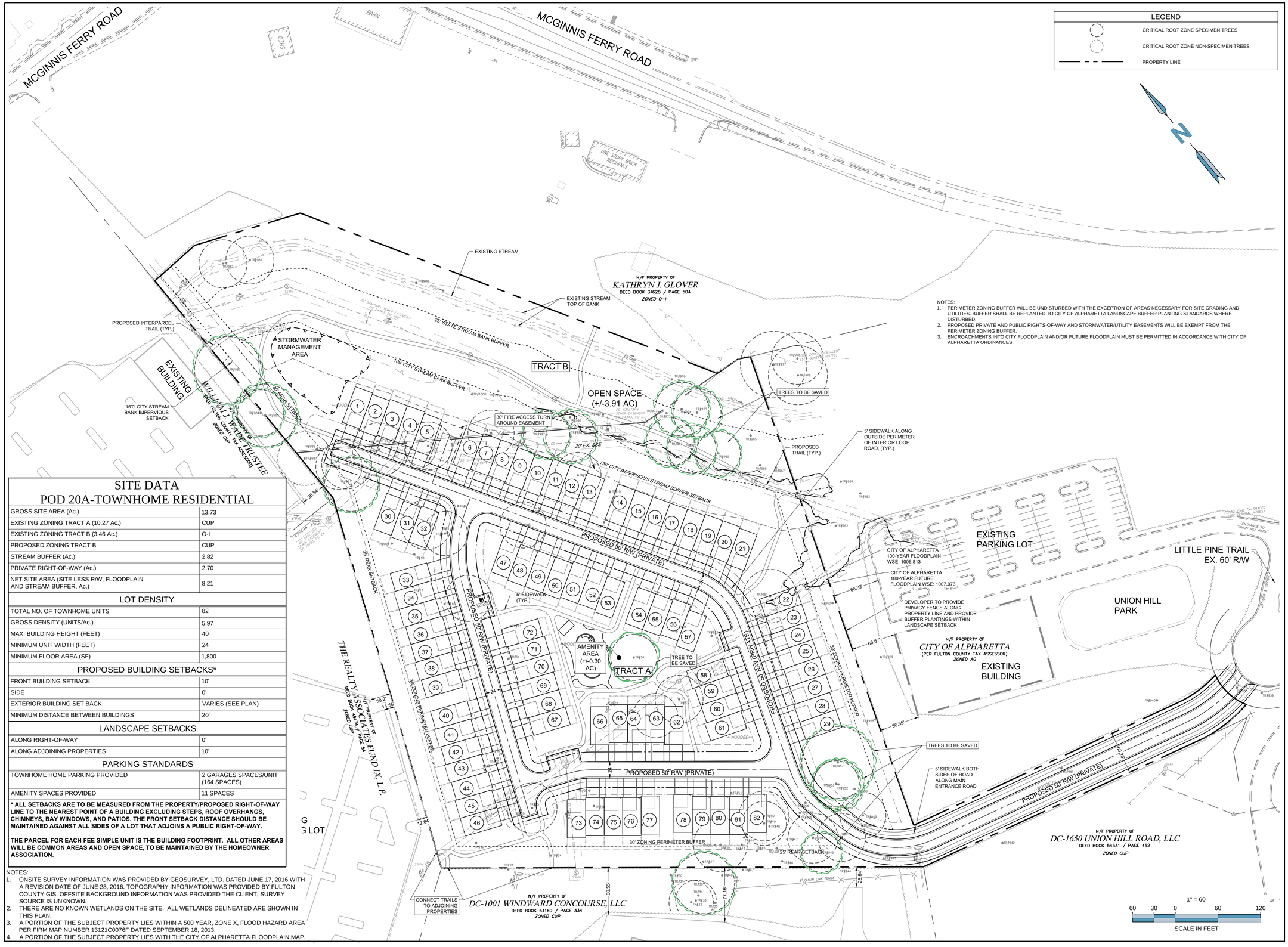
# McGINNIS FERRY

## FRONT ELEVATION

FORESITE group | SHARP RESIDENTIAL

0 5 10

MAY - 25 - 2016




LEGEND

- CRITICAL ROOT ZONE SPECIMEN TREES
- CRITICAL ROOT ZONE NON-SPECIMEN TREES
- PROPERTY LINE

NOTES:
1. PERIMETER ZONING BUFFER WILL BE UNDISTURBED WITH THE EXCEPTION OF AREAS NECESSARY FOR SITE GRADING AND UTILITIES. BUFFER SHALL BE REPLANTED TO CITY OF ALPHARETTA LANDSCAPE BUFFER PLANTING STANDARDS WHERE DISTURBED.
2. PROPOSED PRIVATE AND PUBLIC RIGHTS-OF-WAY AND STORMWATER/UTILITY EASEMENTS WILL BE EXEMPT FROM THE PERIMETER ZONING BUFFER.
3. ENCROACHMENTS INTO CITY FLOODPLAIN AND/OR FUTURE FLOODPLAIN MUST BE PERMITTED IN ACCORDANCE WITH CITY OF ALPHARETTA ORDINANCES.

## SITE DATA
## POD 20A-TOWNHOME RESIDENTIAL

| | |
|---|---|
| GROSS SITE AREA (Ac.) | 13.73 |
| EXISTING ZONING TRACT A (10.27 Ac.) | CUP |
| EXISTING ZONING TRACT B (3.46 Ac.) | O-I |
| PROPOSED ZONING TRACT B | CUP |
| STREAM BUFFER (Ac.) | 2.82 |
| PRIVATE RIGHT-OF-WAY (Ac.) | 2.70 |
| NET SITE AREA (SITE LESS R/W, FLOODPLAIN AND STREAM BUFFER, Ac.) | 8.21 |
| **LOT DENSITY** | |
| TOTAL NO. OF TOWNHOME UNITS | 82 |
| GROSS DENSITY (UNITS/Ac.) | 5.97 |
| MAX. BUILDING HEIGHT (FEET) | 40 |
| MINIMUM UNIT WIDTH (FEET) | 24 |
| MINIMUM FLOOR AREA (SF) | 1,800 |
| **PROPOSED BUILDING SETBACKS*** | |
| FRONT BUILDING SETBACK | 10' |
| SIDE | 0' |
| EXTERIOR BUILDING SET BACK | VARIES (SEE PLAN) |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 20' |
| **LANDSCAPE SETBACKS** | |
| ALONG RIGHT-OF-WAY | 0' |
| ALONG ADJOINING PROPERTIES | 10' |
| **PARKING STANDARDS** | |
| TOWNHOME HOME PARKING PROVIDED | 2 GARAGES SPACES/UNIT (164 SPACES) |
| AMENITY SPACES PROVIDED | 11 SPACES |

*** ALL SETBACKS ARE TO BE MEASURED FROM THE PROPERTY/PROPOSED RIGHT-OF-WAY LINE TO THE NEAREST POINT OF A BUILDING EXCLUDING STEPS, ROOF OVERHANGS, CHIMNEYS, BAY WINDOWS, AND PATIOS. THE FRONT SETBACK DISTANCE SHOULD BE MAINTAINED AGAINST ALL SIDES OF A LOT THAT ADJOINS A PUBLIC RIGHT-OF-WAY.**

**THE PARCEL FOR EACH FEE SIMPLE UNIT IS THE BUILDING FOOTPRINT. ALL OTHER AREAS WILL BE COMMON AREAS AND OPEN SPACE, TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.**

NOTES:
1. ONSITE SURVEY INFORMATION WAS PROVIDED BY GEOSURVEY, LTD. DATED JUNE 17, 2016 WITH A REVISION DATE OF JUNE 28, 2016. TOPOGRAPHY INFORMATION WAS PROVIDED BY FULTON COUNTY GIS. OFFSITE BACKGROUND INFORMATION WAS PROVIDED THE CLIENT, SURVEY SOURCE IS UNKNOWN.
2. THERE ARE NO KNOWN WETLANDS ON THE SITE. ALL WETLANDS DELINEATED ARE SHOWN IN THIS PLAN.
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 500 YEAR, ZONE X, FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0076F DATED SEPTEMBER 18, 2013.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITH THE CITY OF ALPHARETTA FLOODPLAIN MAP.

ENGINEER:
FORESITE group
Foresite Group, Inc.
5185 Peachtree Pkwy.
Suite 240
Norcross, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

DEVELOPER:
SHARP RESIDENTIAL
CONTACT: MATT STOKES

PROJECT:
# McGINNIS FERRY RD RESIDENTIAL
CITY OF ALPHARETTA, GA

SEAL:
GEORGIA REGISTERED PE033216 PROFESSIONAL ENGINEER J. ALAN NEAL
GEORGIA LEVEL II CERTIFIED PROFESSIONAL # 0000047463
EXPIRATION DATED: 11/16/2016

| REVISIONS | DATE |
|---|---|
| 1 - LAYOUT REVISIONS - BUFFER/TREE SAVE | 08/31/2016 |

| | |
|---|---|
| PROJECT MANAGER: | JAN |
| DRAWING BY: | LKM |
| JURISDICTION: | ALPHARETTA |
| DATE: | 06/30/2016 |
| SCALE: | AS SHOWN |
| TITLE: | ZONING AMENDMENT PLAN |
| SHEET NUMBER: | C-1 |
| COMMENTS: | PRELIMINARY |
| JOB/FILE NUMBER: | 836.001 |

# Pod 20A-Residential Townhome District Performance Standards

Maximum 82 lots on 13.73 acres with a Gross density of approximately 5.97 units per acre.

Units will be Fee Simple attached, with the building footprint the individual lots; all other improved areas will be maintained by a mandatory homeowner association as "common area" and all undeveloped area will be maintained as "open space".

**PERFORMANCE STANDARDS**

- Minimum unit width – 24 feet
- Minimum Heated Floor Area (2,000 sf)
- Maximum building height – 40 feet
- Each unit will have a 2 car enclosed garage
- Each unit will have a minimum of 18 feet of driveway from the back of sidewalk to the building face or 20 feet from the back of the curb to the building when there is no sidewalk
- Setbacks, excluding steps, roof overhangs, chimneys, bay windows, and patios:
  - 0' front
  - 0' side
  - 0' interior rear

  *** ALL SETBACKS ARE TO BE MEASURED FROM THE PROPOSED PRIVATE RIGHT-OF-WAY LINE TO THE NEAREST POINT OF A BUILDING EXCLUDING STEPS, ROOF OVERHANGS, CHIMNEYS, BAY WINDOWS, AND PATIOS. THE FRONT SETBACK DISTANCE SHOULD BE MAINTAINED AGAINST ALL SIDES OF A LOT THAT ADJOINS A PRIVATE RIGHT-OF-WAY.**

  **THE PARCEL FOR EACH FEE SIMPLE UNIT IS THE BUILDING FOOTPRINT. ALL OTHER AREAS WILL BE COMMON AREAS AND OPEN SPACE, TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.**

- Minimum distance between buildings – 20 feet.
- Minimum setback from exterior boundary line – 30 feet
- Minimum graded and replanted buffer along exterior boundary line – 30 feet, excluding access drives, utilities, private streets, and other means of ingress and egress.

**STREETS AND SIDWALKS**

5' Sidewalks are proposed on one side of the main entrance street. 5' sidewalks are proposed on the outside perimeter of the internal loop street. Within the development, sidewalks may be placed against the back of curb along rows of townhomes at driveways.

Minimum street width is 24 feet, back of curb to back of curb.
All streets within the development will be private and will be the responsibility of the homeowner's association to maintain.

**AMENITIES**

An amenity area for use of residents will be located within Pod 20A.

On-street parking will be allowed for the amenity area.
On-street parking will be the responsibility of the homeowner's association to maintain.

**Woodman, Michael**

**From:** Cook, Kathi
**Sent:** Thursday, October 06, 2016 8:33 AM
**To:** Taylor, Elicia; Woodman, Michael
**Subject:** Fwd: MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A

Sent from my iPhone

Begin forwarded message:

**From:** Tom Miller <tommiller12345@gmail.com>
**Date:** October 6, 2016 at 7:45:35 AM EDT
**To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
**Cc:** Pat Corkill <patrickcork@comcast.net>, Paul Barrow <pb.windward@gmail.com>
**Subject: MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A**

Dear Ms. Cook:

The Windward Community Services Association Board reviewed the above proposal to change the Windward Master Plan to allow townhomes in the Windward Business Center. Several WCSA Board members also met with the developer.

The WCSA Board recommends denial of this application based on several reasons, including:

1. The property can be developed as currently zoned. Windward Business Center continues to be a highly desirable location for technology companies.The North Fulton Class A Office vacancy rate is only 9.8%, the lowest in the Atlanta Metro, indicating strong demand, according to a recent Collier's report. The North Fulton Office market is on fire, according to the Alpharetta Herald (9-29-2016).
2. The Windward Master Plan works together to provide areas for Class A Offices, retail and residential uses. The townhomes could conflict with the adjacent office developments and harm the long term viability of the Windward Business Center. The adjacent offices include key employers such as Equifax, E-Trade, GE Capital, Manufacturing Resources International, and a five story office building, with a total value of $100 million.
3. The rezoning for townhomes would be spot zoning since the adjacent uses are offices, manufacturing and small, limited City park.
4. The City of Alpharetta has a limited supply of large office properties for economic development. Many other office properties have wetlands or rock that restrict development.
5. Office developments increase the tax base with minimal increase for services such as parks, police, fire and schools.
6. Residential development will add children to Windward's overcrowded schools: Creek View Elementary, Webb Bridge Middle and Alpharetta High.

E*TRADE FINANCIAL

**Via email (mwoodman@Alpharetta.ga.us)**

September 30, 2016

Michael Woodman, Senior Planner
City of Alpharetta, Community Development
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

Re: Rezoning — Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09
Objections, Questions and Request to Reschedule Meeting

Dear Mr. Woodman:

We write this letter regarding Sharp Residential, LLC's application for rezoning, MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A, which is scheduled to be considered at a public hearing on October 6, 2016 at 6:30 pm.

E*TRADE FINANCIAL CORPORATION ("ETFC") was the former owner of and now leases property at 1650 Union Hill Road, adjacent to the property which Sharp Residential is seeking to rezone to permit the development of a high density townhome community in an area which is zoned CUP and 0-I. This is a data center district and is being used for that purpose by ETFC. In addition, ETFC subleases a portion of its space, also for use as a data center. Our subtenant has just been apprised to the rezoning request and has not had time to review and react to the proposal. The information kept on this property is highly confidential and our concerns relate to cyber security and physical security. We do not believe we have sufficient information to present our position at the hearing schedule for October 6th and respectfully request that the hearing be rescheduled to the November meeting. We also wish to provide necessary information to our subtenant.

Data centers contain confidential and sometimes classified information that could be attacked or lost, due to temperature changes or failure of water and electricity supply for even seconds. Emergency systems are in place to prevent this. We are concerned about the impact of dense residential town homes on water and electricity. Further, their nearness to our facility and the ease of viewing or trespassing onto our property from the proposed road is of great concern.

The facilities currently located in the area have been designated as critical infrastructure by the United States Department of Homeland Security due to their importance to the functioning of society and the economy. The entry to the proposed development is via Little Pine Trail a little used cul-de-sac. This short dead-end road will become a busy street adding hundreds of cars to the area, as well as school buses and delivery trucks. Union Hill Road which leads to Little Pine Trail is already a high-traffic road and the adverse impact will be significant.

Last, data centers have significant emergency power systems. The generators create a noise level that is likely to be objectionable to adjacent residents.

We agree with our neighbors that the area is well-suited for commercial and/or industrial uses, but is inconsistent with high-density residential use. There are no benefits to the proposed residential development being located in this area, and rezoning the property to permit high-density residential use is likely to lead to conflict between the existing commercial occupants and future residents.

We also hope that the commission will take into account our concerns at the October meeting if it is not rescheduled. However, we sincerely hope the meeting can be rescheduled so we, together with our subtenant (if they wish) and other interested parties, can make a more complete presentation.

Very truly yours,

E*TRADE FINANCIAL CORPORATION

/s/

By: David Herr
Director, Associate General Counsel

GE
Global Operations – Properties

Joshua R. Hill
Senior Counsel

800 Long Ridge Road
Stamford, CT 06924-4000

September 28, 2016

Via email (mwoodman@alpharetta.ga.us)
Michael Woodman
City of Alpharetta
Community Development
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

**RE: Sharp Residential LLC**
**Rezoning – MP-16-11/CLUP-16-07/Z-16-09**
**Request to Reschedule Public Hearing**

Dear Mr. Woodman:

I am counsel to General Electric Company ("**GE**"). As you may know GE leases a 180,000 square foot building located at 1001 Windward Concourse, Alpharetta, Georgia 30005 (the "**Building**"). The Building is a mission critical site for GE as it houses significant data center capabilities.

It has come to our attention that Sharp Residential, LLC has filed an application for rezoning (the "**Application**") to enable the construction of a high density residential development adjacent to the Building (the "**Development**"). We are also aware that there is a public hearing regarding the Application scheduled for October 6, 2016.

GE has serious concerns about the impact of the Application and we would like to have the opportunity to further investigate this matter and participate in a public hearing in a meaningful manner. We request that the Planning Commission remove this matter from its agenda for the October 6 meeting and reschedule the same for the November Planning Commission meeting to enable GE and other concerned businesses the necessary time to prepare a fully developed response to the Application.

To underscore the importance of our request to reschedule this matter I have set forth a sample of GE's concerns regarding the Application and potential Development:

1. This area was developed as a commercial/office use district with an emphasis on data center usage. GE and surrounding businesses utilize large backup generators and diesel supply tanks required for data center power interruptions. These generators are regularly tested at various hours of the day and night creating significant noise. This is not in keeping with adjacent residential uses.

2. Data centers require high reliability components incorporated into facility infrastructure relying on the fact that surrounding properties are developed similarly. The Department of Homeland Security has given a special designation to facilities in the area due to their strategic importance. Berms surround many buildings and the buildings themselves are situated to minimize attraction to passersby and to protect important infrastructure. An adjacent residential use would cause additional security risk to the Building and other surrounding data centers.

3. GE has serious concerns about the stability of power lines during and after construction of any proposed residential development.

4. Lastly, changing the zoning as requested in the Application may dissuade other potential data center users from acquiring and developing adjacent properties hampering the momentum of Alpharetta as a growing technology city. This could have a negative impact on local business culture and the overall community of Alpharetta.

Residential usage in this area is inconsistent with the current commercial use and will likely cause a serious increase in operational and other risks to GE. We hope that you will reschedule the meeting on the Application as requested herein and take the issues raised above under advisement.

Sincerely,

Joshua R. Hill
Attorney At Law

Marvin P. Pastel, Esq.
Dir. tel 404.844.5641
Dir fax: 404.844.5701
Email: mpastel@czlaw.net

WINTER CAPRIOLA ZENNER
attorneys at law

Winter Capriola Zenner, LLC
One Securities Centre
3490 Piedmont Road NE
Suite 800
Atlanta, Georgia 30305
tel 404.844.5700
fax 404.844.5701
wczlaw.net

September 28, 2016

**Via email (mwoodman@alpharetta.ga.us)**
Michael Woodman
City of Alpharetta, Community Development
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

**Re: Rezoning – Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09**
**Request to Reschedule Meeting**

Dear Mr. Woodman:

This law firm represents Carter Validus. We have been asked to contact the City of Alpharetta Planning Commission regarding Sharp Residential, LLC's application for rezoning, MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A, which is scheduled to be considered at a public hearing on October 6, 2016 at 6:30 pm.

Carter Validus is the owner of two parcels adjacent to the property which Sharp Residential is seeking to rezone to permit the development of a high density townhome community in an area which is zoned CUP and O-I. Carter Validus, as well as tenants of the Carter Validus properties, have serious concerns about the potential impact that such a rezoning would have on the area and would like to voice those concerns to the Planning Commission. In order for Carter Validus and its tenants to further look into this issue and fully participate in the public hearing on this matter, we are requesting that the Planning Commission remove this item from the agenda for the October 6th meeting and move it to the November Planning Commission Meeting.

In the event that the Planning Commission will not reschedule the hearing for consideration of this rezoning application, we would like to call your attention to some of the concerns we have with permitting a high-density residential development in this area. This area was developed as a data center district in the 1990s. The businesses using this area as a data center maintain emergency backup generators which are tested regularly and would operate in the event of an emergency, and which generate a great deal of noise which is likely to generate complaints from residential owners. Ensuring that these generators are operational is crucial to these businesses, and they have no contingencies in place to prevent the operation of these generators. Additionally, the introduction of a residential element on this property poses security issues for these businesses, including the possibility of people observing proprietary equipment, children potentially trespassing in the area, and the fact that large capacities of diesel fuel are kept onsite to operate the backup generators. There are also environmental issues based on potential changes to the topography and water runoff facilities, and concerns with the impact on the infrastructure in the area, which includes a dedicated electrical line to the area we would not like to see affected by residential development. Additionally, the facilities currently located in the area have been designated as critical infrastructure by the United States Department of Homeland Security due to their importance to the functioning of society and the economy. In short, the area is well-suited for commercial and/or industrial uses, but is inconsistent with high-density residential use. There are no benefits to the proposed residential development

being located in this area, and rezoning the property to permit high-density residential use is likely to lead to conflict between the existing commercial occupants and future residents.

I hope that you will grant this request and reschedule the hearing on this rezoning. If the date of the meeting is not changed, I hope that the Planning Commission will take the issues in this letter under advisement in making its decision whether or not to permit rezoning of the Property.

Sincerely,

Marvin P. Pastel, Esq.

cc: Karlton Holston

## Taylor, Elicia

**From:** Ethan Underwood <eunderwood@mhtlegal.com>
**Sent:** Tuesday, October 04, 2016 7:44 PM
**To:** Cook, Kathi; Woodman, Michael; Taylor, Elicia
**Cc:** Matt Stokes (matt.stokes@sharpres1.com); Samantha Fraser
**Subject:** Sharp Residential - Windward CUP
**Attachments:** Ethan Underwood.vcf; RE: Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09/V-16-23; FW: Alpharetta - General Electric Company Data Center ; RE: E*TRADE - 1650 Union Hill Road - rezoning hearing

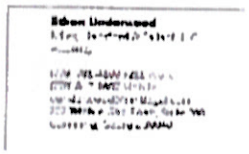
FYI, we have repeatedly attempted to meet with and discuss our application with parties who submitted letters of concern. None have responded in any way.

Kind regards,


**J. Ethan Underwood**

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
Office: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007
eunderwood@mhtlegal.com | www.mhtlegal.com

---


This electronic message transmission contains information from the law firm of Miles, Hansford & Tallant, LLC that may be confidential or privileged. The information herein is intended solely for the recipient, and the disclosure, copying, distribution or use of the contents of this transmission by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this electronic transmission in error, please notify us immediately at the number shown above or by electronic mail.

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

## Taylor, Elicia

**From:** Ethan Underwood <eunderwood@mhtlegal.com>
**Sent:** Tuesday, October 04, 2016 7:30 PM
**To:** david.herr@etrade.com
**Cc:** gmorganstern@goetzfitz.com; Matt Stokes (matt.stokes@sharpres1.com); Samantha Fraser
**Subject:** RE: E*TRADE - 1650 Union Hill Road - rezoning hearing
**Attachments:** Ethan Underwood.vcf

Mr. Herr:

Our firm represents Sharp Residential, LLC regarding the proposed residential development behind Union Hill Park in Alpharetta, Georgia. The City provided to us your contact information.

We appreciate your correspondence, as we have attempted to communicate with all nearby property owners via letter, public participation meeting, and via visits by our client to the adjoining properties.

It is our understanding you represent E-Trade Financial Corporation regarding this matter, and that it has concerns regarding the proposed residential use of the subject property. Specifically, we understand your client has concerns regarding security and noise generated by the proposed development, as well as the impact of the project upon traffic and utility services. We have addressed them, as well as other issues raised by neighbors in the last week, below:

**TRAFFIC:** The subject property's sole access is via Little Pine Trail; because of this limited access and topographical challenges, the property is not suitable for development for commercial use. In addition, the City intends to convert Union Hill Park to a trailhead for a multi-use trail. While road improvements will be made to Union Hill Road to accommodate this use, traffic in this area will increase significantly with that improvement. Traffic from Sharp Residential's development will be negligible in comparison.

**SECURITY:** With these park improvements, we believe the presence of residents in the area should actually improve security in the area. At present, Union Hill Park is used for suspicious activities. Redevelopment of this park as a trailhead is likely to increase visitors significantly, and the presence of residents on the subject property will greatly increase the security of the area and deter park/greenway users from wandering onto the subject property and onto the lands of the adjoining businesses. Locating homes along the common boundary with existing commercial uses significantly decreases the number of people ever to venture to this common boundary line from the north.

To deter trespassing onto the adjoining commercial properties, the Applicant is willing to install attractive fencing, behind significant buffer plantings. These buffers and fencing will protect the privacy of the adjoining businesses better than would vacant woodland accessed through a public park.

**NOISE:** Noise from the proposed residential development will be mitigated by the proposed zoning buffers. Likewise, noise from generators on adjoining commercial properties will be mitigated by these same zoning buffers. Also, the Applicant is willing to agree to a reasonable requirement for disclosure to home buyers that they adjoin commercial uses.

**ENVIRONMENTAL SAFETY:** As to the diesel generators and fuel storage on adjoining commercial properties, the Applicant is not aware how often these generators are used, but as long as the commercial tenants comply with fuel storage laws, there is no safety or environmental concern to the future residents.

**STABILITY OF UTILITIES:** The Applicant and the future residents have a vested interest in maintenance of power utilities, and will observe all regulations during and after construction of the project to preserve existing utility services. It is our understanding that adjoining data centers each have dedicated power lines and Sharp Residential's project will access power via completely separate connections.

**STORMWATER RUNOFF:** Stormwater flows from the commercial properties through the proposed residential property. Natural flowage will not be impeded; the Applicant will observe all regulations during and after construction of the project regarding stormwater design.

We certainly understand the concerns you and your neighbors have expressed, and our goal is that your client may continue to peacefully use its property, while allowing the subject property to finally be developed for a feasible use.

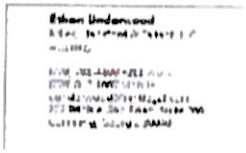
We would like to discuss how we can address your concerns in person or via telephone. Please let us know when would be convenient for use to discuss this zoning.

Kind regards,

**J. Ethan Underwood**

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
Office: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007
eunderwood@mhtlegal.com | www.mhtlegal.com



---

This electronic message transmission contains information from the law firm of Miles, Hansford & Tallant, LLC that may be confidential or privileged. The information herein is intended solely for the recipient, and the disclosure, copying, distribution or use of the contents of this transmission by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this electronic transmission in error, please notify us immediately at the number shown above or by electronic mail.

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

---

**From:** Woodman, Michael [mailto:mwoodman@alpharetta.ga.us]
**Sent:** Friday, September 30, 2016 2:38 PM
**To:** Ethan Underwood; Matt Stokes; Taylor, Elicia
**Cc:** Cook, Kathi
**Subject:** FW: E*TRADE - 1650 Union Hill Road - rezoning hearing

FYI - Letter of objection from E-Trade.

**From:** Herr, David [mailto:david.herr@etrade.com]
**Sent:** Friday, September 30, 2016 2:31 PM
**To:** Woodman, Michael <mwoodman@alpharetta.ga.us>
**Cc:** Gerald H. Morganstern - Goetz Fitzpatrick LLP (gmorganstern@goetzfitz.com) <gmorganstern@goetzfitz.com>
**Subject:** E*TRADE - 1650 Union Hill Road - rezoning hearing

Michael,

Please see attached letter from E*TRADE Financial Corporation.

Regards,

Dave

**Dave Herr** | Director, Associate General Counsel
E*TRADE Financial Corporation
671 North Glebe Road | Arlington, VA 22203
Tel: (703) 236-8155 | Fax: (571) 227-0205
david.herr@etrade.com

This e-mail is the property of E*TRADE Financial Corporation. It is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential, or otherwise protected from disclosure. Distribution or copying of this e-mail, or the information contained herein, by anyone other than the intended recipient is prohibited. If you have received this e-mail in error, please immediately notify the sender by e-mail at david.herr@etrade.com and telephone at (703) 236-8155. Please delete and destroy any copies of this e-mail.

**Taylor, Elicia**

| | |
|---|---|
| **From:** | Ethan Underwood <eunderwood@mhtlegal.com> |
| **Sent:** | Tuesday, October 04, 2016 7:40 PM |
| **To:** | joshua.hill1@ge.com |
| **Cc:** | Matt Stokes (matt.stokes@sharpres1.com); Samantha Fraser |
| **Subject:** | FW: Alpharetta - General Electric Company Data Center |
| **Attachments:** | Ethan Underwood.vcf |

Mr. Hill:

I am following up on my telephone call to you last Thursday.

Our firm represents Sharp Residential, LLC regarding the proposed residential development behind Union Hill Park in Alpharetta, Georgia. The City provided to us your contact information.

We appreciate your correspondence, as we have attempted to communicate with all nearby property owners via letter, public participation meeting, and via visits by our client to the adjoining properties.

It is our understanding you represent GE Company regarding this matter, and that it has concerns regarding the proposed residential use of the subject property. Specifically, we understand your client has concerns regarding security and noise generated by the proposed development, compatibility of uses and utility services. We have addressed them, as well as other issues raised by neighbors in the last week, below:

**COMPATILITY OF USES:** The subject property's sole access is via Little Pine Trail; because of this limited access and topographical challenges, the property is not suitable for development for commercial use. In addition, the City intends to convert Union Hill Park to a trailhead for a multi-use trail. While road improvements will be made to Union Hill Road to accommodate this use, traffic in this area will increase significantly with that improvement. Traffic from Sharp Residential's development will be negligible in comparison.

**SECURITY:** With these park improvements, we believe the presence of residents in the area should actually improve security in the area. At present, Union Hill Park is used for suspicious activities. Redevelopment of this park as a trailhead is likely to increase visitors significantly, and the presence of residents on the subject property will greatly increase the security of the area and deter park/greenway users from wandering onto the subject property and onto the lands of the adjoining businesses. Locating homes along the common boundary with existing commercial uses significantly decreases the number of people ever to venture to this common boundary line from the north.

To deter trespassing onto the adjoining commercial properties, the Applicant is willing to install attractive fencing, behind significant buffer plantings. These buffers and fencing will protect the privacy of the adjoining businesses better than would vacant woodland accessed through a public park.

**NOISE:** Noise from the proposed residential development will be mitigated by the proposed zoning buffers. Likewise, noise from generators on adjoining commercial properties will be mitigated by these same zoning buffers. Also, the Applicant is willing to agree to a reasonable requirement for disclosure to home buyers that they adjoin commercial uses.

**ENVIRONMENTAL SAFETY:** As to the diesel generators and fuel storage on adjoining commercial properties, the Applicant is not aware how often these generators are used, but as long as the commercial tenants comply with fuel storage laws, there is no safety or environmental concern to the future residents.

**STABILITY OF UTILITIES:** The Applicant and the future residents have a vested interest in maintenance of power utilities, and will observe all regulations during and after construction of the project to preserve existing utility services. It is our understanding that adjoining data centers each have dedicated power lines and Sharp Residential's project will access power via completely separate connections.

**STORMWATER RUNOFF:** Stormwater flows from the commercial properties through the proposed residential property. Natural flowage will not be impeded; the Applicant will observe all regulations during and after construction of the project regarding stormwater design.

We certainly understand the concerns you and your neighbors have expressed, and our goal is that your client may continue to peacefully use its property, while allowing the subject property to finally be developed for a feasible use.

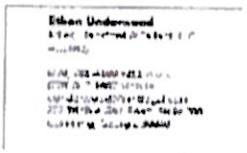
We would like to discuss how we can address your concerns in person or via telephone. Please let us know when would be convenient for us to discuss this zoning.

Kind regards,

**J. Ethan Underwood**

Miles Hansford
& Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road |Suite 200 |Cumming, Georgia 30040
Office: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007
eunderwood@mhtlegal.com |www.mhtlegal.com



---

This electronic message transmission contains information from the law firm of Miles, Hansford & Tallant, LLC that may be confidential or privileged. The information herein is intended solely for the recipient, and the disclosure, copying, distribution or use of the contents of this transmission by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this electronic transmission in error, please notify us immediately at the number shown above or by electronic mail.

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

**From:** Woodman, Michael [mailto:mwoodman@alpharetta.ga.us]
**Sent:** Thursday, September 29, 2016 8:31 AM
**To:** Matt Stokes; Ethan Underwood
**Cc:** Taylor, Elicia
**Subject:** FW: Alpharetta - General Electric Company Data Center

FYI - Another objection letter.

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

**From:** Hill, Joshua (GE Global Operations) [mailto:Joshua.Hill1@ge.com]
**Sent:** Wednesday, September 28, 2016 8:55 PM
**To:** Woodman, Michael <mwoodman@alpharetta.ga.us>
**Subject:** Alpharetta - General Electric Company Data Center

Mr. Woodman –

I'm counsel to General Electric Company. I have attached a letter regarding our opposition to Sharp Residential, LLC's application for rezoning to enable the construction of a high density residential development adjacent to our site in Alpharetta.

Your prompt response is greatly appreciated.

Josh

**Joshua R. Hill**
Senior Counsel - Real Estate
GE
Global Operations - Properties

T + 1.203.316.7384
D + 8*228.7384
joshua.hill1@ge.com
www.ge.com

800 Long Ridge Road
Stamford, CT 06927-4000
General Electric Company

GE imagination at work

*Please consider the impact on the environment before printing this message.*

The information contained in this electronic message is privileged and confidential and is intended for the use of the individual(s) named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please destroy it immediately, and notify the sender. Thank you.

## Taylor, Elicia

**From:** Ethan Underwood <eunderwood@mhtlegal.com>
**Sent:** Wednesday, September 28, 2016 4:22 PM
**To:** mpastel@wczlaw.net
**Cc:** Jill Pritchett; Kyle Shaughnessy; Samantha Fraser; Matt Stokes
**Subject:** RE: Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09/V-16-23
**Attachments:** City of Alpharetta - Woodman 09.28.16.pdf

Mr. Pastel:

We are following up on our correspondence below. Also, the City of Alpharetta forwarded to us a copy of your letter of concern, attached.

We would be pleased to discuss with you and your client how we can address its concerns. Please let us know when would be a convenient time for a meeting or call.

Kind regards,

- Ethan

---

This electronic message transmission contains information from the law firm of Miles, Hansford & Tallant, LLC that may be confidential or privileged. The information herein is intended solely for the recipient, and the disclosure, copying, distribution or use of the contents of this transmission by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this electronic transmission in error, please notify us immediately at the number shown above or by electronic mail.

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

---

**From:** Ethan Underwood
**Sent:** Friday, September 23, 2016 2:20 PM
**To:** 'mpastel@wczlaw.net'
**Cc:** Samantha Fraser
**Subject:** Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09/V-16-23

Mr. Pastel:

Thank you for contacting us regarding the above-referenced application. We appreciate your correspondence, as we have attempted to communicate with all nearby property owners via letter, public participation meeting, and via visits by our client to the adjoining properties; however, your telephone call is the first we have received from an adjoining property owner.

It is our understanding you represent Carter Validus in this matter, and that it has concerns regarding the proposed residential use of the subject property. Specifically, we understand your client has concerns regarding security and noise

generated by the proposed development. At the same time, we understand that your client has concerns as to whether the future residents would be offended by noise from your client's properties.

Sharp residential is providing a substantial buffer around the perimeter of the subject property, and we understand there are existing security fences along your client's properties. Both of these improvements should address your client's issues. The presence of residents in the area should also help to alleviate the rather unsavory condition of Union Hill Park, and complement the Greenway Trail being constructed in the area.

As we strive for harmony between neighbors, we would like to discuss with you and your client how we can better understand and address its concerns. We would also like to know whether the concerns you expressed are those of Carter Validus, or of any of its tenants. Our goal is that your client may continue to peacefully use its property, while allowing the subject property to finally be developed for a feasible use.

At your request, please find attached a copy of the application being considered by the City of Alpharetta. It was revised to reduce the number of units requested from 95 to 82.

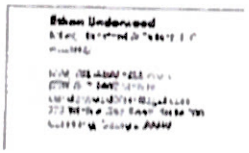
Please let us know when would be convenient for our clients to discuss this zoning.

Kind regards,

**J. Ethan Underwood**

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road |Suite 200 |Cumming, Georgia 30040
Office: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007
eunderwood@mhtlegal.com |www.mhtlegal.com



---

This electronic message transmission contains information from the law firm of Miles, Hansford & Tallant, LLC that may be confidential or privileged. The information herein is intended solely for the recipient, and the disclosure, copying, distribution or use of the contents of this transmission by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this electronic transmission in error, please notify us immediately at the number shown above or by electronic mail.

IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

# 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: Sharp Residential, LLC

Contact Name: Miles Hansford & Tallant, LLC- Ethan Underwood Telephone: 770-781-4100

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.

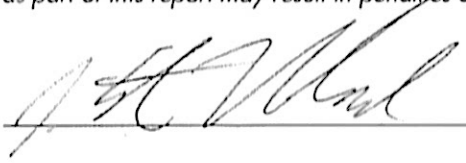
Public Participation Letters were mailed via certificate of mailing on August 1, 2016,notifying adjacent and nearby property owners of the proposed conditional use application. A copy of the public participation letter and a copy of the mailing receipts are attached hereto as Exhibit "A". A public participation meeting was held on August 9, 2016 at 6:30 PM at the North Park Adult Activity Center. A copy of the public participation sign-in sheet is attached hereto as Exhibit "B". A summary of the issues raised by adjoining property owners and the Applicant's response is attached hereto as Exhibit "C".

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: Supplemental 9/29/2016

Print Form

**Exhibit "C"**
**Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Meeting**

No issues were raised by the public at the public participation meeting, which was held on August 9, 2016, as no one but the Applicant and its attorney attended.

Since the Applicant submitted its initial public participation report on August 17, 2016, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

**A. Correspondence with Interested Parties.**

**1. Windward Business Center Association:**

The Applicant corresponded on June 8, 2016, with Joann Stubblefield, Attorney for the WBCA, and then with Kim Matherly, Manager of the WBCA on June 15, 2016 regarding the proposed development. Ms. Matherly responded by sending to the Application a confirmation of assessment amounts on June 22, 2016.

On September 22, 2016, Ms. Matherly responded that the WBCA could issue a letter of non-opposition for the proposed development if the Applicant would sign and record an agreement that the property would be subject to the operating agreement of the WBCA after the zoning of the property to a residential use (see email, attached). The property is currently subject to the operating agreement of the WBCA, and will remain so if the property is zoned for residential use; however, the Applicant has no authority to record any agreement affecting the subject property until it is zoned, and the Applicant has purchased the land.

**2. Windward Community Services Association:**

The Applicant met with members of the board of the WCSA on August 24, 2016 to discuss the Application. The Applicant understands the WCSA is not necessarily opposed to the proposed residential use. However, the board of the WCSA responded to the Applicant on August 26, 2016 that, on principal, it opposes any amendment of the Windward Master Plan.

**3. GE Digital:**

On September 02, 2016, Jim Kretzmer, with GE Digital met with Matt Stokes (of Sharp Residential, LLC) to discuss the application. Copies of correspondence with Mr. Kretzmer are attached.

**4. E-Trade:**

On August 6, 2016, Darren Hray with CBRE, which manages 1650 Union Hill Rd for E-Trade and IBM of Georgia, met with Matt Stokes(of Sharp Residential, LLC) to discuss the application. Mr. Hray expressed concern that electrical utilities not be interrupted during development.

5. **Equifax:**

On August 8, 2016, Craig Kent with Equifax corresponded with Matt Stokes(of Sharp Residential, LLC) to discuss the application. Copies of correspondence with Mr. Kent are attached.

6. **Carter Validus:**

Carter Validus is a REIT headquartered in Florida. Carter Validus is the parent entity of companies, which own Fulton County Tax Parcels: 21 556010480215 & 21 556010480090. These properties adjoin the southern boundary of the proposed development and are leased to E-Trade and GE Company, respectively.

Attorney, Marvin Pastel contacted the Applicant's attorney, Ethan Underwood, on September 23, 2016 to request a copy of the zoning application. Mr. Pastel stated he represents Carter Validus, which has concerns as to whether the proposed residential use will create security issues, and whether residential use is suitable in light of the fact the tenant data centers store diesel fuel on premises to run backup generators. Mr. Pastel also stated the generators can be noisy. Mr. Underwood provided to Mr. Pastel an email response, dated September 23, 2016, addressing these concerns and requested a meeting to discuss the Application (see email attached).

On September 28, 2016, Mr. Pastel issued to the City of Alpharetta a letter expressing the concerns stated above. Again Mr. Underwood sent to Mr. Pastel an email requesting a meeting to discuss the Application (see email attached). As of the date of this report, Mr. Pastel has not responded.

7. **General Electric Company:**

On behalf of General Electric Company, Attorney, Joshua Hill issued to the City of Alpharetta a letter, dated September 28, 2016, expressing similar concerns voiced in Mr. Pastel's letter. Mr. Underwood telephoned Mr. Hill and left a voicemail message requesting a meeting to discuss the Application (see email attached). As of the date of this report, Mr. Hill has not responded.

8. **Miscellaneous.**

Mr. Stokes telephoned and left voicemail messages for Plantation Pipeline and Bank of America, but received no responses.

B. **Summary of Responses.**

1. **Membership in the WBCA:** The Applicant is agreeable to a zoning condition that the subject property must remain part of the WBCA if zoned to a residential use.

2. **Security:** As the subject property has limited access, only through Union Hill Park, it is not suitable for development for commercial use. At present, Union Hill Park is used for suspicious activities, and is slated for redevelopment as a trailhead for a public greenway trail. As use of the park is likely to increase significantly, the potentially illicit use of surrounding undeveloped lands is likely to increase. Consequently, the presence of

residents on the subject property will greatly increase the security of the area and deter park/greenway users from wandering onto the subject property and onto the lands of the adjoining businesses. Locating homes along the common boundary of the subject property and Tax Parcels: 21 556010480215 & 21 556010480090 significantly decreases the number of people ever to venture to this common boundary line from the north.

To deter trespassing onto the adjoining commercial properties, the Applicant is willing to install attractive fencing along the common boundaries with commercial businesses, behind buffer plantings. These buffers and fencing will protect the privacy of the adjoining businesses better than would vacant woodland accessed through a public park.

3. **Noise:** Noise from the proposed residential development will be mitigated by the proposed zoning buffers. Likewise, noise from generators on adjoining commercial properties will be mitigated by these same zoning buffers. Also, the Applicant is willing to agree to a reasonable requirement for disclosure to home buyers that they adjoin commercial uses.

4. **Environmental Safety:** As to the diesel generators and fuel storage on adjoining commercial properties, the Applicant is not aware how often these generators are used, but as long as the commercial tenants comply with fuel storage laws, there is no safety or environmental concern to the future residents.

5. **Stability of Power Utilities:** The Applicant and the future residents have a vested interest in maintenance of power utilities, and will observe all regulations during and after construction of the project to preserve existing utility service.

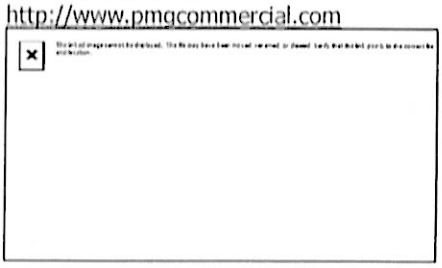
6. **Stormwater Runoff:** The Applicant will observe all regulations during and after construction of the project regarding stormwater design.

## Ethan Underwood

**From:** Matt Stokes <matt.stokes@sharpres1.com>
**Sent:** Thursday, September 29, 2016 2:01 PM
**To:** Ethan Underwood
**Subject:** Fwd: Sharp Townhomes/Windward
**Attachments:** image001.gif

Sent from my iPad

Begin forwarded message:

> **From:** Kimbrle Matherly <kmatherly@pmgcommercial.com>
> **Date:** September 22, 2016 at 3:54:39 PM EDT
> **To:** 'Matt Stokes' <matt.stokes@sharpres1.com>
> **Subject: RE: Sharp Townhomes/Windward**
>
> Matt,
>
> I spoke with jo Anne. The Association cannot give a letter until we have the agreement and it is recorded. It needs to be signed by Sharp, the Seller and WBCA. Once that is received, the association can issue the letter.
>
> Sorry.....
>
> Kimbrle Matherly, Broker
> PMG Commercial
> 284 South Main Street
> Suite 700
> Alpharetta, GA 30009
> 678-366-2221
> 678-669-1721 FAX
> http://www.pmgcommercial.com
>
> 
>
> **From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
> **Sent:** Thursday, September 22, 2016 3:08 PM
> **To:** Kimbrle Matherly <kmatherly@pmgcommercial.com>
> **Subject:** FW: Sharp Townhomes/Windward
>
> See below

**From:** Woodman, Michael [mailto:mwoodman@alpharetta.ga.us]
**Sent:** Thursday, September 22, 2016 9:48 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>; Ethan Underwood <eunderwood@mhtlegal.com>
**Cc:** Taylor, Elicia <etaylor@alpharetta.ga.us>
**Subject:** Sharp Townhomes/Windward

Matt,

Had an opportunity to sit down with Kathi this morning regarding this project. Overall, I believe we will be recommending approval with conditions. However, I need you to work on a few items.

- Provide a market study showing that townhomes are needed in Windward. This is very important to have before the Council meeting. Council has asked for this information previously as it relates to townhomes.
- The elevations provided are likely not going to cut it. We would recommend more masonry, architectural details, offsets, etc. Take a look at the neighborhoods in Windward to identify style and materials that are compatible. FYI - The apartments across the street are not a good example.
- Please forward WBCA approval letter. I cannot find it in email or our files.
- What was the result of your meeting with WCSA? Please provide an update. If they approved, please send the letter.

Thanks,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

## Matt Stokes

**From:** Matt Stokes
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig S. Kent (craig.kent@equifax.com)
**Subject:** Proposed Sharp Residential Community within Windward Business Association
**Attachments:** Proposed Sharp Community.kmz; McGinnis Ferry Residential_2016-05-25.pdf

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth. → VIA PHONE CALL

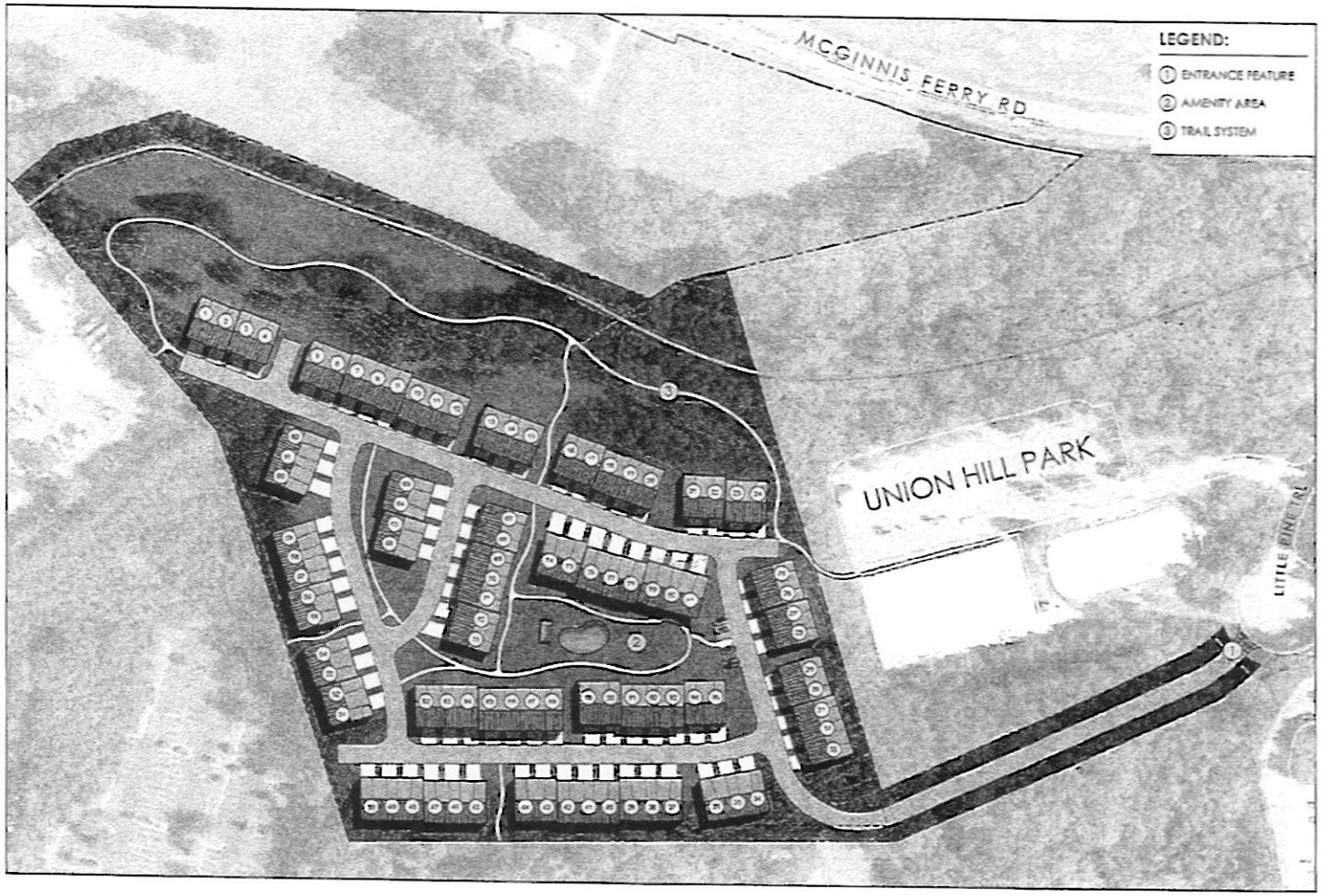
I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

- PHONE CALL DISCUSSING THE PROJECT.
- EA REMINDED HIM OF THE PUBLIC PARTICIPATION MEETING.




# McGINNIS FERRY

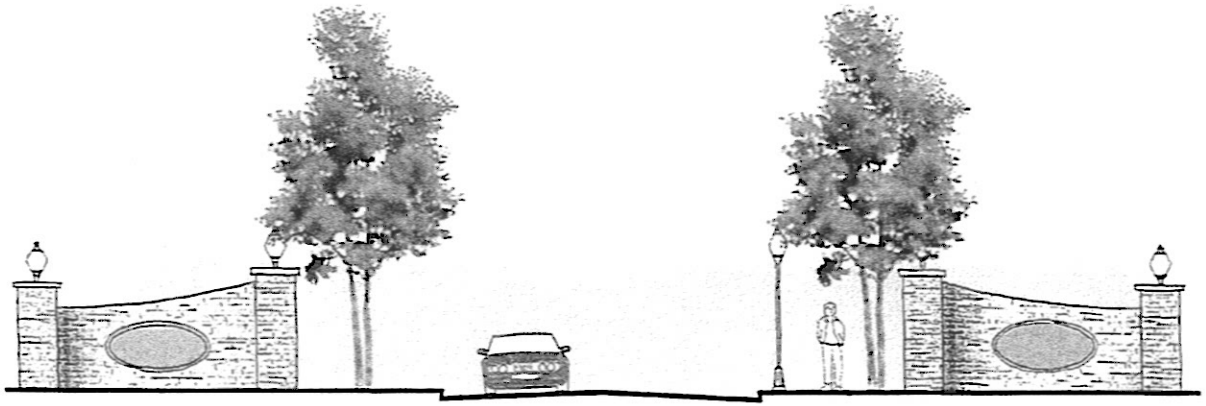
## MASTER PLAN

FORESITE | SHARP RESIDENTIAL

# McGINNIS FERRY

## FRONT ELEVATION

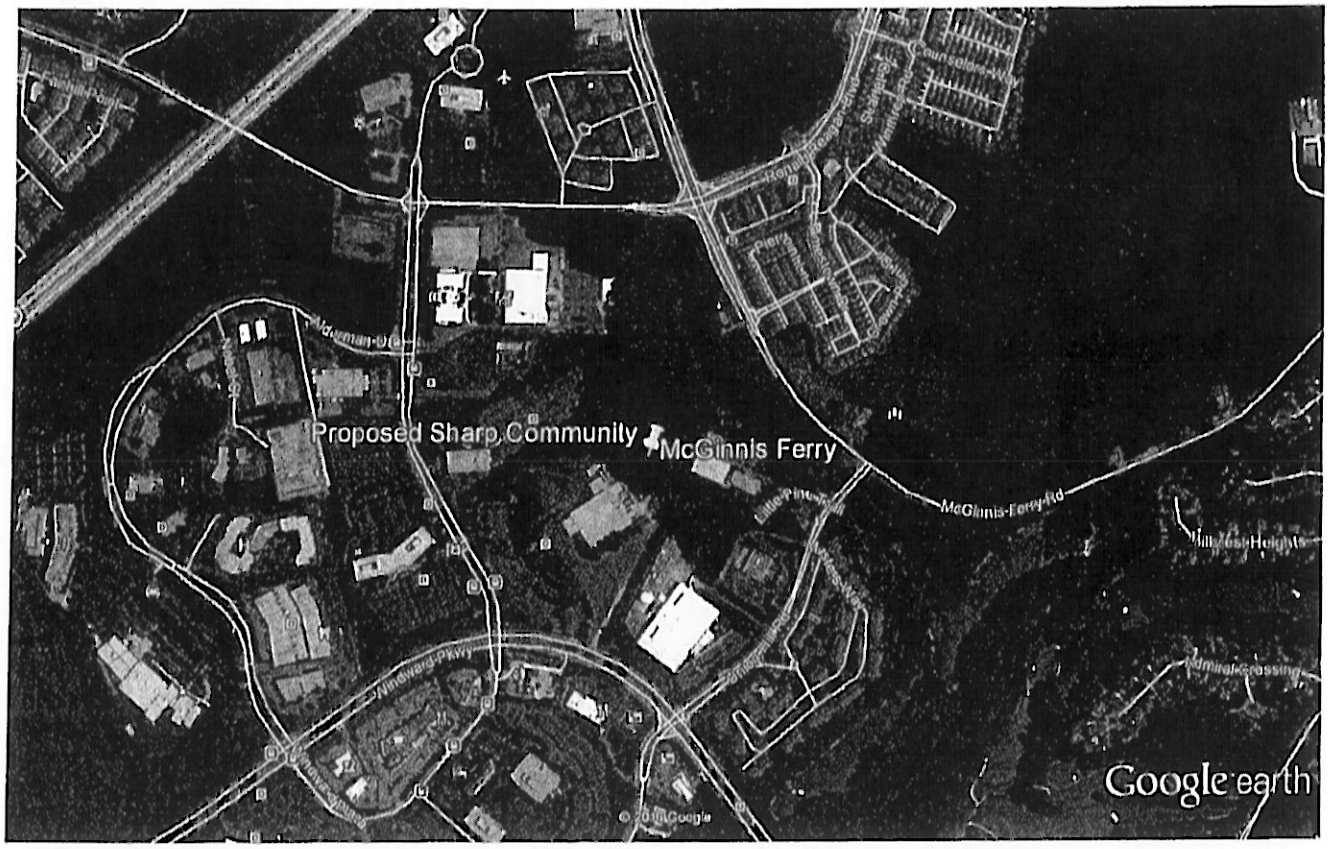
FORESITE | SHARP



# McGINNIS FERRY

## ENTRANCE FEATURE

FORESITE | SHARP RESIDENTIAL | MAY 25 2015




Google earth

feet 3000
km 1

## Matt Stokes

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Monday, August 08, 2016 11:13 AM
**To:** Matt Stokes
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

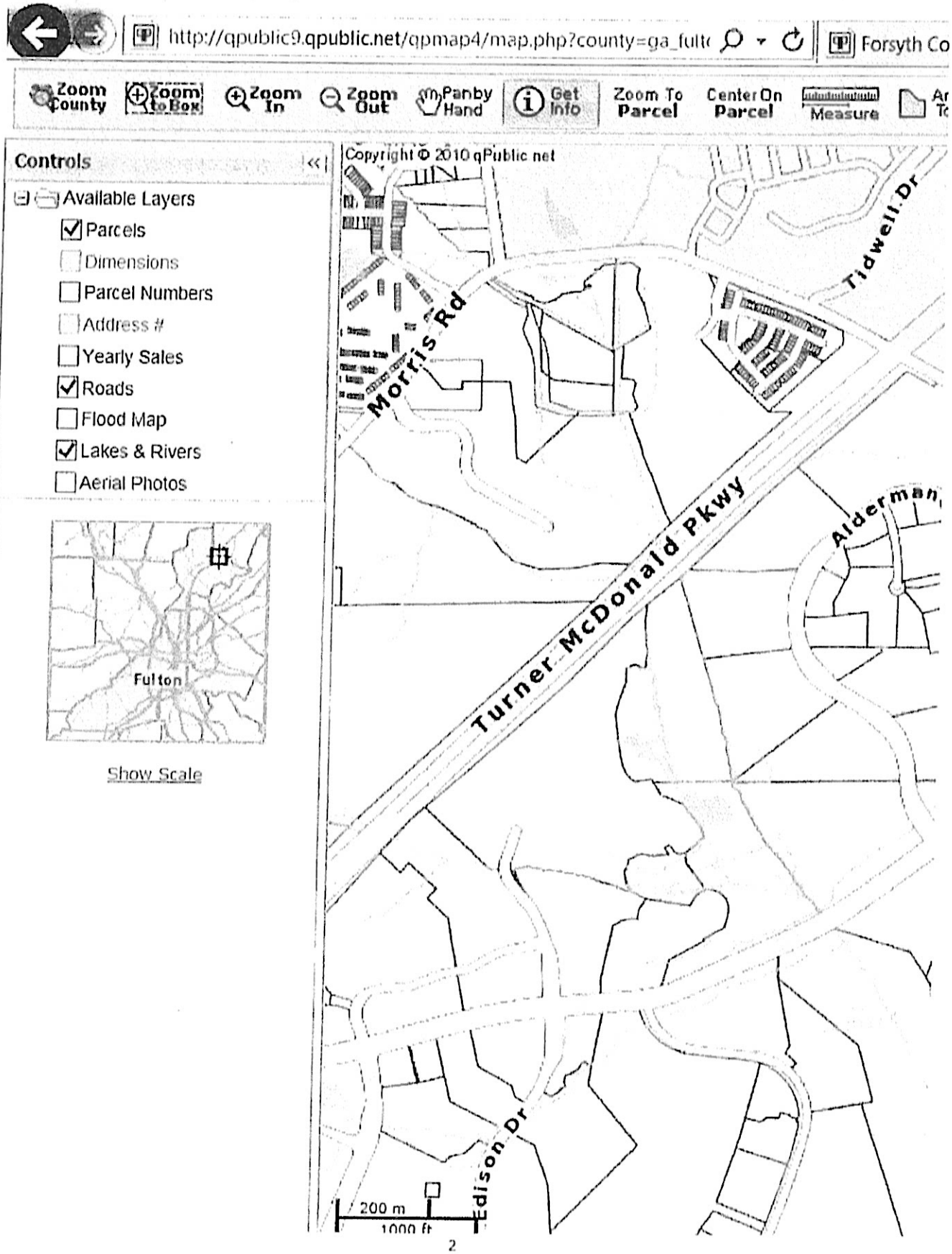
This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

**Matt Stokes**

---

**From:** Matt Stokes
**Sent:** Monday, August 08, 2016 11:36 AM
**To:** 'Craig Kent'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

There is no physical address for the property. Here is a screen shot from the tax assessors web site. The site is highlighted in red. If still an issue, I can meet you at Union Hill Park and show you the physical location.


http://qpublic9.qpublic.net/qpmap4/map.php?county=ga_fult
Forsyth Co
Zoom County
Zoom to Box
Zoom In
Zoom Out
Pan by Hand
Get Info
Zoom To Parcel
Center On Parcel
Measure
Controls
Available Layers
Parcels
Dimensions
Parcel Numbers
Address #
Yearly Sales
Roads
Flood Map
Lakes & Rivers
Aerial Photos
Fulton
Show Scale
Copyright © 2010 qPublic.net
Morris Rd
Tidwell Dr
Turner McDonald Pkwy
Alderman
Edison Dr
200 m
1000 ft

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:13 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

**Matt Stokes**

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls - LEFT MESSAGE

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

Matt Stokes – VP Land Acquisition and Development

4080 McGinnis Ferry Road, Suite 701

Alpharetta, Georgia 30005

770-518-4896 x108

www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Matt Stokes
**Sent:** Friday, August 19, 2016 8:09 AM
**To:** 'Craig Kent'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Craig – just wanted to follow up with you on the information that I sent over a couple of weeks ago and see if the owner had any questions regarding.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-618-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent

Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**

SHARP RESIDENTIAL
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Tuesday, August 23, 2016 6:50 AM
**To:** Matt Stokes
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Would you have time to meet me at the site?

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Friday, August 19, 2016 8:09 AM
**To:** Craig Kent
**Subject:** [IE] RE: Proposed Sharp Residential Community within Windward Business Association

Craig – just wanted to follow up with you on the information that I sent over a couple of weeks ago and see if the owner had any questions regarding.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-516-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent

Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note

that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.
This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Matt Stokes
**Sent:** Tuesday, August 23, 2016 7:07 AM
**To:** Craig Kent
**Subject:** Re: Proposed Sharp Residential Community within Windward Business Association

Sure. When? - NO RESPONSE

Sent from my iPhone

On Aug 23, 2016, at 6:49 AM, Craig Kent <craig.kent@equifax.com> wrote:

> Would you have time to meet me at the site?
>
> Craig S. Kent
> Senior Facility Manager
> Colliers Facility Solutions
> for Equifax Global Real Estate
> 1505 Windward Concourse, 41Q
> Alpharetta, GA 30005
> 770.740.4319 direct
> 678.898.8683 cell
> 770.740.6692 fax
> craig.kent@equifax.com
>
> **From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
> **Sent:** Friday, August 19, 2016 8:09 AM
> **To:** Craig Kent
> **Subject:** [IE] RE: Proposed Sharp Residential Community within Windward Business Association
>
> Craig – just wanted to follow up with you on the information that I sent over a couple of weeks ago and see if the owner had any questions regarding.
>
> Thanks
>
> **Matt Stokes – VP Land Acquisition and Development**
> **4080 McGinnis Ferry Road, Suite 701**
> **Alpharetta, Georgia 30005**
> **770-516-4896 x108**
> <image001.jpg>
> www.sharpresidential.com
>
> **From:** Craig Kent [mailto:craig.kent@equifax.com]
> **Sent:** Monday, August 08, 2016 11:50 AM

**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

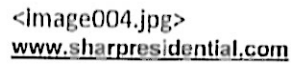
Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**


www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.
This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Matt Stokes
**Sent:** Tuesday, September 13, 2016 1:39 PM
**To:** 'Craig Kent'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Craig – Do you know when the next time the generator will be used / tested? I want to go to our property and see the noise factor.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent

Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**

SHARP RESIDENTIAL
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Tuesday, September 13, 2016 2:29 PM
**To:** Matt Stokes
**Subject:** Re: [IE] RE: Proposed Sharp Residential Community within Windward Business Association

Mon sept 26 at 6am. I suggest you bring a DB meter

Thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

On Sep 13, 2016, at 1:39 PM, Matt Stokes <matt.stokes@sharpres1.com> wrote:

> Craig – Do you know when the next time the generator will be used / tested? I want to go to our property and see the noise factor.
>
> Thanks
>
> **Matt Stokes – VP Land Acquisition and Development**
> **4080 McGinnis Ferry Road, Suite 701**
> **Alpharetta, Georgia 30005**
> **770-518-4896 x108**
> <image002.jpg>
> **www.sharpresidential.com**
>
> **From:** Craig Kent [mailto:craig.kent@equifax.com]
> **Sent:** Monday, August 08, 2016 11:50 AM
> **To:** Matt Stokes <matt.stokes@sharpres1.com>
> **Subject:** RE: Proposed Sharp Residential Community within Windward Business Association
>
> Call me pls
>
> Craig S. Kent
> Senior Facility Manager

Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**



www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission

in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

**Matt Stokes**

**From:** Matt Stokes
**Sent:** Monday, September 26, 2016 6:16 AM
**To:** Craig Kent
**Subject:** Re: [IE] RE: Proposed Sharp Residential Community within Windward Business Association

They still starting it up? – GOT TO THE SITE AT 5:45AM. GENERATOR WAS NOT STARTED

Sent from my iPhone

On Sep 13, 2016, at 2:29 PM, Craig Kent <craig.kent@equifax.com> wrote:

> Mon sept 26 at 6am. I suggest you bring a DB meter
>
> Thanks
>
> Craig S. Kent
> Senior Facility Manager
> Colliers Facility Solutions
> for Equifax Global Real Estate
> 1505 Windward Concourse, 41Q
> Alpharetta, GA 30005
> 770.740.4319 direct
> 678.898.8683 cell
> 770.740.6692 fax
> craig.kent@equifax.com
>
> On Sep 13, 2016, at 1:39 PM, Matt Stokes <matt.stokes@sharpres1.com> wrote:
>
> > Craig – Do you know when the next time the generator will be used / tested? I want to go to our property and see the noise factor.
> >
> > Thanks
> >
> > **Matt Stokes – VP Land Acquisition and Development**
> > **4080 McGinnis Ferry Road, Suite 701**
> > **Alpharetta, Georgia 30005**
> > **770-518-4896 x108**
> > <image002.jpg>
> > www.sharpresidential.com
> >
> > **From:** Craig Kent [mailto:craig.kent@equifax.com]
> > **Sent:** Monday, August 08, 2016 11:50 AM
> > **To:** Matt Stokes <matt.stokes@sharpres1.com>

**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent
**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

770-518-4896 x108

<image003.jpg>
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Monday, September 26, 2016 6:17 AM
**To:** Matt Stokes
**Subject:** Re: [IE] Re: [IE] RE: Proposed Sharp Residential Community within Windward Business Association

Let me check

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

On Sep 26, 2016, at 6:16 AM, Matt Stokes <matt.stokes@sharpres1.com> wrote:

> They still starting it up?
>
> Sent from my iPhone
>
> On Sep 13, 2016, at 2:29 PM, Craig Kent <craig.kent@equifax.com> wrote:
>
> > Mon sept 26 at 6am. I suggest you bring a DB meter
> >
> > Thanks
> >
> > Craig S. Kent
> > Senior Facility Manager
> > Colliers Facility Solutions
> > for Equifax Global Real Estate
> > 1505 Windward Concourse, 41Q
> > Alpharetta, GA 30005
> > 770.740.4319 direct
> > 678.898.8683 cell
> > 770.740.6692 fax
> > craig.kent@equifax.com
> >
> > On Sep 13, 2016, at 1:39 PM, Matt Stokes <matt.stokes@sharpres1.com> wrote:
> >
> > > Craig – Do you know when the next time the generator will be used / tested? I want to go to our property and see the noise factor.
> > >
> > > Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**
<image002.jpg>
**www.sharpresidential.com**

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent

**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**

<image003.jpg>
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Craig Kent <craig.kent@equifax.com>
**Sent:** Monday, September 26, 2016 6:19 AM
**To:** Matt Stokes
**Subject:** Re: [IE] Re: [IE] RE: Proposed Sharp Residential Community within Windward Business Association

Sorry our error Monday October 3 apologize

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 WIndward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

On Sep 26, 2016, at 6:16 AM, Matt Stokes <matt.stokes@sharpres1.com> wrote:

> They still starting it up?
>
> Sent from my iPhone
>
> On Sep 13, 2016, at 2:29 PM, Craig Kent <craig.kent@equifax.com> wrote:
>
> > Mon sept 26 at 6am. I suggest you bring a DB meter
> >
> > Thanks
> >
> > Craig S. Kent
> > Senior Facility Manager
> > Colliers Facility Solutions
> > for Equifax Global Real Estate
> > 1505 Windward Concourse, 41Q
> > Alpharetta, GA 30005
> > 770.740.4319 direct
> > 678.898.8683 cell
> > 770.740.6692 fax
> > craig.kent@equifax.com
> >
> > On Sep 13, 2016, at 1:39 PM, Matt Stokes <matt.stokes@sharpres1.com> wrote:
> >
> > > Craig -- Do you know when the next time the generator will be used / tested? I want to go to our property and see the noise factor.
> > >
> > > Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**
<image002.jpg>
**www.sharpresidential.com**

**From:** Craig Kent [mailto:craig.kent@equifax.com]
**Sent:** Monday, August 08, 2016 11:50 AM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Call me pls

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Craig Kent
**Sent:** Monday, August 08, 2016 11:12 AM
**To:** 'Matt Stokes'
**Subject:** RE: Proposed Sharp Residential Community within Windward Business Association

Can you send me the address having issues with google earth thanks

Craig S. Kent
Senior Facility Manager
Colliers Facility Solutions
for Equifax Global Real Estate
1505 Windward Concourse, 41Q
Alpharetta, GA 30005
770.740.4319 direct
678.898.8683 cell
770.740.6692 fax
craig.kent@equifax.com

---

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Monday, August 08, 2016 8:22 AM
**To:** Craig Kent

**Subject:** [IE] Proposed Sharp Residential Community within Windward Business Association

Craig – Thanks for taking my call on Friday. Please find the attached concept site plan and product for our proposed community. I have already met with E*Trade regarding the project. I have also included a site location pin that will work via google earth.

I look forward in speaking with you further regarding this. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**

**4080 McGinnis Ferry Road, Suite 701**

**Alpharetta, Georgia 30005**

**770-518-4896 x108**

<image003.jpg>
www.sharpresidential.com

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

This message contains proprietary information from Equifax which may be confidential. If you are not an intended recipient, please refrain from any disclosure, copying, distribution or use of this information and note that such actions are prohibited. If you have received this transmission in error, please notify by e-mail postmaster@equifax.com. Equifax® is a registered trademark of Equifax Inc. All rights reserved.

## Matt Stokes

**From:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

GE imagination at work

PHONE CALL 9-2-16 → SPOKE ABOUT THE PROJECT AND THAT WE POSTPONED THE PLANNING COMMISSION MEETING FROM SEPTEMBER UNTIL OCTOBER. TOLD HIM I WOULD SEND OUR LAYOUT & LOCATION TO HIM. SENT VIA EMAIL SAME DAY.

**Matt Stokes**

**From:** Matt Stokes
**Sent:** Friday, September 02, 2016 1:02 PM
**To:** 'Kretzmer, Jim (GE Digital)'
**Subject:** RE: Proposed Development on Union Hill Road
**Attachments:** Proposed Sharp Community.kmz; McGinnis Ferry Residential_2016-05-25.pdf

Jim – It was nice speaking with you this afternoon. Please find the attached conceptual layout and product. We are most likely going to have a reduction in the amount of units. Let me know what other information you or your company may need from me regarding. You can reach me via email or on my cell at 770-940-2374.

Thanks

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

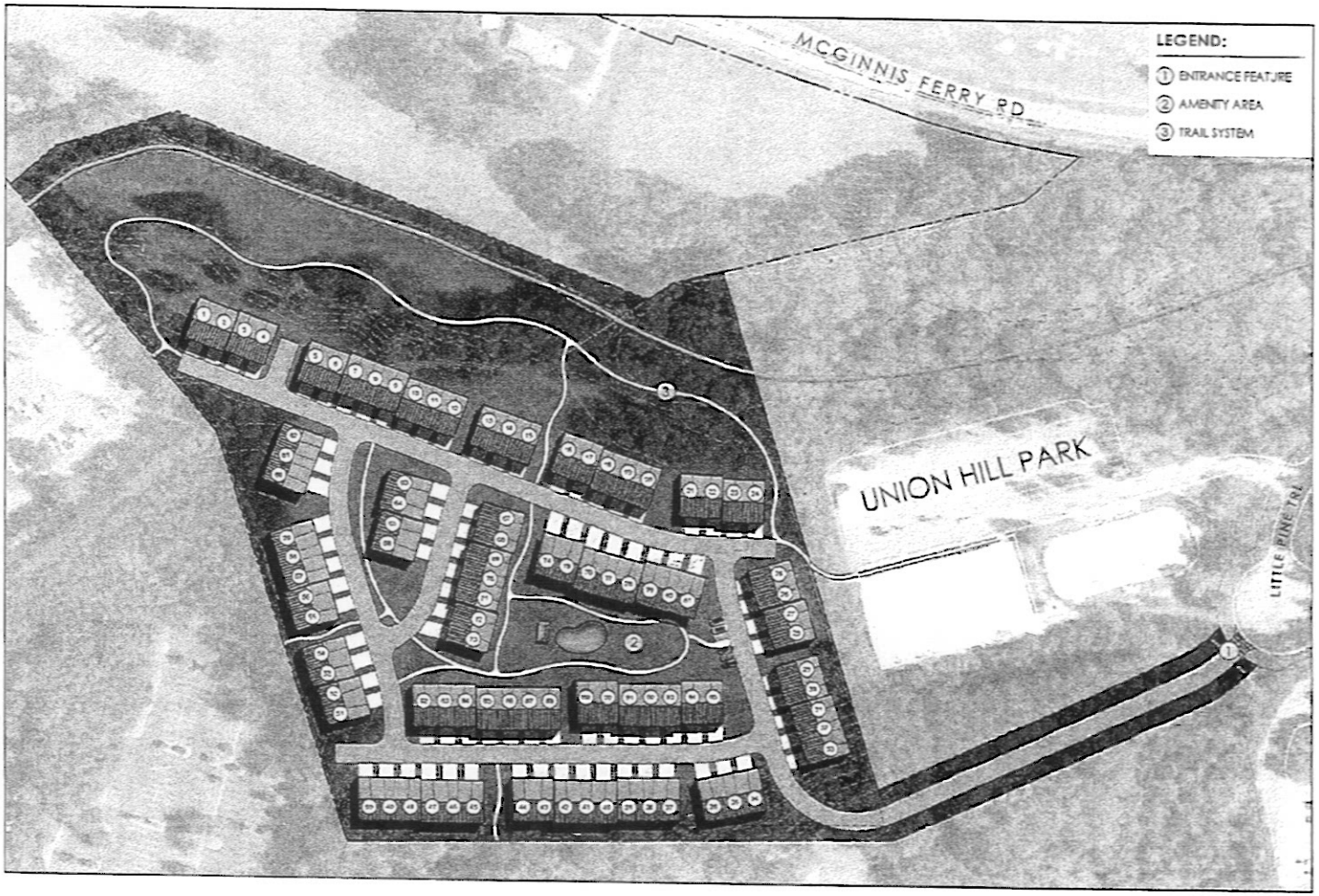
**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

GE imagination at work




# McGINNIS FERRY

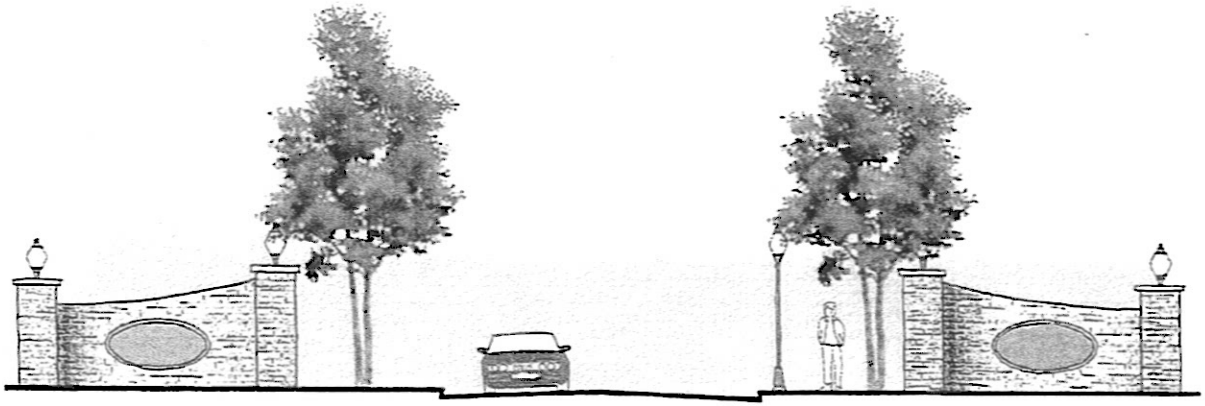
## MASTER PLAN

FORESITE | SHARP | MAY 25 2016

# McGINNIS FERRY

## FRONT ELEVATION

FORESITE | SHARP | MAY - 25 - 2016



# McGINNIS FERRY

## ENTRANCE FEATURE

FORESITE | SHARP RESIDENTIAL | MAY 25 2015

Google earth

feet 3000
km 1

## Matt Stokes

**From:** Matt Stokes
**Sent:** Thursday, September 08, 2016 11:34 AM
**To:** 'Kretzmer, Jim (GE Digital)'
**Subject:** RE: Proposed Development on Union Hill Road

Jim – Is there a time next week we could get together to fire up the generator?

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

GE imagination at work

**Matt Stokes**

**From:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Sent:** Monday, September 12, 2016 12:56 PM
**To:** Matt Stokes
**Subject:** RE: Proposed Development on Union Hill Road

Hi Matt,
Sorry for not getting back to you sooner.

We have a regularly scheduled generator test tomorrow, 9/13.

Give me a call and we can make arrangements If you would like to observe.

Jim

770-855-4151

- ~~MEET~~ MET W/ JIM AT THEIR OFFICE SO WE COULD EVALUATE THE GENERATOR NOISE.
- GENERATOR IS OVER 100' THRU A BUFFER FROM WHERE OUR UNITS WOULD BE
- TALKED ABOUT TESTING FREQUENCY
- REVIEWED ELEVATION DIFF. BETWEEN OUR PROPERTY AND THIERS

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Thursday, September 08, 2016 11:34 AM
**To:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Subject:** EXT: RE: Proposed Development on Union Hill Road

Jim – Is there a time next week we could get together to fire up the generator?

Matt Stokes – VP Land Acquisition and Development
4080 McGinnis Ferry Road, Suite 701
Alpharetta, Georgia 30005
770-518-4896 x108

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

GE imagination at work

## Matt Stokes

**From:** Matt Stokes
**Sent:** Tuesday, September 27, 2016 7:40 AM
**To:** Kretzmer, Jim (GE Digital)
**Subject:** RE: Proposed Development on Union Hill Road

Are you starting the generator again today at 12pm? My owner wants to come by if you are.

Matt Stokes – VP Land Acquisition and Development
4080 McGinnis Ferry Road, Suite 701
Alpharetta, Georgia 30005
770-518-4896 x108

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Monday, September 12, 2016 12:56 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Development on Union Hill Road

Hi Matt,
Sorry for not getting back to you sooner.

We have a regularly scheduled generator test tomorrow, 9/13.

Give me a call and we can make arrangements if you would like to observe.

Jim

770-855-4151

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Thursday, September 08, 2016 11:34 AM
**To:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Subject:** EXT: RE: Proposed Development on Union Hill Road

Jim – Is there a time next week we could get together to fire up the generator?

Matt Stokes – VP Land Acquisition and Development
4080 McGinnis Ferry Road, Suite 701
Alpharetta, Georgia 30005
770-518-4896 x108

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

GE imagination at work

**Matt Stokes**

**From:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Sent:** Tuesday, September 27, 2016 8:05 AM
**To:** Matt Stokes
**Subject:** RE: Proposed Development on Union Hill Road

Hey, Matt.

We do not have one scheduled for today, as we ran them this past Sat and Sun.

The next scheduled run in 10/16 around 1 PM.

Jim

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Tuesday, September 27, 2016 7:40 AM
**To:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Subject:** EXT: RE: Proposed Development on Union Hill Road

Are you starting the generator again today at 12pm? My owner wants to come by if you are.

Matt Stokes – VP Land Acquisition and Development
4080 McGinnis Ferry Road, Suite 701
Alpharetta, Georgia 30005
770-518-4896 x108

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Monday, September 12, 2016 12:56 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** RE: Proposed Development on Union Hill Road

Hi Matt,
Sorry for not getting back to you sooner.

We have a regularly scheduled generator test tomorrow, 9/13.

Give me a call and we can make arrangements if you would like to observe.

Jim

770-855-4151

**From:** Matt Stokes [mailto:matt.stokes@sharpres1.com]
**Sent:** Thursday, September 08, 2016 11:34 AM
**To:** Kretzmer, Jim (GE Digital) <Jim.Kretzmer@ge.com>
**Subject:** EXT: RE: Proposed Development on Union Hill Road

Jim – Is there a time next week we could get together to fire up the generator?

**Matt Stokes – VP Land Acquisition and Development**
**4080 McGinnis Ferry Road, Suite 701**
**Alpharetta, Georgia 30005**
**770-518-4896 x108**

SHARP
SHARP RESIDENTIAL
www.sharpresidential.com

**From:** Kretzmer, Jim (GE Digital) [mailto:Jim.Kretzmer@ge.com]
**Sent:** Friday, September 02, 2016 12:07 PM
**To:** Matt Stokes <matt.stokes@sharpres1.com>
**Subject:** Proposed Development on Union Hill Road

Mr Stokes,

I am the facilities manager for GE on the property directly west of the proposed development.

I was recently made aware of the proposed development and would like to discuss it with you to exchange information, especially before the Planning Commission Public Hearing on Wednesday.

I have attempted to reach Ethan Underwood at Miles Hansford & Tallant but have not heard back from him.

Can you please give me a call on my mobile phone when you have a few minutes?

Thanks,

**Jim Kretzmer**
Leader, Facilities and Operations
GE Digital
Global Operations CoreTech

T +1 678 526 6200
M +1 770 855 4151
jim.kretzmer@ge.com

1001 Windward Concourse
Alpharetta, Georgia 30005 USA

Thomas Edison: "Opportunity is missed by most people because it is dressed in overalls and looks like work."

Marvin P. Pastel, Esq
Dir. tel: 404.844.5641
Dir fax: 404.844.5701
Email: mpastel@wczlaw.net

WINTER CAPRIOLA ZENNER
attorneys at law

Winter Capriola Zenner, LLC
One Securities Centre
3490 Piedmont Road NE
Suite 800
Atlanta, Georgia 30305
tel: 404 844 5700
fax: 404 844 5701
wczlaw.net

September 28, 2016

**Via email (mwoodman@alpharetta.ga.us)**
Michael Woodman
City of Alpharetta, Community Development
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

**Re: Rezoning – Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09**
**Request to Reschedule Meeting**

Dear Mr. Woodman:

This law firm represents Carter Validus. We have been asked to contact the City of Alpharetta Planning Commission regarding Sharp Residential, LLC's application for rezoning, MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A, which is scheduled to be considered at a public hearing on October 6, 2016 at 6:30 pm.

Carter Validus is the owner of two parcels adjacent to the property which Sharp Residential is seeking to rezone to permit the development of a high density townhome community in an area which is zoned CUP and O-I. Carter Validus, as well as tenants of the Carter Validus properties, have serious concerns about the potential impact that such a rezoning would have on the area and would like to voice those concerns to the Planning Commission. In order for Carter Validus and its tenants to further look into this issue and fully participate in the public hearing on this matter, we are requesting that the Planning Commission remove this item from the agenda for the October 6th meeting and move it to the November Planning Commission Meeting.

In the event that the Planning Commission will not reschedule the hearing for consideration of this rezoning application, we would like to call your attention to some of the concerns we have with permitting a high-density residential development in this area. This area was developed as a data center district in the 1990s. The businesses using this area as a data center maintain emergency backup generators which are tested regularly and would operate in the event of an emergency, and which generate a great deal of noise which is likely to generate complaints from residential owners. Ensuring that these generators are operational is crucial to these businesses, and they have no contingencies in place to prevent the operation of these generators. Additionally, the introduction of a residential element on this property poses security issues for these businesses, including the possibility of people observing proprietary equipment, children potentially trespassing in the area, and the fact that large capacities of diesel fuel are kept onsite to operate the backup generators. There are also environmental issues based on potential changes to the topography and water runoff facilities, and concerns with the impact on the infrastructure in the area, which includes a dedicated electrical line to the area we would not like to see affected by residential development. Additionally, the facilities currently located in the area have been designated as critical infrastructure by the United States Department of Homeland Security due to their importance to the functioning of society and the economy. In short, the area is well-suited for commercial and/or industrial uses, but is inconsistent with high-density residential use. There are no benefits to the proposed residential development

being located in this area, and rezoning the property to permit high-density residential use is likely to lead to conflict between the existing commercial occupants and future residents.

I hope that you will grant this request and reschedule the hearing on this rezoning. If the date of the meeting is not changed, I hope that the Planning Commission will take the issues in this letter under advisement in making its decision whether or not to permit rezoning of the Property.

Sincerely,

Marvin P. Pastel, Esq

cc: Karlton Holston

GE
Global Operations – Properties

Joshua R. Hill
Senior Counsel

800 Long Ridge Road
Stamford, CT 06924-4000

September 28, 2016

Via email (mwoodman@alpharetta.ga.us)
Michael Woodman
City of Alpharetta
Community Development
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

**RE: Sharp Residential LLC**
**Rezoning – MP-16-11/CLUP-16-07/Z-16-09**
**Request to Reschedule Public Hearing**

Dear Mr. Woodman:

I am counsel to General Electric Company ("**GE**"). As you may know GE leases a 180,000 square foot building located at 1001 Windward Concourse, Alpharetta, Georgia 30005 (the "**Building**"). The Building is a mission critical site for GE as it houses significant data center capabilities.

It has come to our attention that Sharp Residential, LLC has filed an application for rezoning (the "**Application**") to enable the construction of a high density residential development adjacent to the Building (the "**Development**"). We are also aware that there is a public hearing regarding the Application scheduled for October 6, 2016.

GE has serious concerns about the impact of the Application and we would like to have the opportunity to further investigate this matter and participate in a public hearing in a meaningful manner. We request that the Planning Commission remove this matter from its agenda for the October 6 meeting and reschedule the same for the November Planning Commission meeting to enable GE and other concerned businesses the necessary time to prepare a fully developed response to the Application.

To underscore the importance of our request to reschedule this matter I have set forth a sample of GE's concerns regarding the Application and potential Development:

1. This area was developed as a commercial/office use district with an emphasis on data center usage. GE and surrounding businesses utilize large backup generators and diesel supply tanks required for data center power interruptions. These generators are regularly tested at various hours of the day and night creating significant noise. This is not in keeping with adjacent residential uses.

2. Data centers require high reliability components incorporated into facility infrastructure relying on the fact that surrounding properties are developed similarly. The Department of Homeland Security has given a special designation to facilities in the area due to their strategic importance. Berms surround many buildings and the buildings themselves are situated to minimize attraction to passersby and to protect important infrastructure. An adjacent residential use would cause additional security risk to the Building and other surrounding data centers.

3. GE has serious concerns about the stability of power lines during and after construction of any proposed residential development.

4. Lastly, changing the zoning as requested in the Application may dissuade other potential data center users from acquiring and developing adjacent properties hampering the momentum of Alpharetta as a growing technology city. This could have a negative impact on local business culture and the overall community of Alpharetta.

Residential usage in this area is inconsistent with the current commercial use and will likely cause a serious increase in operational and other risks to GE. We hope that you will reschedule the meeting on the Application as requested herein and take the issues raised above under advisement.

Sincerely,

Joshua R. Hill
Attorney At Law

7/1/16

Sharp Residential Townhomes/Windward

# 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: Miles Hansford & Tallant, LLC - J. Ethan Underwood Telephone: 770-781-4100

Address: 202 Tribble Gap Road Suite: 200

City Cumming State: GA Zip: 30040 Fax: 770-781-9191

Mobile Tel: _____ Email: eunderwood@mhtlegal.com

### Subject Property Information:

Address: Windward Parkway, Alpharetta, GA Current Zoning: CUP + O-I

District: 2 Section: 1 Land Lot: 1038, 1039, 1048+1049 Parcel ID: 21-556010380233 & p/o 21-556010380076

Proposed Zoning: CUP Current Use: Vacant Land

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

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

# Applicant Request And Intent

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

Dwelling, 'For-Sale', Attached.

Applicant's Request (Please itemize the proposal):

The Applicant requests:

1) The subject property be zoned from O-I & CUP to CUP to allow the construction of a 95-unit townhome community.
2) The subject property be designated on the Future Development Map as High Density Residential.
3) A variance be granted to allow the addition of 3.461 acres to an existing CUP zoning.
4) The Windward Master Plan be amended to incorporate the subject properties as Pod 20A.

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

The Applicant seeks to develop a 95-unit townhome community on the subject property.

# PROPERTY OWNER AUTHORIZATION

* Property Owner Information:

Contact Name: JOHN LEE NIELSEN Telephone: 678-428-7520

Address: 510 STAGHORN Ct. 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
- ☑ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☐ Conditional Use
- ☐ Master Plan
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: SHARP RESIDENTIAL Telephone: 770-518-4896

Address: 4080 McGINNIS FERRY ROAD Suite: 701

City ALPHARETTA State: GA Zip: 30005

So Sworn and Attested:

* Owner Signature: VICE PRESIDENT. Date: 6/28/16

Notary: Michele Barron Cindy Michele Barron Date: 6-28-16

Notary Public Forsyth County, Georgia

# 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: SHARP RESIDENTIAL, LLC

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: N/A Value: N/A

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

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

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

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

Campaign Contribution Information:

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

Signature: _____ Date: 7-1-16

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The use of the subject property as a single-family, attached residential development, will be compatible with surrounding properties by providing a transitional land use between City park uses and commercial uses.

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

The proposed use will not negatively affect the use or value of surrounding properties, in that the surrounding properties are subject to the Windward Master Plan, which contemplates a mix of commercial, residential, and public uses.

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

No, the current zoning classification of the subject property has been unused for a substantial time. The subject property would have a reasonable economic use if zoned to a transitional use, as proposed by the Applicant.

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

Assuming each of the 95 proposed homes will facilitate 2.5 persons per household, the population increase is anticipated to be a total 238 persons, which would be phased in over an anticipated 3-year period. With regard to traffic, a traffic impact statement is enclosed and incorporated herein by reference.

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

The projected impact on schools and utilities will be in keeping with projected growth. Assuming each of the 95 proposed homes will facilitate 0.75 students per household persons per residence, the proposed development is anticipated to generate a total 72 new students, which would be phased in over an anticipated 3-year period.

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

The proposed use is consistent with the Comprehensive Plan and the Future Development Map. The property is located within the Windward Activity Center Character Area, which calls for an "overall mixed-use environment" with high-density residential uses to complement "the office character of the area." However, the Subject Property is designated as Corporate Campus Office and Professional/Business Office on the FDM, necessitating a CLUP.

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

The Subject Property is located near the McGinnis Ferry thoroughfare on the northern boundary of the Windward Master Plan (specifically, within POD 20). The property is adjoined to the east by Union Hill Park. All surrounding properties are zoned CUP, except for an O-I zoned tract to the north. The Applicant seeks to incorporate a portion of this norther tract into the Windward Master Plan.

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

# BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The Applicant seeks a variance to allow the addition of 3.461 acres to an existing CUP zoning. The Subject Property is irregular in shape, and there is not 100 acres of undeveloped property contiguous to the Subject Property that could be zoned CUP. Unless the requested variance is approved, the Subject Property cannot be developed in an economically viable manner.

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

The Zoning Code standard requiring that at least 100 acres be zoned to the CUP district is intended for large scale projects that are being developed as part of a cohesive development scheme. The Subject Property appears to have been zoned as parts of at least two (2) larger projects; however, commercial and park developments and the expansion of adjoining rights-of-way have isolated the Subject Property such that it cannot meet the minimum acreage requirement.

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

The Subject Property is a 13.734 acre tract, currently zoned O-I & CUP. The portion of this property zoned O-I is 3.461 acres. This O-I property is separated from McGinnis Ferry Road by a stream. This barrier makes development of the O-I property infeasible without it being combined with the 10.273 acre, CUP tract. Unless the variance and zoning of the 3.461 acres is approved, this tract will be undevelopable.

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.

Approval of the proposed variance would not create a safety hazard or noxious condition, and would facilitate the UDC's intent to develop a viable residential use on the Subject Property.

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

# CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Sharp Residential, LLC

Contact Name: Miles Hansford & Tallant, LLC- J. Ethan Underwood Telephone: 770-781-4100

*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.*

Owners of properties located within 500 ft of the subject property

Affected government departments

City Officials

Interested parties noted on any list provided by City

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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.

The Applicant will notify interest parties of and conduct a public participation meeting to discuss the application. The Applicant will contact any other persons of whom it becomes aware have an interest in the application. Interested parties are encouraged to contact the Applicant via telephone, email, letter, and personal meetings to discuss the application.

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood

July 1, 2016

| | | |
|---|---|---|
| **Re:** | **Applicant:** | **Sharp Residential, LLC** |
| | **Subject Property:** | **13.734 Acres Designated as Fulton County Tax Parcel(s): 21-556010380233 & p/o 21-556010380076** |
| | **Current Zoning:** | **O-I & CUP** |
| | **Proposed Zoning:** | **CUP, with CLUP Amendment, Master Plan Amendment, and Variance to minimum area to zone to CUP** |
| | **Proposed Use:** | **Townhome Community** |
| | **ROW Access:** | **Little Pine Trail** |

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that Miles, Hansford & Tallant, LLC has given no campaign contributions to local officials of Alpharetta.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood

Ethan Underwood

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood
*eunderwood@mhtlegal.com*

**RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS**

| Re: | | |
|---|---|---|
| | **Applicant:** | **Sharp Residential, LLC** |
| | **Subject Property:** | **13.734 Acres Designated as Fulton County Tax Parcel(s): 21-556010380233 & p/o 21-556010380076** |
| | **Current Zoning:** | **O-I & CUP** |
| | **Proposed Zoning:** | **CUP, with CLUP Amendment, Master Plan Amendment, and Variance to minimum area to zone to CUP** |
| | **Proposed Use:** | **Townhome Community** |
| | **ROW Access:** | **Little Pine Trail** |

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances)(the "Application") of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The application meets all judicial and statutory requirements for approval.

The Current Zoning of the Subject Property is unconstitutional in that it affords no reasonable use of the Subject Property and no resulting benefit to the public from designation under this zoning classification. The Applicant and the owners of the Subject Property have filed the Application to remedy this unconstitutionality.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property under any other zoning classification and no resulting benefit to the public from designation to any other classification.

Any provisions in the City of Alpharetta Unified Development Code (the "UDC") that classify, or may classify, the Subject Property into any non-requested zoning classification or zoning classification that does not permit the Proposed Use as a matter of right, or at a density less than as requested by the Applicant, are, or will be, unconstitutional in that they will constitute a taking of the Applicant's and owners' property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development under the Proposed Zoning district requested by the Applicant and it is not suitable for development under any other zoning classification, including without limitation the Current Zoning category of the Subject Property, or at a density or use less than that requested by the Applicant. A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW



in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owners that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owners reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owners also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

Finally, the Applicant and owners assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owners of due process under the law.

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

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Ethan Underwood

Ethan Underwood,
Attorney for the Applicant

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

**Ethan Underwood**
*eunderwood@mhtlegal.com*

**LETTER OF INTENT FOR LAND USE APPLICATION**

| | | |
|---|---|---|
| **Re:** | **Applicant:** | **Sharp Residential, LLC** |
| | **Subject Property:** | **13.734 Acres Designated as Fulton County Tax Parcel(s): 21-556010380233 & p/o 21-556010380076** |
| | **Current Zoning:** | **O-I & CUP** |
| | **Proposed Zoning:** | **CUP, with CLUP Amendment, Master Plan Amendment, and Variance to minimum area to zone to CUP** |
| | **Proposed Use:** | **Townhome Community** |
| | **ROW Access:** | **Little Pine Trail** |

This statement is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of applications for land use approval as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards and is intended to serve as the Letter of Intent required by the UDC. As part of this Letter of Intent, the Applicant asserts the statements contained in the Public Hearing Application package, submitted herewith incorporated herein by reference, and as may be amended (the "Application"), describing justification for the requested zoning and for any request of variances, in any, as if such were fully stated herein.

The Applicant proposes to develop a 95-unit townhome community on the Subject Property. The Subject Property is adjoined by Union Hill Park to the east (zoned CUP), commercial development to the south and west (also zoned CUP), and is bounded to the north by undeveloped land zoned O-I. The northernmost 3.461 acres of the Subject Property is zoned O-I, with the remaining 10.273 acres zoned CUP. This 3.461 acres of the Subject Property is separated from McGinnis Ferry Road by a stream. This barrier makes development of the O-I property infeasible without it being combined with the 10.273 acre, CUP tract.

The Proposed Use is consistent with the Comprehensive Plan and the Future Development Map. Located in the Windward Activity Center character area of the Alpharetta 2030 Comprehensive Plan, the Subject Property is depicted as Corporate Campus Office and Professional/Business Office on the Comprehensive Plan. However, the Windward Activity Center character area calls for an "overall mixed-use environment," with high-density residential uses to complement "the office character of the area." To accomplish this, the Applicant proposes to utilize the CUP zoning category, and develop 95 townhomes lots on 13.734 acres, yielding a density of 6.92 units per acre. As this proposed use constitutes High Density Residential under the Comprehensive Plan, a modification of the Comprehensive Plan is required.

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW



The Subject Property is also subject to the Windward Master Plan. The Applicant proposes to establish the Subject Property as a new Pod 20A-Residential Townhome District, subject to the Performance Standards for Pod 20A, attached and incorporated with this Letter of Intent.

Finally, the Applicant has submitted with this Letter of Intent, and incorporates herein, a Trip Generation Report demonstrating there will be less than 100 peak hour vehicle trips. As such, no traffic study is required, unless otherwise determined to be necessary by the Department of Engineering and Public Works.

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

Sincerely,

Ethan Underwood

Ethan Underwood,
Attorney for the Applicant

# Pod 20A-Residential Townhome District Performance Standards

Maximum 95 lots on 13.73 acres with a Gross density of approximately 6.92 units per acre.

Units will be Fee Simple attached, with the building footprint the individual lots; all other improved areas will be maintained by a mandatory homeowner association as "common area" and all undeveloped area will be maintained as "open space".

**PERFORMANCE STANDARDS**

- Minimum unit width – 24 feet
- Minimum Heated Floor Area (1,800 sf)
- Maximum building height – 35 feet
- Each unit will have a 2 car enclosed garage
- Each unit will have a minimum of 18 feet of driveway from the back of sidewalk to the building face.
- Setbacks, excluding steps, roof overhangs, chimneys, bay windows, and patios:
  - 10' front
  - 5' side
  - 15' rear

  *** ALL SETBACKS ARE TO BE MEASURED FROM THE PROPERTY/PROPOSED RIGHT-OF-WAY LINE TO THE NEAREST POINT OF A BUILDING EXCLUDING STEPS, ROOF OVERHANGS, CHIMNEYS, BAY WINDOWS, AND PATIOS. THE FRONT SETBACK DISTANCE SHOULD BE MAINTAINED AGAINST ALL SIDES OF A LOT THAT ADJOINS A PUBLIC RIGHT-OF-WAY.**

- Minimum distance between buildings – 20 feet.
- Minimum setback along exterior – 15 feet
- Minimum Landscape Setback along exterior – 10 feet

**STREETS AND SIDWALKS**

5' Sidewalks are proposed on both sides of the street. Within the development, sidewalks may be placed against the back of curb along rows of townhomes at driveways.

Minimum street width is 24 feet, back of curb to back of curb.

**AMENITIES**

An amenity area for use of residents, to include a pool, will be located within Pod 20A.

On-street parking will be allowed for the amenity area. On-street parking will be the responsibility of the homeowner's association to maintain.

## Residential Condominium/Townhouse - McGinnis Ferry Road Residential

FORESITE group

### Calculation of Anticipated Project Trips

Based upon methodology from ITE's *Trip Generation*, 9th Edition (2012)

*Copyright 2012, Foresite Group, Inc.*

| Project Land Use | Project Density | Project Trips | | | ITE Code | Variable | Equation Used[1] | In/Out Distribution |
|---|---|---|---|---|---|---|---|---|
| | | Total | Inbound | Outbound | | | | |
| **Residential Condominium/Townhouse** | 95 DU | | | | 230 | Dwelling Units | | |
| Daily | | **615** | 308 | 307 | | | ln(T) = 0.87ln(X)+2.46 | 50% / 50% |
| AM Peak Hour | | **50** | 8 | 42 | | | ln(T) = 0.80ln(X)+0.26 | 17% / 83% |
| PM Peak Hour | | **58** | 39 | 19 | | | ln(T) = 0.82ln(X)+0.32 | 67% / 33% |
| Reductions for Pass-By Trips | | | | | | | | |
| Daily | | **0** | 0 | 0 | | | | |
| AM Peak Hour | | **0** | 0 | 0 | | | | |
| PM Peak Hour | | **0** | 0 | 0 | | | | |
| TOTAL PROJECT TRIPS | | | | | | | | |
| Daily | | **615** | 308 | 307 | | | | |
| AM Peak Hour | | **50** | 8 | 42 | | | | |
| PM Peak Hour | | **58** | 39 | 19 | | | | |

Note:

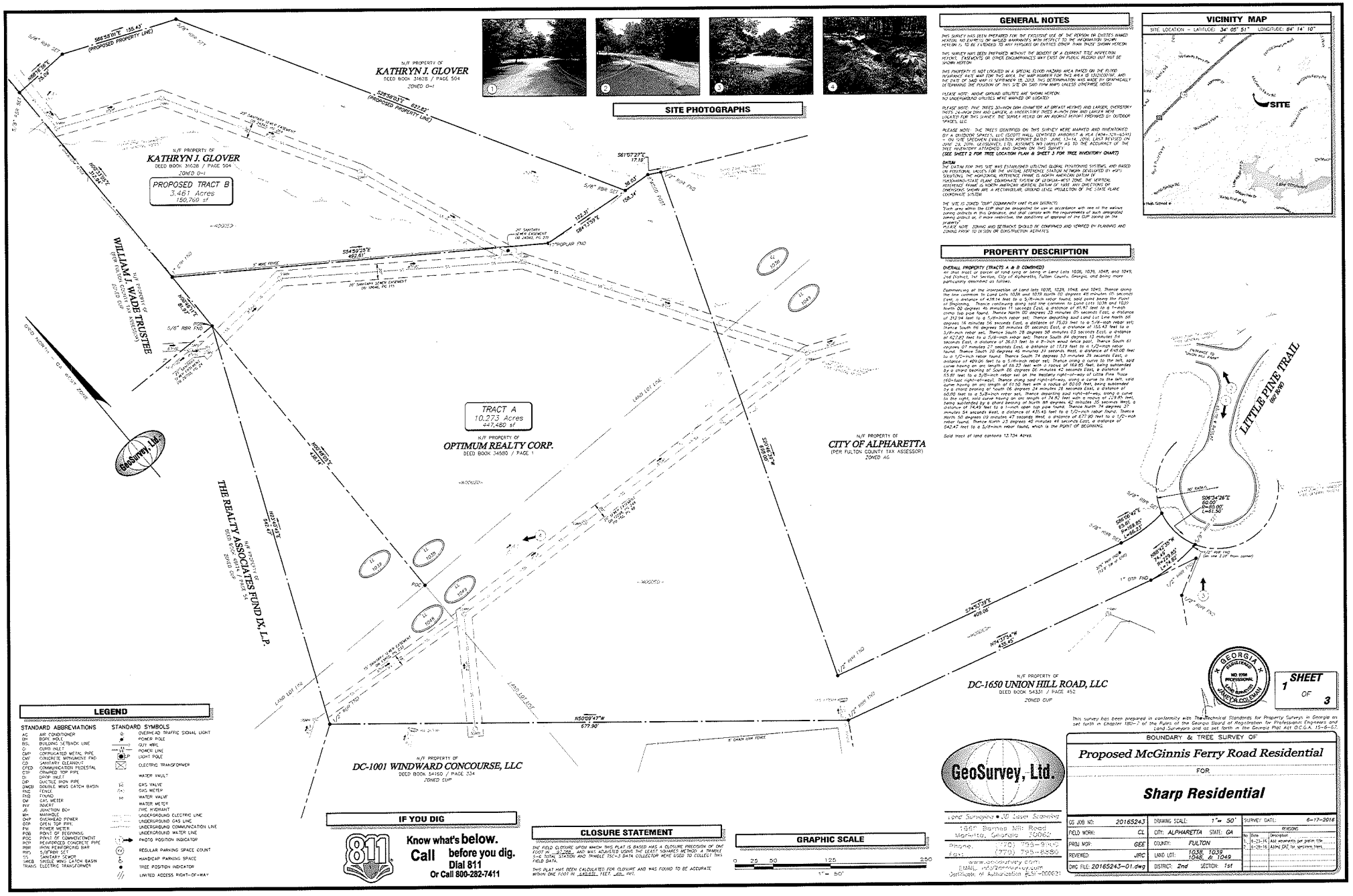
[1] Where: T = Trips; X = Density by Variable

Legal Description

All that tract or parcel of land lying or being in Land Lots 1038, 1039, 1048, and 1049, 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Land lots 1038, 1039, 1048, and 1049, Thence along the line common to Land Lots 1038 and 1039 North 00 degrees 48 minutes 05 seconds East, a distance of 438.14 feet to a 5/8-inch rebar found, said point being the **POINT OF BEGINNING**; Thence continuing along said line common to Land Lots 1038 and 1039 North 00 degrees 46 minutes 11 seconds East, a distance of 81.97 feet to a 1-inch crimp top pipe found; Thence North 00 degrees 33 minutes 05 seconds East, a distance of 312.94 feet to a 5/8-inch rebar set; Thence departing said Land Lot Line North 88 degrees 16 minutes 56 seconds East, a distance of 75.09 feet to a 5/8-inch rebar set; Thence South 66 degrees 58 minutes 01 seconds East, a distance of 155.43 feet to a 5/8-inch rebar set; Thence South 28 degrees 58 minutes 03 seconds East, a distance of 627.82 feet to a 5/8-inch rebar set; Thence South 84 degrees 13 minutes 59 seconds East, a distance of 36.03 feet to a 8-inch wood fence post; Thence South 61 degrees 07 minutes 27 seconds East, a distance of 17.19 feet to a 1/2-inch rebar found; Thence South 20 degrees 46 minutes 39 seconds West, a distance of 698.00 feet to a 1/2-inch rebar found; Thence South 74 degrees 53 minutes 39 seconds East, a distance of 409.06 feet to a 5/8-inch rebar set; Thence along a curve to the left, said curve having an arc length of 66.23 feet with a radius of 169.85 feet, being subtended by a chord bearing of South 86 degrees 06 minutes 42 seconds East, a distance of 65.81 feet to a 5/8-inch rebar set on the Westerly right-of-way of Little Pine Trace (60-foot right-of-way); Thence along said right-of-way, along a curve to the left, said curve having an arc length of 61.50 feet with a radius of 80.00 feet, being subtended by a chord bearing of South 06 degrees 34 minutes 26 seconds East, a distance of 60.00 feet to a 5/8-inch rebar set; Thence departing said right-of-way, along a curve to the right, said curve having an arc length of 74.82 feet with a radius of 229.85 feet, being subtended by a chord bearing of North 88 degrees 42 minutes 35 seconds West, a distance of 74.49 feet to a 1-inch open top pipe found; Thence North 74 degrees 37 minutes 54 seconds West, a distance of 435.45 feet to a 1/2-inch rebar found; Thence North 50 degrees 09 minutes 47 seconds West, a distance of 677.90 feet to a 1/2-inch rebar found; Thence North 23 degrees 40 minutes 49 seconds East, a distance of 542.47 feet to a 5/8-inch rebar found, which is the **POINT OF BEGINNING**.

Said tract of land contains 13.734 Acres.




## GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

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 13121C0091F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED

PLEASE NOTE: PINE TREES 30-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER, OVERSTORY TREES, 24-INCH DBH AND LARGER, & UNDERSTORY TREES 8-INCH DBH AND LARGER WERE SURVEYED FOR THIS SURVEY. THE SURVEY RESULTS ON AN AGGREGATE BASIS PERFORMED BY OUTDOOR SPACES, LLC.

PLEASE NOTE: THE TREES IDENTIFIED ON THIS SURVEY WERE MARKED AND INVENTORIED BY A CERTIFIED ARBORIST, LLC (SCOTT HALL, CERTIFIED ARBORIST # ISA [404]-526-6541) – SEE SITE SPECIMEN EVALUATION REPORT DATED JUNE 13-14, 2016, LAST REVISED ON JUNE 28, 2016. GEOSURVEY, LTD. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE TREE INVENTORY ATTACHED AND SHOWN ON THIS SURVEY.
(SEE SHEET 2 FOR TREE LOCATION PLAN & SHEET 3 FOR TREE INVENTORY CHART)

DATUM
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NGS MARK DESIGNATED DT 4091 SCHULTING. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT)
Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

## PROPERTY DESCRIPTION

OVERALL PROPERTY (TRACTS A & B COMBINED)
An that tract or parcel of land lying or being in Land Lots 1038, 1039, 1048, and 1049, 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Land Lots 1038, 1039, 1048, and 1049; Thence along the line common to Land Lots 1038 and 1039 North 00 degrees 48 minutes 09 seconds East, a distance of 439.14 feet to a 5/8-inch rebar found, said point being the Point of Beginning; Thence continuing along said line common to Land Lots 1038 and 1039 North 00 degrees 48 minutes 11 seconds East, a distance of 81.87 feet to a 1-inch crimp top pipe found; Thence North 02 degrees 33 minutes 05 seconds East, a distance of 312.94 feet to a 5/8-inch rebar set; Thence departing said Land Lot Line North 88 degrees 16 minutes 56 seconds East, a distance of 75.03 feet to a 5/8-inch rebar set; Thence South 66 degrees 50 minutes 01 seconds East, a distance of 155.43 feet to a 5/8-inch rebar set; Thence South 28 degrees 38 minutes 02 seconds East, a distance of 627.83 feet to a 5/8-inch rebar set; Thence South 84 degrees 13 minutes 59 seconds East, a distance of 36.03 feet to a 5-inch open top pipe found; Thence South 61 degrees 07 minutes 27 seconds East, a distance of 17.19 feet to a 1/2-inch rebar found; Thence South 20 degrees 46 minutes 33 seconds West, a distance of 640.00 feet to a 1/2-inch rebar found; Thence South 74 degrees 53 minutes 39 seconds East, a distance of 409.06 feet to a 5/8-inch rebar set; Thence along a curve to the left, said curve having an arc length of 69.23 feet with a radius of 1169.85 feet, being subtended by a chord bearing of South 86 degrees 05 minutes 42 seconds East, a distance of 69.21 feet to a 5/8-inch rebar set on the westerly right-of-way of Little Pine Trace (60-foot right-of-way); Thence along said right-of-way, along a curve to the left, said curve having an arc length of 61.50 feet with a radius of 80.00 feet, being subtended by a chord bearing of South 06 degrees 24 minutes 28 seconds East, a distance of 60.00 feet to a 5/8-inch rebar set; Thence departing said right-of-way, along a curve to the right, said curve having an arc length of 74.47 feet with a radius of 1,469.85 feet, being subtended by a chord bearing of North 88 degrees 42 minutes 42 seconds West, a distance of 74.46 feet to a 1-inch open top pipe found; Thence North 74 degrees 54 minutes 54 seconds West, a distance of 426.45 feet to a 1/2-inch rebar found; Thence North 50 degrees 09 minutes 47 seconds West, a distance of 677.90 feet to a 1/2-inch rebar found; Thence North 25 degrees 40 minutes 46 seconds East, a distance of 642.41 feet to a 5/8-inch rebar found, which is the POINT OF BEGINNING.

Said tract of land contains 13.734 Acres.

## VICINITY MAP

SITE LOCATION – LATITUDE: 34° 05' 51" LONGITUDE: 84° 14' 10"

## LEGEND

| STANDARD ABBREVIATIONS | | STANDARD SYMBOLS | |
|---|---|---|---|
| AC | AIR CONDITIONER | OHL | OVERHEAD TRAFFIC SIGNAL LIGHT |
| BH | BORE HOLE | PP | POWER POLE |
| BSL | BUILDING SETBACK LINE | GW | GUY WIRE |
| C | CURB INLET | | POWER LINE |
| CMP | CORRUGATED METAL PIPE | LP | LIGHT POLE |
| CM | CONCRETE MONUMENT FND | | |
| CO | SANITARY CLEANOUT | | ELECTRIC TRANSFORMER |
| COTS | COMMUNICATION PEDESTAL | | |
| CTP | CRIMPED TOP PIPE | | WATER VAULT |
| DI | DROP INLET | | |
| DIP | DUCTILE IRON PIPE | | |
| DWCB | DOUBLE WING CATCH BASIN | | GAS VALVE |
| FNC | FENCE | | GAS METER |
| FND | FOUND | | WATER VALVE |
| GM | GAS METER | | WATER METER |
| HY | HYDRANT | | FIRE HYDRANT |
| JB | JUNCTION BOX | | |
| MH | MANHOLE | | UNDERGROUND ELECTRIC LINE |
| OHP | OVERHEAD POWER | | UNDERGROUND GAS LINE |
| OTP | OPEN TOP PIPE | | UNDERGROUND COMMUNICATION LINE |
| PM | POWER METER | | UNDERGROUND WATER LINE |
| POB | POINT OF BEGINNING | | |
| POC | POINT OF COMMENCEMENT | | PHOTO POSITION INDICATOR |
| RCP | REINFORCED CONCRETE PIPE | | |
| RBR | IRON REINFORCING BAR | | REGULAR PARKING SPACE COUNT |
| RBS | 5/8"RBR SET | | |
| SS | SANITARY SEWER | | |
| SWCB | SINGLE WING CATCH BASIN | | HANDICAP PARKING SPACE |
| TRANS | ELECTRIC TRANSFORMER | | TREE POSITION INDICATOR |
| | | | LIMITED ACCESS RIGHT-OF-WAY |

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,798 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 442,611 FEET. NO ANG.

This survey has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

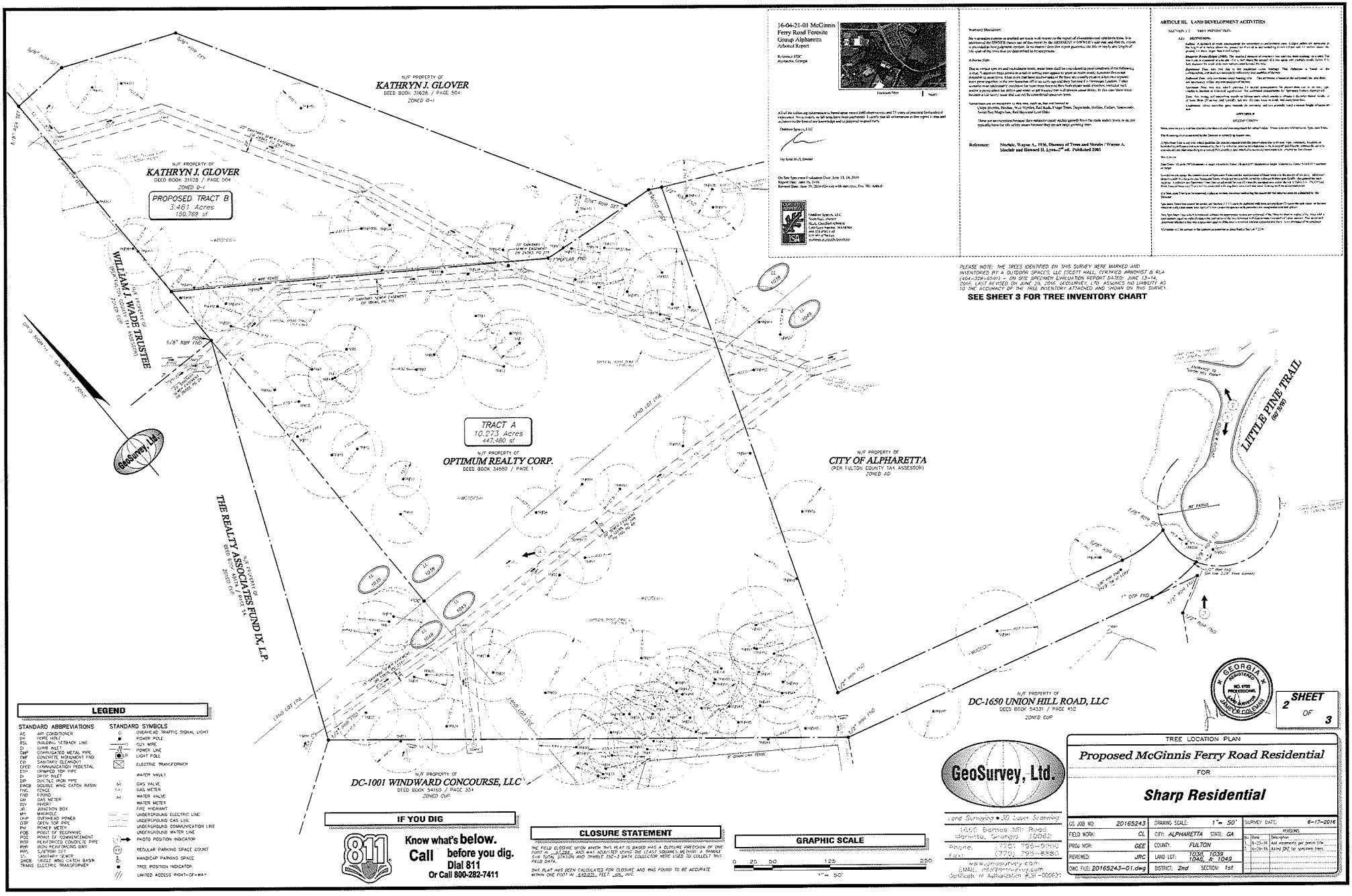
GeoSurvey, Ltd.
Land Surveying ■ 3D Laser Scanning
1560 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9110
Fax: (770) 795-8580
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

| | | | |
|---|---|---|---|
| GS JOB NO: | 20165243 | DRAWING SCALE: | 1"= 50' |
| FIELD WORK: | CL | CITY: ALPHARETTA | STATE: GA |
| PROJ MGR: | GEE | COUNTY: FULTON | |
| REVIEWED: | JRC | LAND LOT: 1038, 1039, 1048, & 1049 | |
| DWG FILE: 20165243-01.dwg | | DISTRICT: 2nd | SECTION: 1st |

SURVEY DATE: 6-17-2016

REVISIONS

| No | Date | Description |
|---|---|---|
| 1. | 8-23-16 | Add easements per plan title |
| 2. | 8-26-16 | Addtl ROW for upstream trees |




16-04-21-01 McGinnis Ferry Road Forestie Group Alpharetta Arborist Report

Reference: Shrubar, Wayne A., 1936, Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.–2nd ed. Published 2005

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

PLEASE NOTE: THE TREES IDENTIFIED ON THIS SURVEY WERE MARKED AND INVENTORIED BY A OUTDOOR SPACES, LLC (SCOTT HALL, CERTIFIED ARBORIST & RLA (#GA–5294–A5AU) – ON SITE SPECIMEN EVALUATION REPORT DATED: JUNE 13–14, 2016, LAST REVISED ON JUNE 29, 2016). GEOSURVEY, LTD ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE TREE INVENTORY ATTACHED AND SHOWN ON THIS SURVEY.

SEE SHEET 3 FOR TREE INVENTORY CHART

## LEGEND

STANDARD ABBREVIATIONS

| | |
|---|---|
| AC | AIR CONDITIONER |
| BH | BORE HOLE |
| BSL | BUILDING SETBACK LINE |
| CI | CURB INLET |
| CMP | CORRUGATED METAL PIPE |
| CMF | CONCRETE MONUMENT FND |
| CO | SANITARY CLEANOUT |
| CPED | COMMUNICATION PEDESTAL |
| CTP | CRIMPED TOP PIPE |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DWDB | DOUBLE WING CATCH BASIN |
| FNC | FENCE |
| FND | FOUND |
| GM | GAS METER |
| IPIN | PIN(S) |
| JB | JUNCTION BOX |
| MH | MANHOLE |
| OHP | OVERHEAD POWER |
| OTP | OPEN TOP PIPE |
| PM | POWER METER |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| RBR | IRON REINFORCING BAR |
| RWY | R/W/RWY SET |
| SS | SANITARY SEWER |
| SWDB | SINGLE WING CATCH BASIN |
| TRANS | ELECTRIC TRANSFORMER |

STANDARD SYMBOLS

| | |
|---|---|
| | OVERHEAD TRAFFIC SIGNAL LIGHT |
| | POWER POLE |
| | GUY WIRE |
| | POWER LINE |
| LP | LIGHT POLE |
| | ELECTRIC TRANSFORMER |
| | WATER VAULT |
| | GAS VALVE |
| | GAS METER |
| | WATER VALVE |
| | WATER METER |
| | FIRE HYDRANT |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND COMMUNICATION LINE |
| | UNDERGROUND WATER LINE |
| | PHOTO POSITION INDICATOR |
| | REGULAR PARKING SPACE COUNT |
| | HANDICAP PARKING SPACE |
| | TREE POSITION INDICATOR |
| | LIMITED ACCESS RIGHT-OF-WAY |

**IF YOU DIG**

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,746 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S+8 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 540.01 FEET. 0.00 FEET.

**GRAPHIC SCALE**

0 25 50 125 250

1" = 50'

GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1640 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

GEORGIA REGISTERED NO. 3105 PROFESSIONAL LAND SURVEYOR JAMES COLEMAN

SHEET 2 OF 3

TREE LOCATION PLAN

*Proposed McGinnis Ferry Road Residential*

FOR

***Sharp Residential***

| | | | |
|---|---|---|---|
| GS JOB NO: | 20165243 | DRAWING SCALE: | 1" = 50' |
| FIELD WORK: | CL | CITY: ALPHARETTA | STATE: GA |
| PROJ MGR: | GEE | COUNTY: FULTON | |
| REVIEWED: | JRC | LAND LOT: T038 T039 1048, & 1049 | |
| DWG FILE: 20165243–01.dwg | | DISTRICT: 2nd | SECTION: 1st |

SURVEY DATE: 6–17–2016

| No | Date | Description |
|---|---|---|
| 1. | 6–23–16 | Add easements per permit file |
| 2. | 8–09–16 | ADAPT DNC for specimen trees |

# TREE INVENTORY CHART

**Specimen Analysis**

(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as: Sourwoods, Dogwoods, Black Cherries and understrush an indication of maintenance or the site is in the early stages of the Climax Phase.

(Revised 6-29-16 Tree found by Surveyor, Tagged 301)

| Tree # | Sizes/ Species | Health Condition | Structural Condition | Specimen | Comments | Places # (Tree Attached) | CRZ (Critical Root Zone 1.5 x DBH = CRZ feet) |
|---|---|---|---|---|---|---|---|
| 978 | 8" Tulip Poplar | Good | Good | No | Landscape Tree | | 4.5 |
| 979 | 8" Tulip Poplar | Good | Good | No | Landscape Tree | | 4.5 |
| 980 | 31" Elm Oak | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 1 | 40.2 |
| 981 | 42" Tulip Poplar | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 2 | 53.2 |
| 982 | 27" Pine | Fair | Fair | No | Border Line | | 30.1 |
| 983 | 32" Elm Oak | Fair | Fair | Yes | Due to condition, the tree should be taken into design consideration. | | 41.6 |
| 984 | 33" Elm Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 42.5 |
| 985 | 36" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 27.7 |
| 986 | 36" Tulip Poplar | Fair | Fair | Yes | Due to condition, the tree should be taken into design consideration. | | 43.8 |
| 987 | 37" Tulip Poplar | Fair | Fair | Yes | Due to condition, the tree should be taken into design consideration. | | 33.1 |
| 988 | 31" Tulip Poplar | Fair | Fair | Yes | Due to structural condition tree is not a design consideration. | | 40.2 |
| 989 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 35.1 |
| 990 | 42" (22", 27") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with locked bark. Due the species, a small crown tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 3 | 53.9 |
| 991 | 26" Tulip Poplar | Dead | Dead | Yes | Due to structural condition tree is not a design consideration. | | 30.6 |
| 992 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 35.1 |
| 993 | 32" Tulip Poplar | Fair | Poor | No | Due to structural condition, the tree should be taken into design consideration. | | 52.5 |
| 994 | 27" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with locked bark. Due the species, a multi-stem tree or is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 4 | 48.1 |
| 995 | 30" Red Oak | Good | Good | Yes | Several cavities with decay. Due to condition tree is not a design consideration. | 5-6 | 36.4 |
| 996 | 35" Tulip Poplar | Poor | Poor | No | Cavity with decay. Appears Pileopholous on root crown. Due to condition, tree is not a design consideration. | 7-8 | 52.1 |
| 997 | 36" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 50.7 |

**Specimen Analysis**

(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as: Sourwoods, Dogwoods, Black Cherries and understrush an indication of maintenance or the site is in the early stages of the Climax Phase.

(Revised 6-29-16 Tree found by Surveyor, Tagged 301)

| Tree # | Sizes/ Species | Health Condition | Structural Condition | Specimen | Comments | Places # (Tree Attached) | CRZ (Critical Root Zone 1.5 x DBH = CRZ feet) |
|---|---|---|---|---|---|---|---|
| 970 | 26" Sweet Gum | Good | Dead | Yes | Due to condition, the tree should be taken into design consideration. | | 23.8 |
| 971 | 28" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 15.6 |
| 972 | 24" River Birch | Fair | Dead | Yes | Due to condition, the tree should be taken into design consideration. | | 37.7 |
| 973 | 19" River Birch | Dead | Dead | No | Dead tree & does not meet the minimum size criteria for an overstory tree. | | 26.7 |
| 974 | 24" Sycamore | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 37.7 |
| 975 | 26" Sycamore | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.8 |
| 976 | 18" River Birch | Good | Good | No | Due to condition, the tree should be taken into design consideration. Tree is not considered an understory tree, therefore it does not meet the minimum size criteria for an overstory tree. | | 23.4 |
| 977 | 36" Pine | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 46.8 |
| 978 | 24" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 36.4 |
| 979 | 27" Pine | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 41.6 |
| 980 | 29" Tulip Poplar | Fair | Good | No | 2 Co-Dominate Leaders with locked bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | | 52.5 |
| 981 | 24"(24",pano?) Willow | Fair | Good | Yes | Due to species tree is not a design consideration. | | 33.8 |
| 982 | 24" River Birch | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.8 |
| 983 | 36" Scarlet Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. Tree is equipped with lightning protection. Due to condition, the tree should be taken into design consideration. | | 46.8 |
| 984 | 32" Red Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 32.5 |
| 985 | 34" Red Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. Tree is equipped with lightning protection. Due to condition, the tree should be taken into design consideration. | | 44.2 |
| 986 | 35" Tulip Poplar | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 19 | 46.8 |
| 987 | 29" Red Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 27.7 |
| 988 | 33" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 32.5 |
| 989 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.1 |

**Specimen Analysis**

(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as: Sourwoods, Dogwoods, Black Cherries and understrush an indication of maintenance or the site is in the early stages of the Climax Phase.

(Revised 6-29-16 Tree found by Surveyor, Tagged 301)

| Tree # | Sizes/ Species | Health Condition | Structural Condition | Specimen | Comments | Places # (Tree Attached) | CRZ (Critical Root Zone 1.5 x DBH = CRZ feet) |
|---|---|---|---|---|---|---|---|
| 6 | 23"(14",-8") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 28 | 32.5 |
| 7 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 32.5 |
| 8 | 24" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 31.2 |
| 9 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 32.5 |
| 10 | 24"(14",-10") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 29 | 31.2 |
| 11 | 24"(14",-6") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 30 | 31.2 |
| 12 | 42" (22",-2") Tulip Poplar | Fair | Poor | No | Two trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Some bolow cankers with decay. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 31 32 | 55.9 |
| 13 | 18" Bone Pinch | Good | Good | No | Tree is considered an understory tree, therefore it does not meet the minimum size criteria for an overstory tree. | | 23.4 |
| 14 | 29" Water Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 37.7 |
| 15 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 37.5 |
| 16 | 45" (33",-18") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 32 | 57.9 |
| 17 | 14" Sourwood | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 18.2 |
| 18 | 27" (18",-14") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | | 35.1 |

**Specimen Analysis**

(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as: Sourwoods, Dogwoods, Black Cherries and understrush an indication of maintenance or the site is in the early stages of the Climax Phase.

(Revised 6-29-16 Tree found by Surveyor, Tagged 301)

| Tree # | Sizes/ Species | Health Condition | Structural Condition | Specimen | Comments | Places # (Tree Attached) | CRZ (Critical Root Zone 1.5 x DBH = CRZ feet) |
|---|---|---|---|---|---|---|---|
| 33 | 22" White Oak | Good | Good | Yes | Boundary Tree. Due to condition, this tree should be taken into design consideration. | | 28.6 |
| 34 | 40" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 43 | 54.6 |
| 35 | 26" Pine Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.8 |
| 36 | 33" Red Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 42.9 |
| 37 | 34" Tulip Poplar | Poor | Poor | No | Due to condition tree is not a design consideration. | | 44.2 |
| 38 | 36" (36",-24",18") Tulip Poplar | Fair | Poor | No | Two trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Some bolow cankers with decay. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 45 | 78.2 |
| 39 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 30.7 |
| 40 | 45" (24",-20",-12") Tulip Poplar | Fair | Poor | No | 3 Co-Dominate Leaders with broken cavity at crotch and included bark. Tulip Poplar is growing over trunk. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 46 | 55.9 |
| 41 | 30" Tulip Poplar | Poor | Poor | No | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 45 | 39.6 |

**Specimen Analysis**

(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as: Sourwoods, Dogwoods, Black Cherries and understrush an indication of maintenance or the site is in the early stages of the Climax Phase.

(Revised 6-29-16 Tree found by Surveyor, Tagged 301)

| Tree # | Sizes/ Species | Health Condition | Structural Condition | Specimen | Comments | Places # (Tree Attached) | CRZ (Critical Root Zone 1.5 x DBH = CRZ feet) |
|---|---|---|---|---|---|---|---|
| 42 | 48" Tulip Poplar | Poor | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Large cavity with decay and fungus bodies. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 46 47 | 59.8 |
| 43 | 32" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | | 41.6 |
| 44 | 28" Tulip Poplar | Fair | Poor | No | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | | 30.2 |
| 45 | 29" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.8 |
| 46 | 27" Pin Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 42.9 |
| 47 | 42" (22",-16") Tulip Poplar | Poor | Poor | No | Large cavity with decay. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 48 | 54.6 |
| 48 | 43" Tulip Poplar | Poor | Poor | No | Active germination at source of cavity. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree or is not its form to be of the tree is vulnerable and a life safety issue. Due to condition tree is not a design consideration. | 49 | 60.1 |
| 49 | 36" Scarlet Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 31.2 |
| 50 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 35.1 |
| 51 | 47" Tulip Poplar | Poor | Poor | No | Fleeting body fire mark. Severe decay to trunk. Tree may be dying from | 50-51 | |
| 52 | 24" Water Oak | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 31.2 |
| 53 | 26" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 33.8 |
| 54 | 35" Tulip Poplar | Good | Good | Yes | Due to condition, the tree should be taken into design consideration. | | 32.5 |
| 300 | 33" Tulip Poplar | Poor | Poor | No | Cavity with decay. Appears Pileopholous on trunk indicating decay rot. Due to condition tree is not a design consideration. | 52 53 | 46.3 |

PLEASE NOTE: THE TREES IDENTIFIED ON THIS SURVEY WERE MARKED AND INVENTORIED BY A OUTDOOR SPACES, LLC (SCOTT HALL, CERTIFIED ARBORIST & RLA (404-374-6591) – ON SITE SPECIMEN EVALUATION REPORT DATED: JUNE 13-14, 2016, LAST REVISED ON JUNE 29, 2016. GEOSURVEY, LTD. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE TREE INVENTORY ATTACHED AND SHOWN ON THIS SURVEY.

GEORGIA REGISTERED NO. 17426 PROFESSIONAL LAND SURVEYOR JAMES R. GOLDEN

SHEET 3 OF 3

GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1220 Barnes Mill Road
Marietta, Georgia 30062
Phone (770) 795-1510
Fax (770) 795-8890
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF000621

TREE INVENTORY CHART

*Proposed McGinnis Ferry Road Residential*

FOR

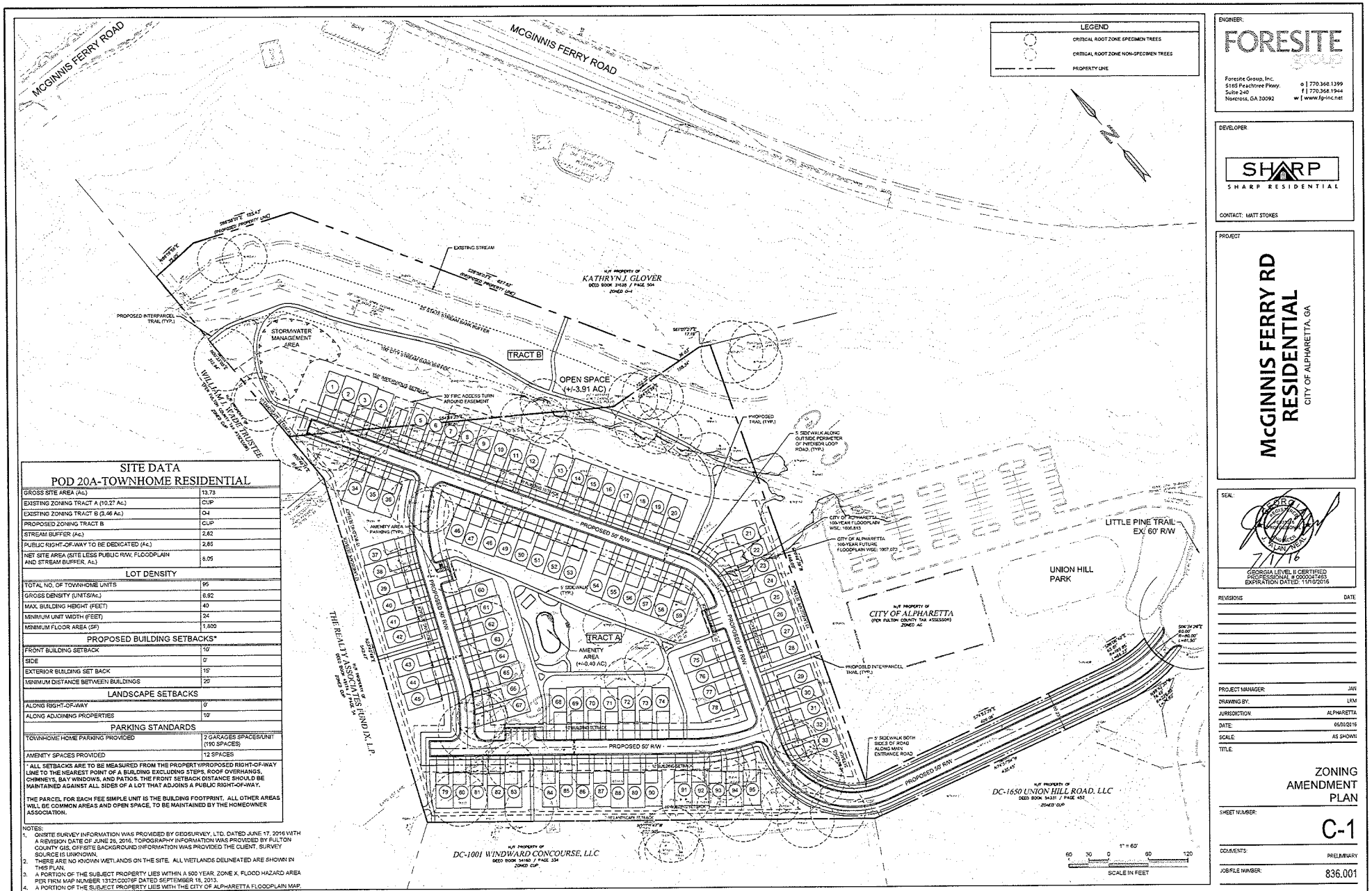
***Sharp Residential***

| | | | |
|---|---|---|---|
| GS JOB NO: | 20165243 | DRAWING SCALE: | 1" = 50' |
| FIELD WORK: | CL | CITY: ALPHARETTA | STATE: GA |
| PROJ MGR: | GEE | COUNTY: FULTON | |
| REVIEWED: | JRC | LAND LOT: 1038, 1039 1048, & 1049 | |
| DWG FILE: 20165243-01.dwg | | DISTRICT: 2nd | SECTION 1st |

SURVEY DATE: 6-17-2016

REVISIONS:

| No | Date | Description |
|---|---|---|
| 1 | 6-23-16 | Add easements per plans file |
| 2 | 6-29-16 | Added ID# for specimen trees |




## SITE DATA
### POD 20A-TOWNHOME RESIDENTIAL

| | |
|---|---|
| GROSS SITE AREA (Ac.) | 13.73 |
| EXISTING ZONING TRACT A (10.27 Ac.) | CUP |
| EXISTING ZONING TRACT B (3.46 Ac.) | O-I |
| PROPOSED ZONING TRACT B | CUP |
| STREAM BUFFER (Ac.) | 2.82 |
| PUBLIC RIGHT-OF-WAY TO BE DEDICATED (Ac.) | 2.86 |
| NET SITE AREA (SITE LESS PUBLIC R/W, FLOODPLAIN AND STREAM BUFFER, Ac.) | 8.05 |
| **LOT DENSITY** | |
| TOTAL NO. OF TOWNHOME UNITS | 95 |
| GROSS DENSITY (UNITS/Ac.) | 6.92 |
| MAX. BUILDING HEIGHT (FEET) | 40 |
| MINIMUM UNIT WIDTH (FEET) | 24 |
| MINIMUM FLOOR AREA (SF) | 1,800 |
| **PROPOSED BUILDING SETBACKS*** | |
| FRONT BUILDING SETBACK | 10' |
| SIDE | 0' |
| EXTERIOR BUILDING SET BACK | 15' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 20' |
| **LANDSCAPE SETBACKS** | |
| ALONG RIGHT-OF-WAY | 0' |
| ALONG ADJOINING PROPERTIES | 10' |
| **PARKING STANDARDS** | |
| TOWNHOME HOME PARKING PROVIDED | 2 GARAGES SPACES/UNIT (190 SPACES) |
| AMENITY SPACES PROVIDED | 12 SPACES |

* ALL SETBACKS ARE TO BE MEASURED FROM THE PROPERTY/PROPOSED RIGHT-OF-WAY LINE TO THE NEAREST POINT OF A BUILDING EXCLUDING STEPS, ROOF OVERHANGS, CHIMNEYS, BAY WINDOWS, AND PATIOS. THE FRONT SETBACK DISTANCE SHOULD BE MAINTAINED AGAINST ALL SIDES OF A LOT THAT ADJOINS A PUBLIC RIGHT-OF-WAY.

THE PARCEL FOR EACH FEE SIMPLE UNIT IS THE BUILDING FOOTPRINT. ALL OTHER AREAS WILL BE COMMON AREAS AND OPEN SPACE, TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

NOTES:
1. ON-SITE SURVEY INFORMATION WAS PROVIDED BY GEOSURVEY, LTD. DATED JUNE 17, 2016 WITH A REVISION DATE OF JUNE 28, 2016. TOPOGRAPHY INFORMATION WAS PROVIDED BY FULTON COUNTY GIS. OFFSITE BACKGROUND INFORMATION WAS PROVIDED THE CLIENT. SURVEY SOURCE IS UNKNOWN.
2. THERE ARE NO KNOWN WETLANDS ON THE SITE. ALL WETLANDS DELINEATED ARE SHOWN IN THIS PLAN.
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 500 YEAR, ZONE X, FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0076F DATED SEPTEMBER 18, 2013.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITH THE CITY OF ALPHARETTA FLOODPLAIN MAP.

ENGINEER:
FORESITE GROUP
Foresite Group, Inc.
5185 Peachtree Pkwy.
Suite 240
Norcross, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

DEVELOPER:
SHARP RESIDENTIAL
CONTACT: MATT STOKES

PROJECT:
**McGINNIS FERRY RD RESIDENTIAL**
CITY OF ALPHARETTA, GA

SEAL:
GEORGIA LEVEL II CERTIFIED PROFESSIONAL # 0000047493
EXPIRATION DATED: 11/10/2016

| REVISIONS | DATE |
|---|---|

| | |
|---|---|
| PROJECT MANAGER: | JAN |
| DRAWING BY: | LKM |
| JURISDICTION: | ALPHARETTA |
| DATE: | 06/30/2016 |
| SCALE: | AS SHOWN |
| TITLE: | ZONING AMENDMENT PLAN |
| SHEET NUMBER: | C-1 |
| COMMENTS: | PRELIMINARY |
| JOB/FILE NUMBER: | 836.001 |

# 16-04-21-01 McGinnis Ferry Road Foresite Group Alpharetta

## Arborist Report

Reference UDC
Alpharetta, Georgia

Location Map

North

All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: June 13, 14, 2016
Report Date: June 16, 2016
Revised Date: June 29, 2016 (On site with surveyor, Tree 301 Added)

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

**Reference:** **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

# ARTICLE III. LAND DEVELOPMENT ACTIVITIES

## SECTION 3.2 TREE PROTECTION

### 3.2.1 DEFINITIONS

***Caliper.*** A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

***Diameter Breast-Height (DBH).*** The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

***Hardwood Tree.*** Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

***Softwood Tree.*** Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

***Specimen Tree.*** Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

***Tree.*** Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

***Understory.*** Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

**APPENDIX B**

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

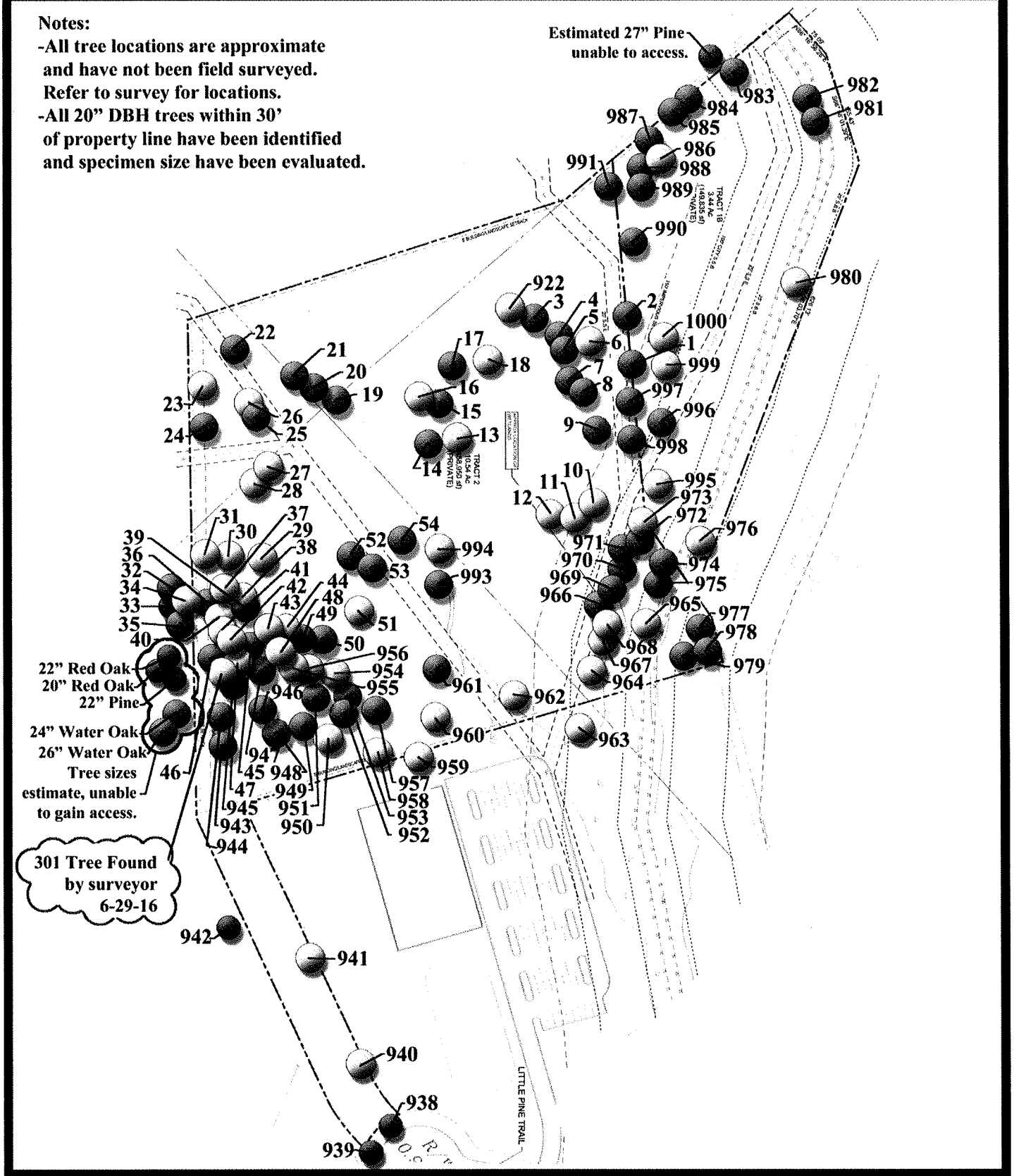
In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition.

Violations will be subject to the applicable penalties as described in Section 3.2.19.


Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.
Estimated 27" Pine unable to access.
22" Red Oak
20" Red Oak
22" Pine
24" Water Oak
26" Water Oak
Tree sizes estimate, unable to gain access.
301 Tree Found by surveyor 6-29-16
LITTLE PINE TRAIL
Landscape/ Boundary Tree
Specimen
Non-Specimen
Not To Scale
North
Specimen Location Plan

**Specimen Analysis**

**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**

**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 938 | 5" Tulip Poplar | Good | Good | No | Landscape Tree | |
| 939 | 5" Tulip Poplar | Good | Good | No | Landscape Tree | |
| 940 | 31" Pin Oak | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 1 |
| 941 | 41" Tulip Poplar | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 2 |
| 942 | 27" Pine | Fair | Fair | No | Border Tree | |
| 943 | 32" Pin Oak | Fair | Fair | Yes | Due to condition, this tree should be taken into design consideration. | |
| 944 | 33" Pin Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 945 | 36" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 946 | 26" Tulip Poplar | Fair | Fair | Yes | Due to condition, this tree should be taken into design consideration. | |
| 947 | 27" Tulip Poplar | Fair | Fair | Yes | Due to condition, this tree should be taken into design consideration. | |
| 948 | 31" Tulip Poplar | Fair | Fair | Yes | Due to structure/ condition tree is not a design consideration. | |
| 949 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 950 | 43" (22"-27") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 3 |
| 951 | 28" Tulip Poplar | Fair | Fair | Yes | Due to structure/ condition tree is not a design consideration. | |
| 952 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 953 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 954 | 37" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 4 |
| 955 | 28" Tulip Poplar | Poor | Poor | No | Several cavities with decay. Due to condition tree is not a design consideration. | 5-6 |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 956 | 27" Tulip Poplar | Poor | Poor | No | Cavity with decay. Apparent Phytophthora on root crown. Due to condition tree is not a design consideration. | 7-8 |
| 957 | 39" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 958 | 49" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with decay in crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | |
| 959 | 31" Red Maple | Poor | Poor | No | Several cavities with decay. Trunk Gall. Due to condition tree is not a design consideration. | 9-11 |
| 960 | 25" Red Maple | Poor | Poor | No | Trunk Gall. Trunk sounds hollow with decay on trunk. Due to condition tree is not a design consideration. | 12 |
| 961 | 29" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 962 | 25" Red Maple | Poor | Poor | No | Trunk Gall. Trunk sounds hollow. Due to condition tree is not a design consideration. | 13 |
| 963 | 26" Red Maple | Poor | Poor | No | Multiple trunk galls. Due to condition tree is not a design consideration. | 14 |
| 964 | 36" Red Maple | Poor | Poor | No | 2 Co-Dominate Leaders with 1 dead/ broken and weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 15 |
| 965 | 56" Sycamore | Fair | Poor | No | 3 Co-Dominate Leaders with weak crotches and included bark. Tulip Poplar is growing into trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 16 |
| 966 | 25" Water Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 967 | 47" (18"-18"-17") Tulip Poplar | Fair | Poor | No | Three trees grown together creating 3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 17 |
| 968 | 56" (26"-17"-17") Tulip Poplar | Fair | Poor | No | Three trees grown together creating 3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 18 |
| 969 | 24" Sweet Gum | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 970 | 26" Sweet Gum | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 971 | 26" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 972 | 29" River Birch | Fair | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 973 | 19" River Birch | Good | Good | No | Is not considered an understory tree, therefore it does not meet the minimum size criteria for an overstory tree. | |
| 974 | 29" Sycamore | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 975 | 26" Sycamore | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 976 | 18" River Birch | Good | Good | No | Is not considered an understory tree, therefore it does not meet the minimum size criteria for an overstory tree. | |
| 977 | 36" Pine | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 978 | 28" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 979 | 32" Pine | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 980 | 25" Tulip Poplar | Fair | Good | No | 2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 981 | 34"(Estimated) Willow | Fair | Good | Yes | Due to species tree is not a design consideration. | |
| 982 | 26" River Birch | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 983 | 36" Scarlet Oak | Good | Good | Yes | Tree is equipped with lightning protection. Due to condition, this tree should be taken into design consideration. | |
| 984 | 25" Red Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 985 | 34" Red Oak | Good | Good | Yes | Tree is equipped with lightning protection. Due to condition, this tree should be taken into design consideration. | |
| 986 | 36" Tulip Poplar | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 19 |
| 987 | 29" Red Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 988 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 989 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 990 | 29" Shagbark Hickory | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 991 | 29" Water Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 992 | 47" (22"-20"-14") Tulip Poplar | Fair | Poor | No | Three trees grown together creating 3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 20 |
| 993 | 25" Water Oak | Fair | Fair | Yes | Due to condition, this tree should be taken into design consideration. | |
| 994 | 27" Tulip Poplar | Poor | Poor | No | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 21 |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 995 | 27" Red Maple | Poor | Poor | No | Two trees grown together creating 2 Co-Dominate Leaders with active gummosis on trunk. Cavities and decay in trunk. Trunk sounds hollow. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 22-24 |
| 996 | 27" White Oak | Fair | Fair | Yes | Due to condition tree is not a design consideration. | |
| 997 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 998 | 27" Hickory | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 999 | 42" (23"-25") Red Maple | Fair | Poor | No | Two trees grown together creating 2 Co-Dominate Leaders with weak crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 25 |
| 1000 | 32" Red Maple | Poor | Poor | No | Several cavities with decay. Due to condition tree is not a design consideration. | 26-27 |
| 1 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 2 | 26" Red Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 3 | 27" Sweet Gum | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 4 | 24" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 5 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 6 | 25"(14"-8") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 28 |
| 7 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 8 | 24" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 9 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 10 | 24"(14"-10") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 29 |
| 11 | 24"(14"-9") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 30 |
| 12 | 43" (22"-21") Tulip Poplar | Fair | Poor | No | Two trees grown together creating 2 Co-Dominate Leaders with weak crotch and included bark. Several hollow cavities with decay. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 31-32 |
| 13 | 18" River Birch | Good | Good | No | Is not considered an understory tree, therefore it does not meet the minimum size criteria for an overstory tree. | |
| 14 | 29" Water Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 15 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 16 | 43" (23"-18") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 33 |
| 17 | 14" Sourwood | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 18 | 27" (18"-14") Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | |
| 19 | 29" Red Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 20 | 31" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 21 | 33" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 22 | 32" Red Maple | Fair | Fair | Yes | Due to condition, this tree should be taken into design consideration. | |
| 23 | 32" Red Maple | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 34 |
| 24 | 28" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 25 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 26 | 33" Red Maple | Poor | Poor | No | 2 Co-Dominate Leaders with decay in crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 35 |
| 27 | 28" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 36 |
| 28 | 29" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with decay in crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 37 |
| 29 | 62" Tulip Poplar | Fair | Poor | No | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 38 |
| 30 | 38" Tulip Poplar | Poor | Poor | No | Large cavity with decay. Due to condition tree is not a design consideration. | 39 |
| 31 | 60" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with decay in crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 40 |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 32 | 24" Water Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 33 | 22" White Oak | Good | Good | Yes | Boundary Tree. Due to condition, this tree should be taken into design consideration. | |
| 34 | 46" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 41 |
| 35 | 26" Post Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 36 | 33" Red Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 37 | 34" Tulip Poplar | Poor | Poor | No | Deep cavity holding water with decay. Due to condition tree is not a design consideration. | 42 |
| 38 | 54" (36"-24"-18") Tulip Poplar | Fair | Poor | No | Two trees grown together creating 3 Co-Dominate Leaders with weak crotch and included bark. Several hollow cavities with decay. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 43 |
| 39 | 29" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 40 | 43" (24"-20"-10") Tulip Poplar | Fair | Poor | No | 3 Co-Dominate Leaders with hollow cavity in crotch and included bark. Tulip Poplar is growing into trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 44 |
| 41 | 30" Tulip Poplar | Poor | Poor | No | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 45 |
| 42 | 46" Tulip Poplar | Poor | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Large cavity with decay and fruiting bodies. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 46-47 |

**Specimen Analysis**
**(General Observations: The site appears to be in between Pioneer and Climax Phase of succession. The site is dominated with Overstory Oaks, Hickories and small Pines. There is a lack of understory trees such as; Sourwoods, Dogwoods, Black Cherries and underbrush an indication of maintenance or the site is in the early stages of the Climax Phase.**
**(Revised 6-29-16 Tree found by Surveyor, Tagged 301)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|
| 43 | 32" Tulip Poplar | Fair | Poor | No | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | |
| 44 | 25" Tulip Poplar | Fair | Poor | No | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | |
| 45 | 26" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 46 | 33" Post Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 47 | 42" (22"-18") Tulip Poplar | Poor | Poor | No | Large cavity with decay. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 48 |
| 48 | 47" Tulip Poplar | Poor | Poor | No | Active gummosis at union of crotch. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 49 |
| 49 | 24" Sweet Gum | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 50 | 27" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 51 | 42" Tulip Poplar | Poor | Poor | No | Fruiting body on roots. Severe decay in trunk from large broking limb. | 50-51 |
| 52 | 24" Water Oak | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 53 | 26" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 54 | 25" Tulip Poplar | Good | Good | Yes | Due to condition, this tree should be taken into design consideration. | |
| 301 | 31" Tulip Poplar | Poor | Poor | No | Cavity with decay. Apparent Phytophthora on trunk indicating trunk rot. Due to condition tree is not a design consideration. | 52-53 |

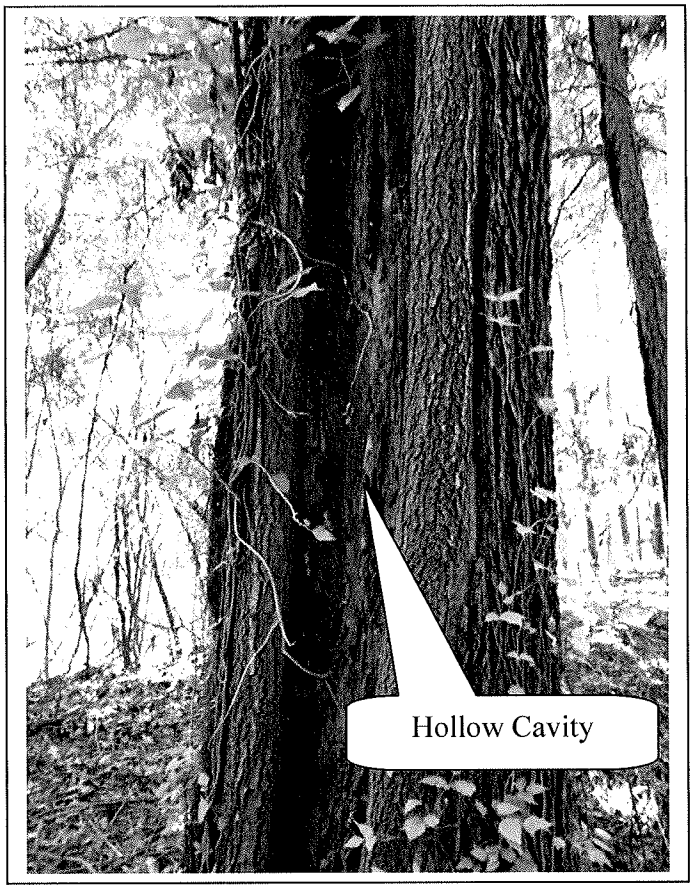



Photo 1

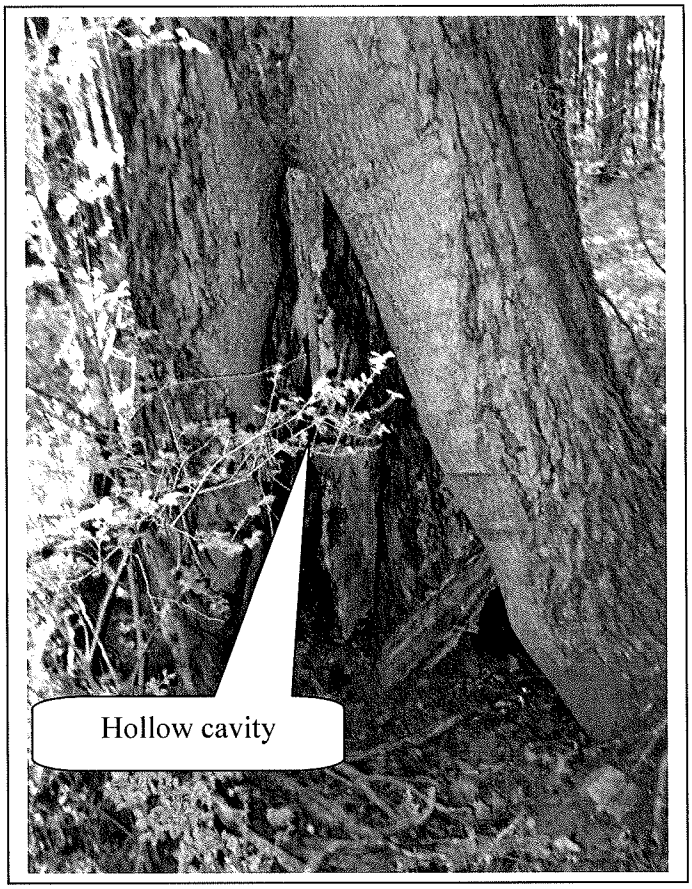



Photo 2

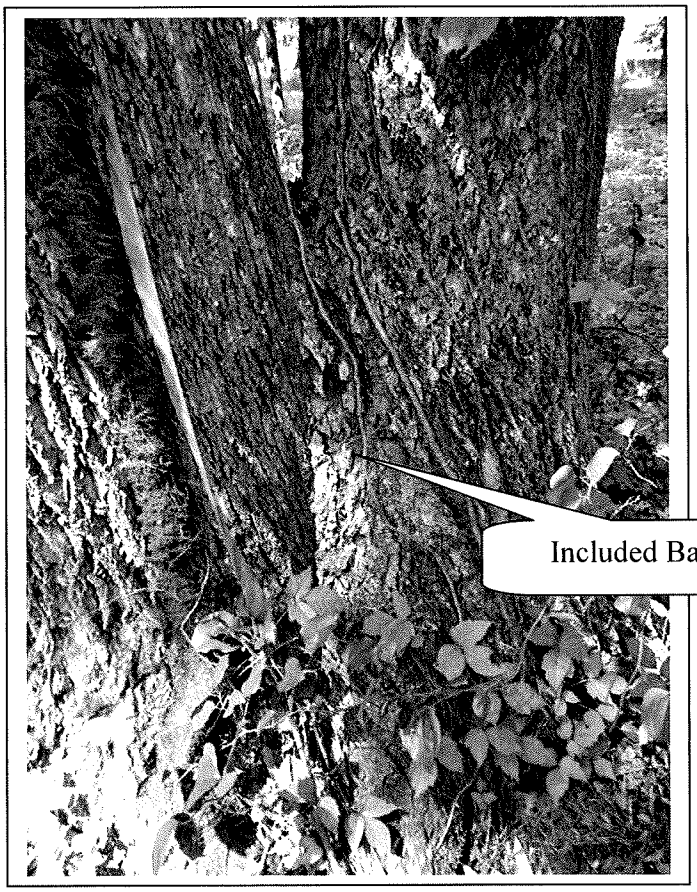



Photo 3

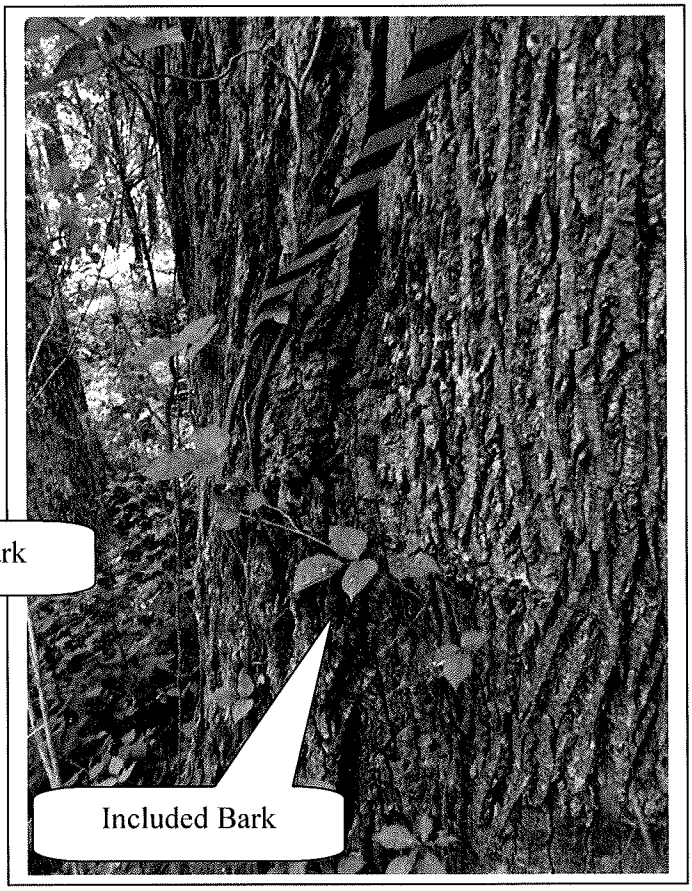



Photo 4

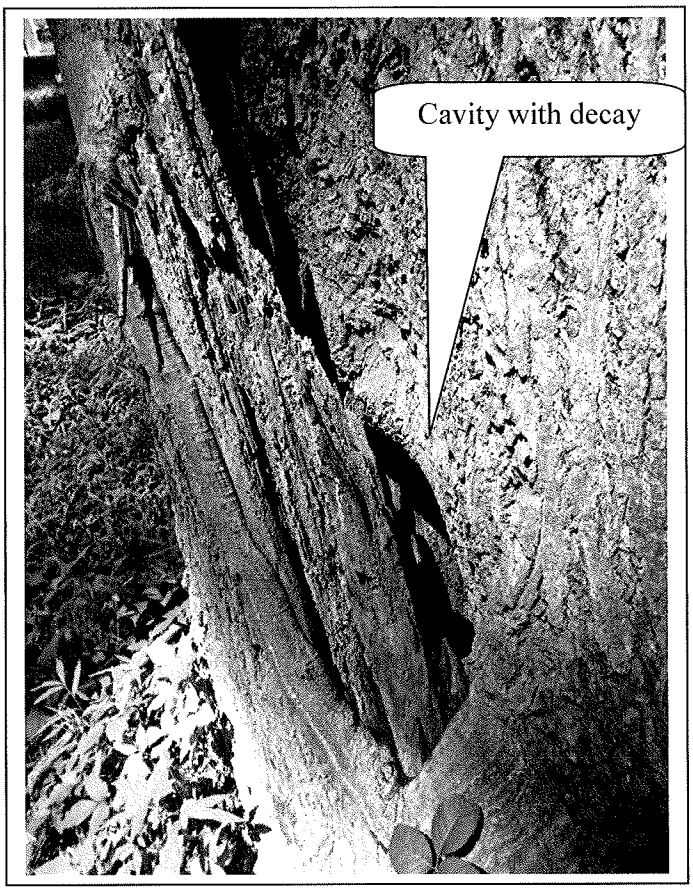



Photo 5

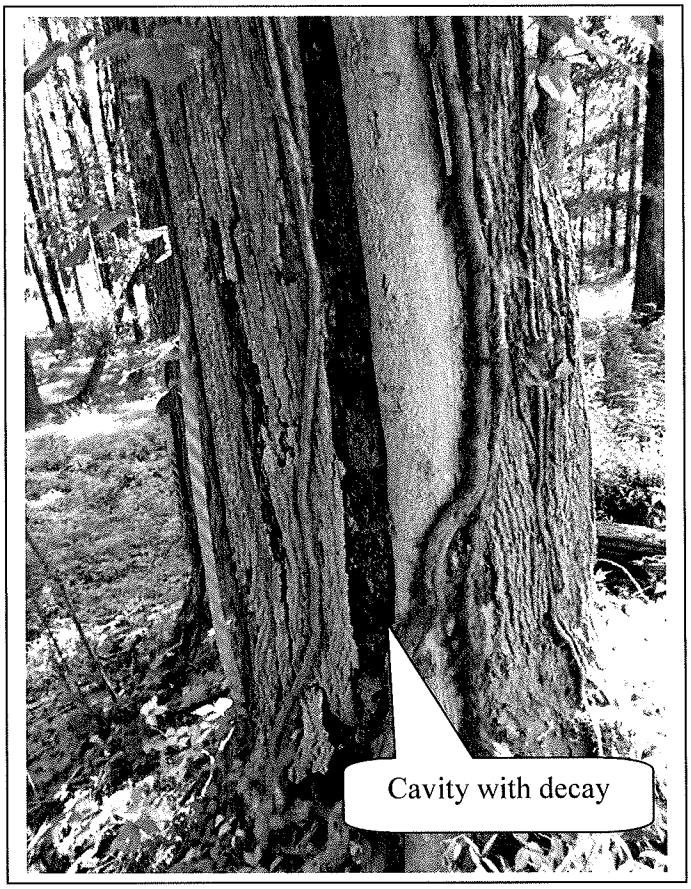



Photo 6

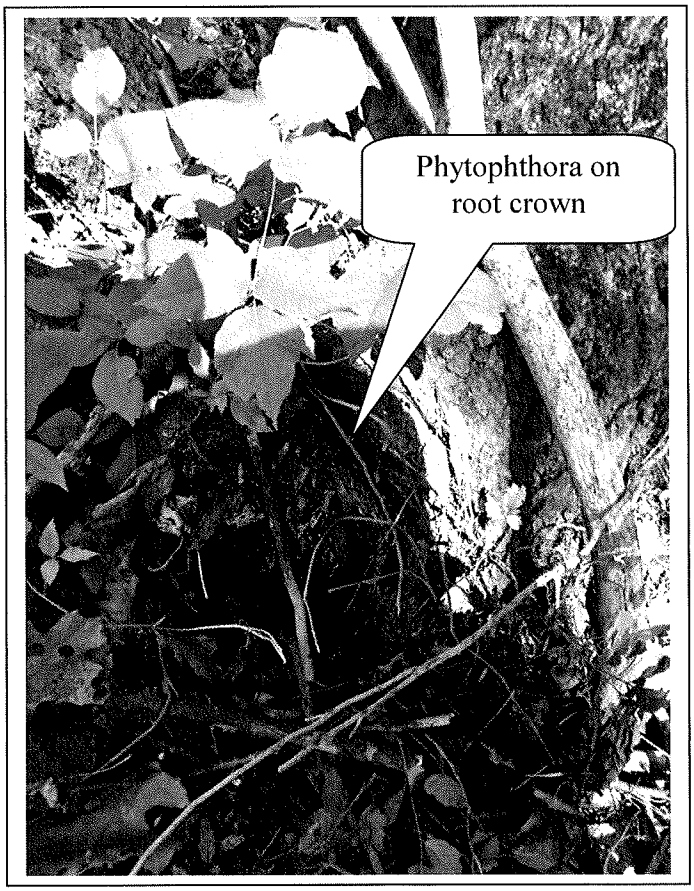



Photo 7

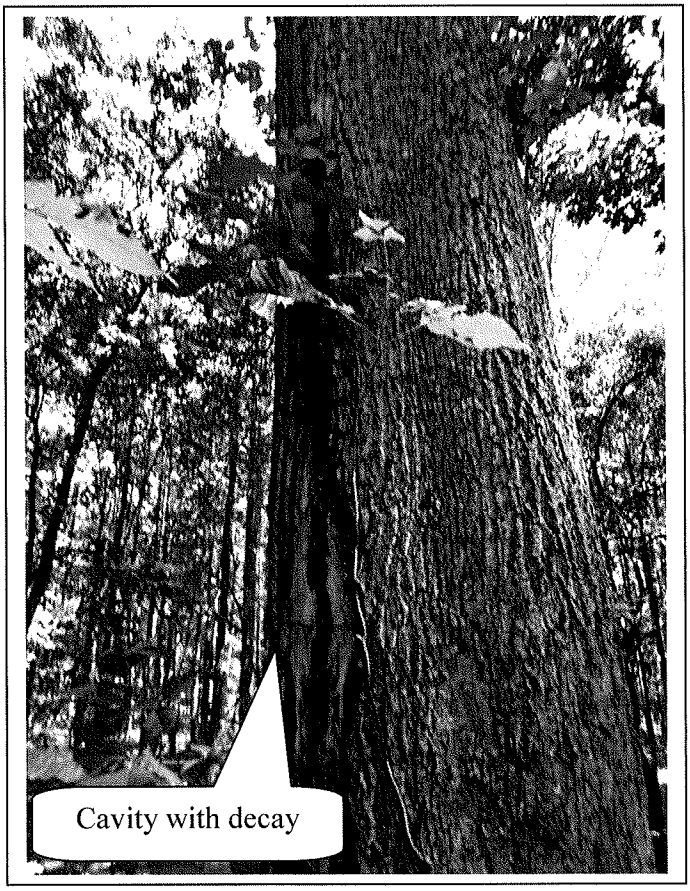



Photo 8

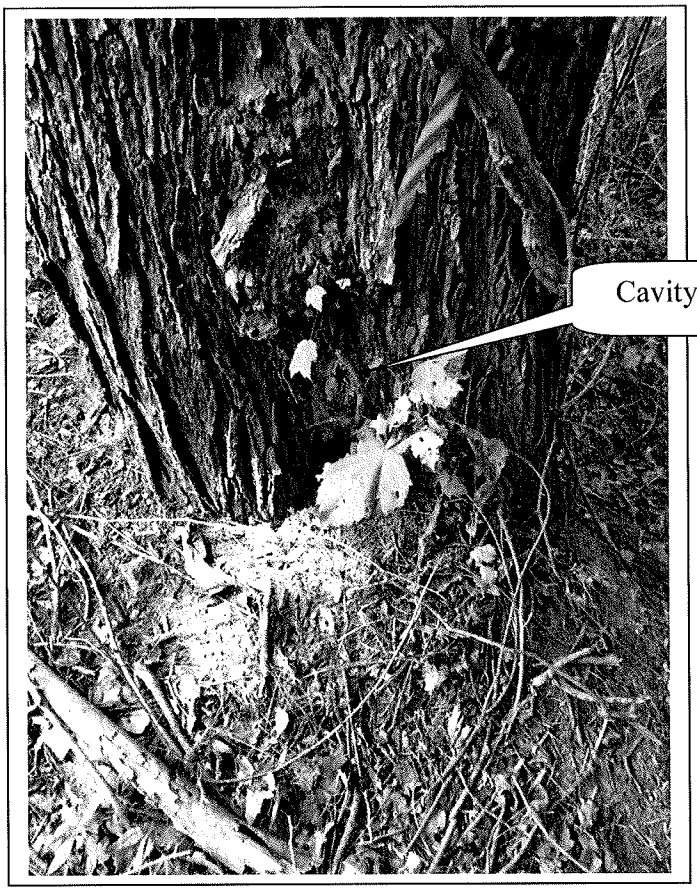



Photo 9

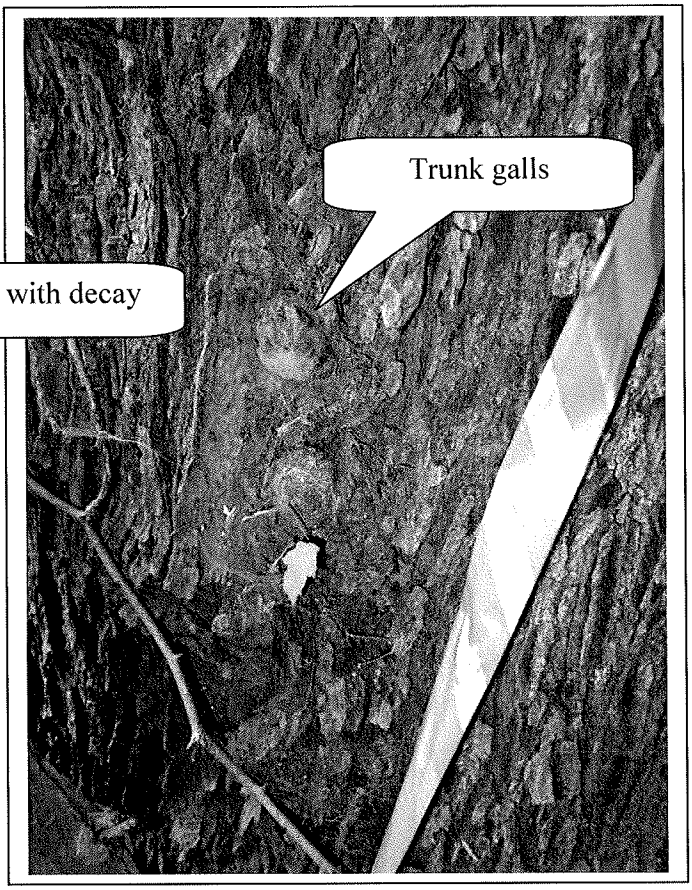



Photo 10

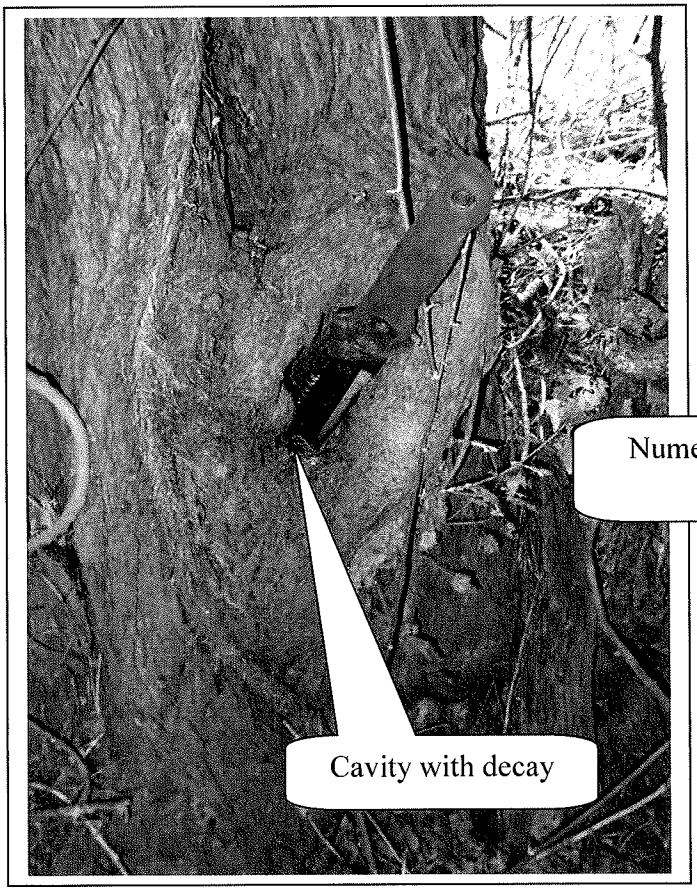



Photo 11

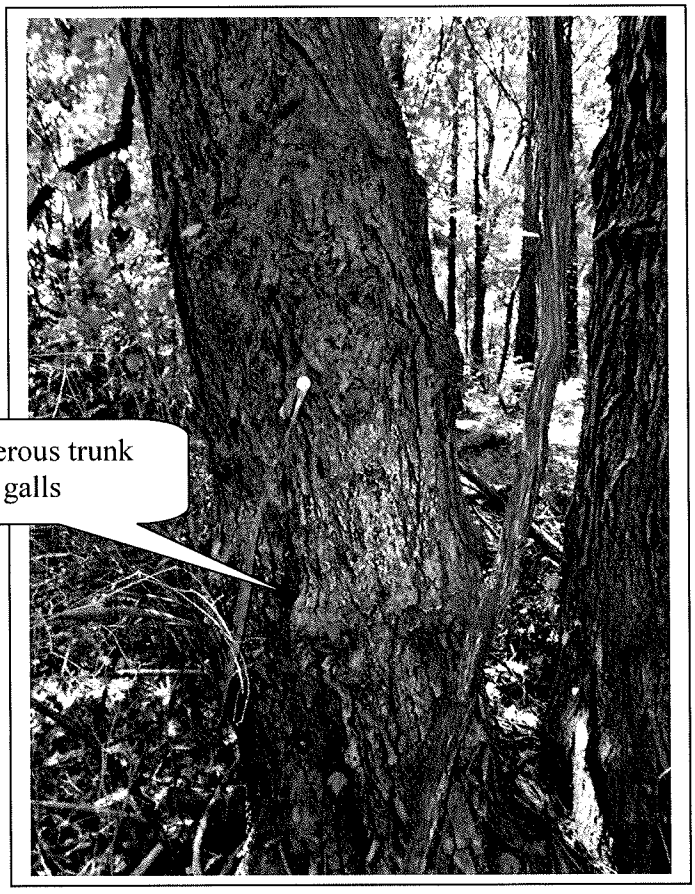



Photo 12

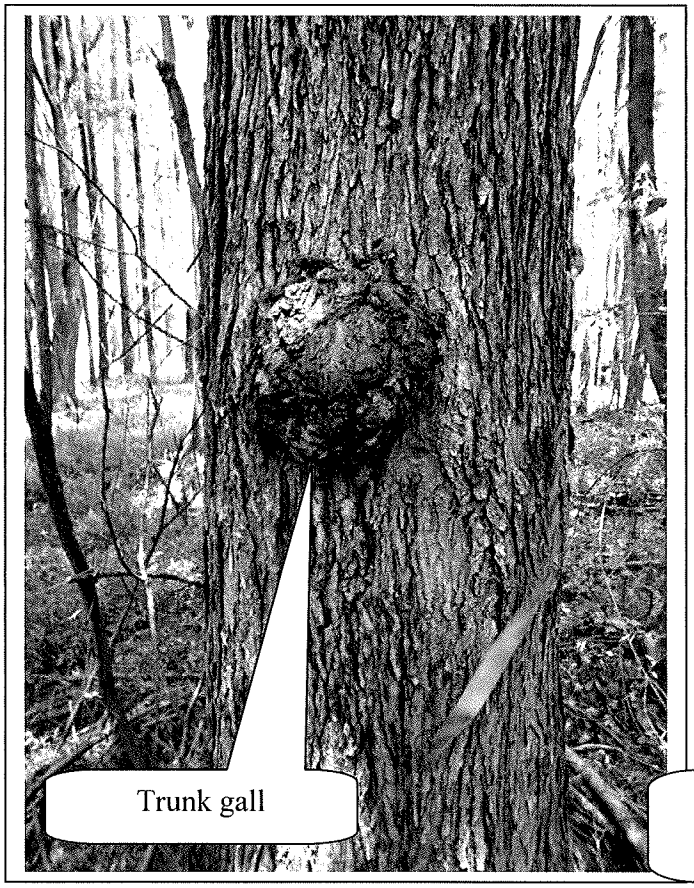



Photo 13

Photo 14

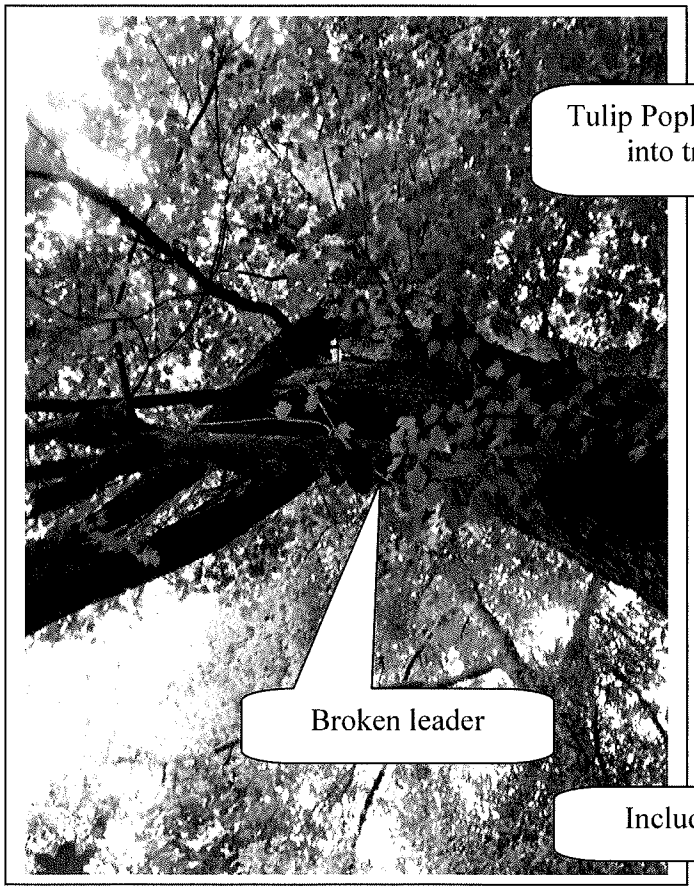



Photo 15

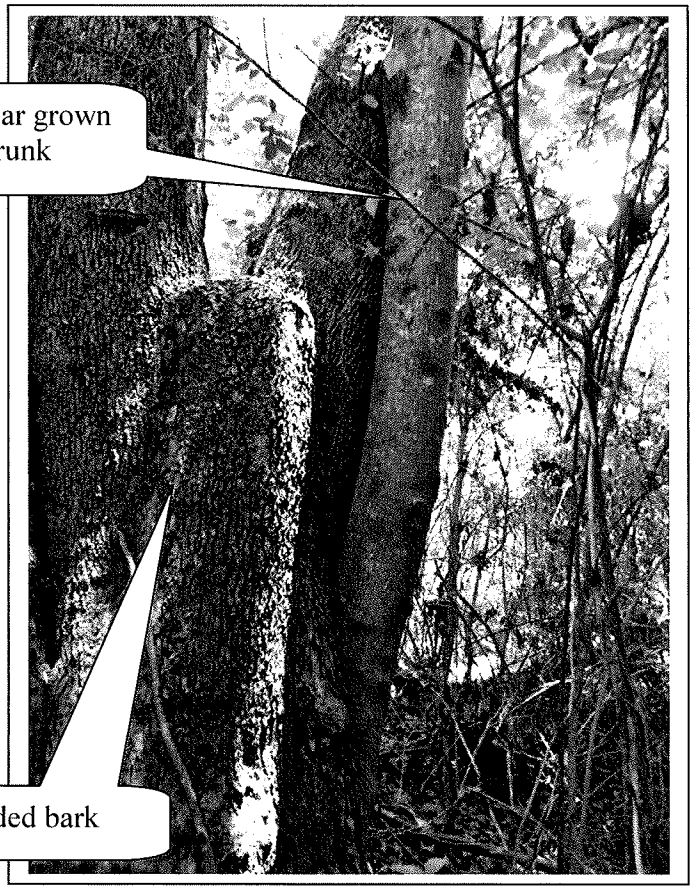



Photo 16

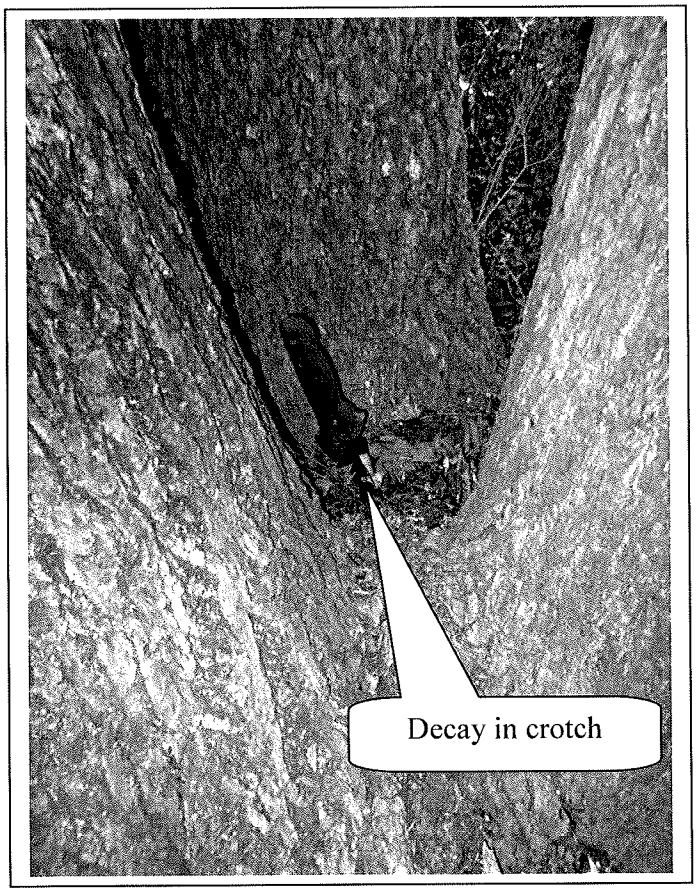



Photo 17

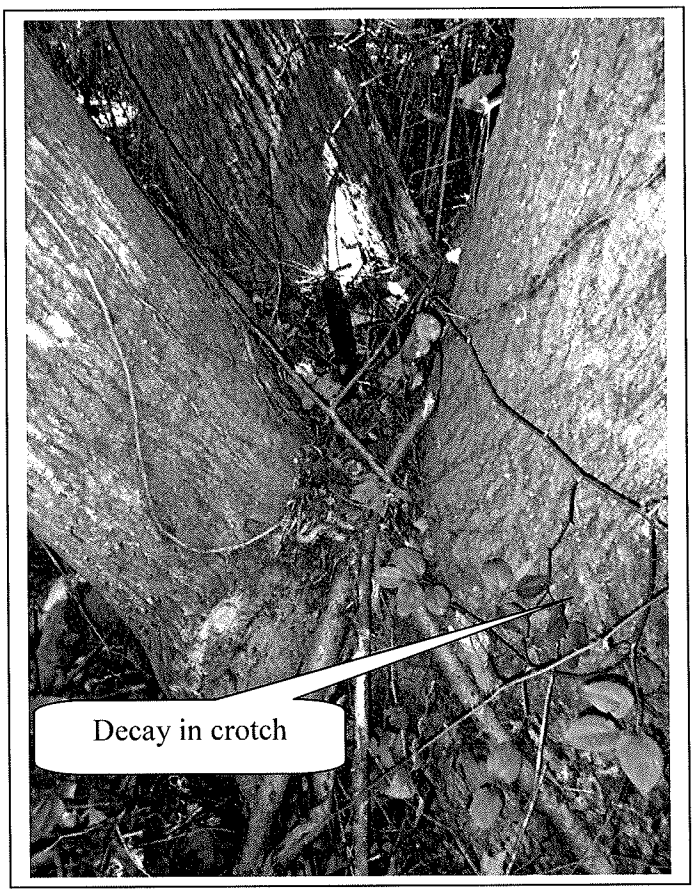



Photo 18

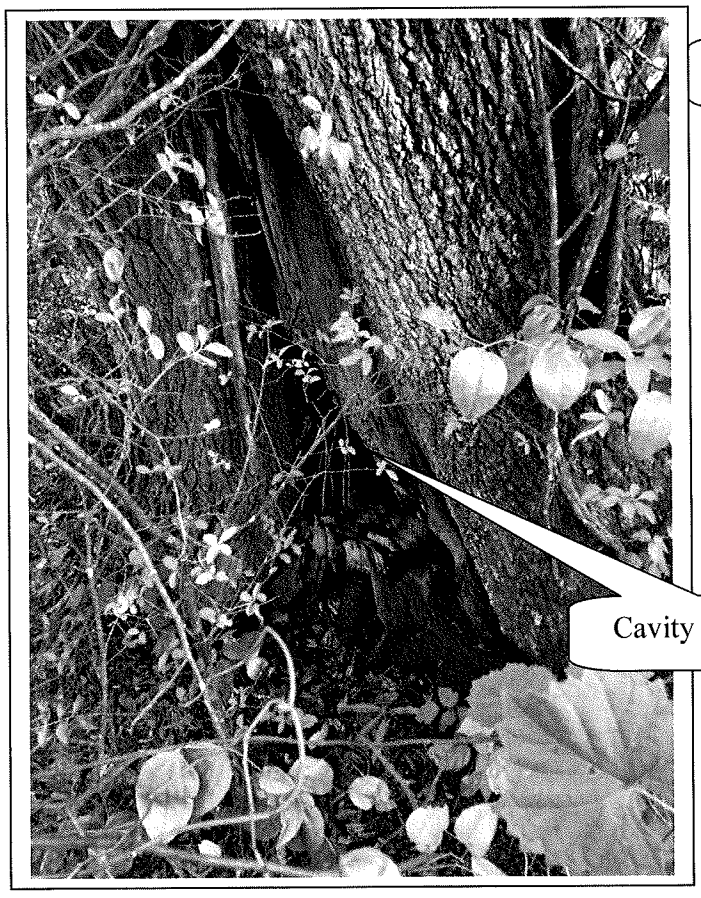



Photo 19

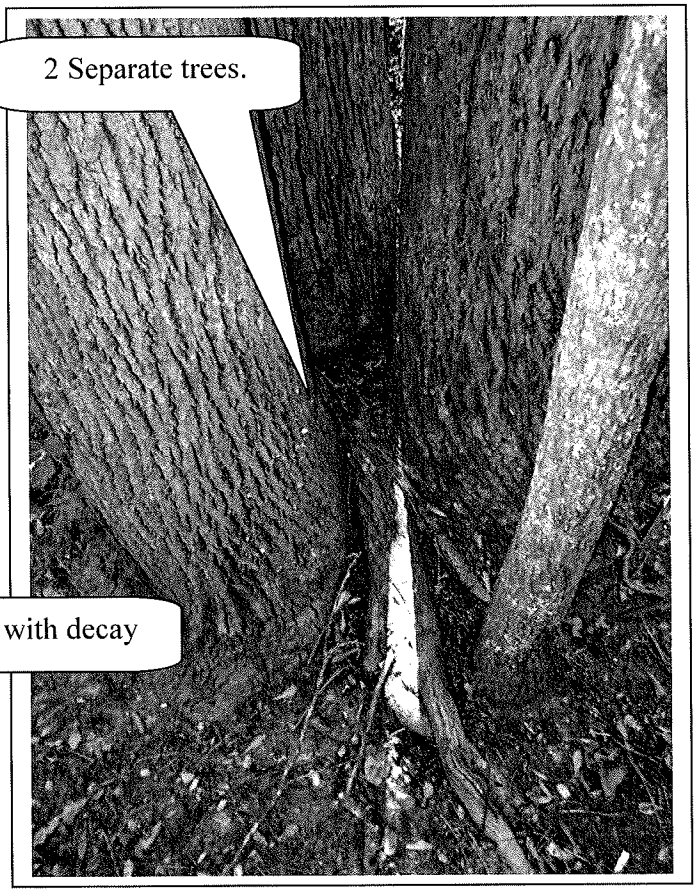



Photo 20

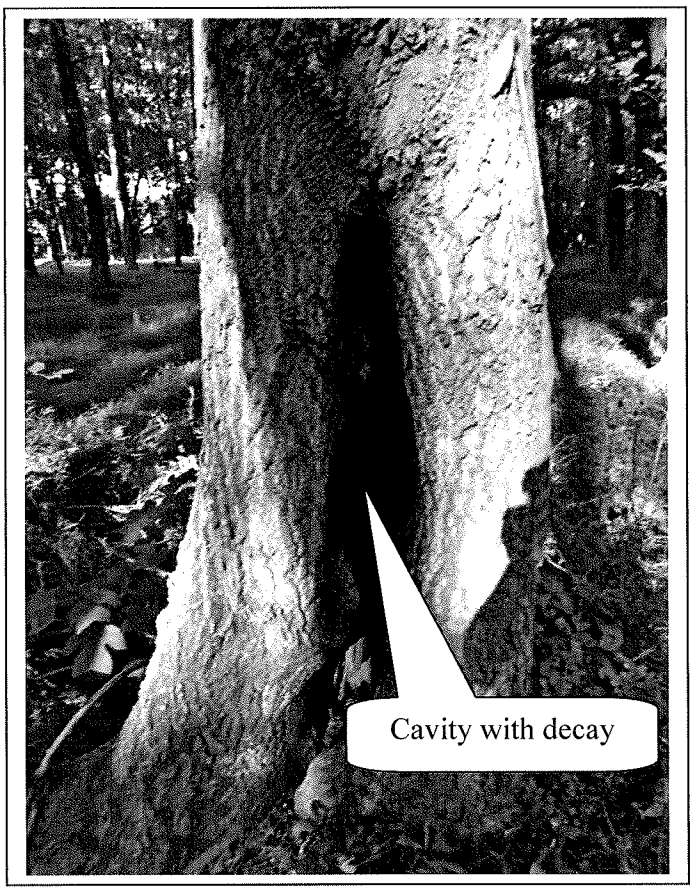



Photo 21

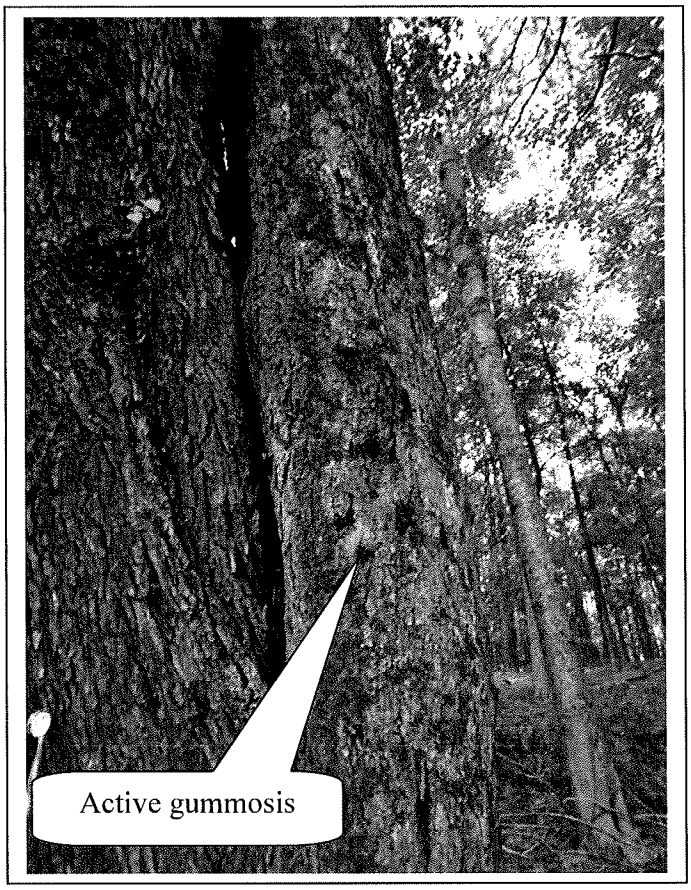



Photo 22

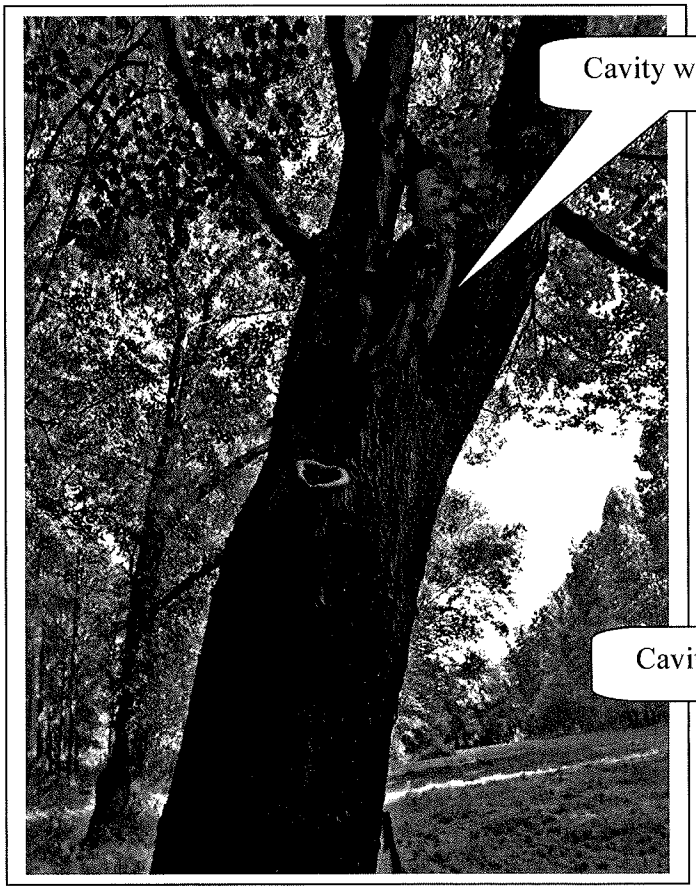



Photo 23

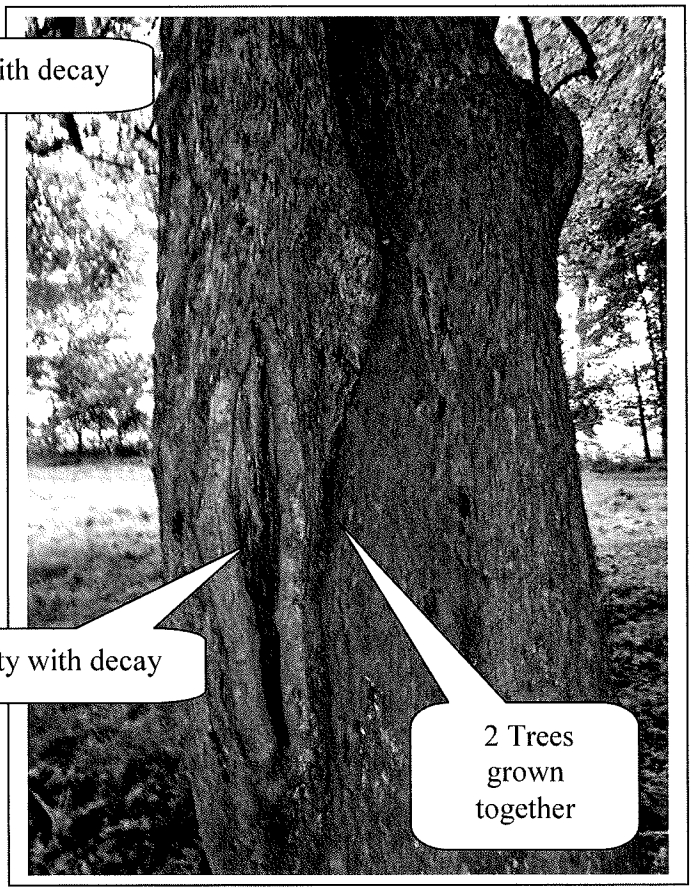



Photo 24

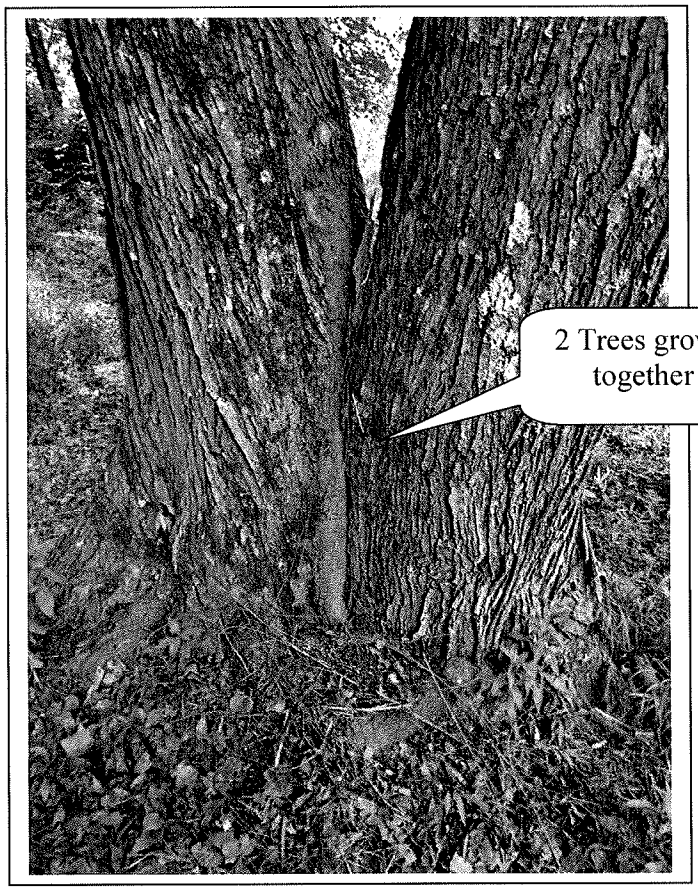



Photo 25

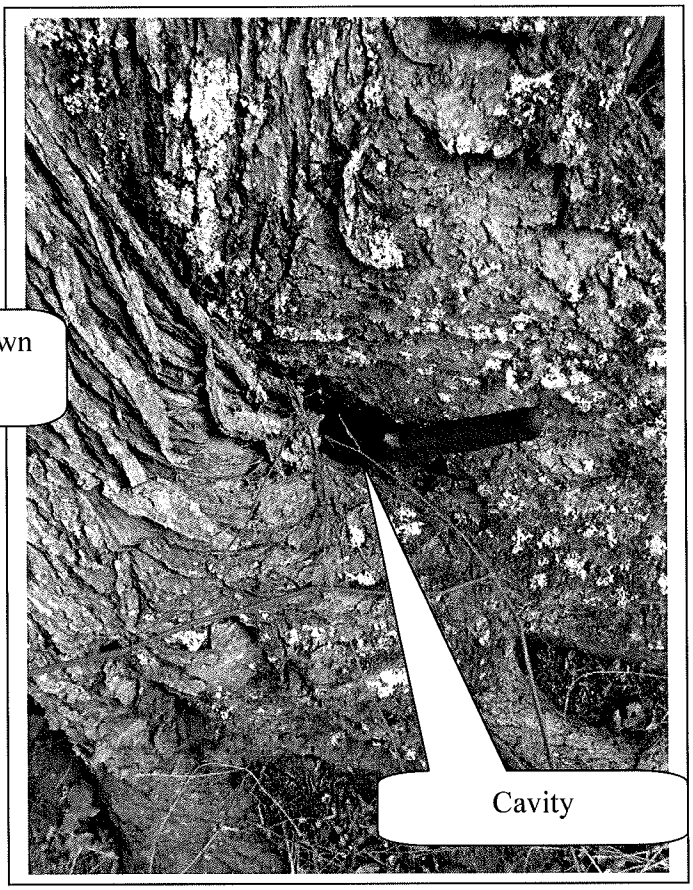



Photo 26

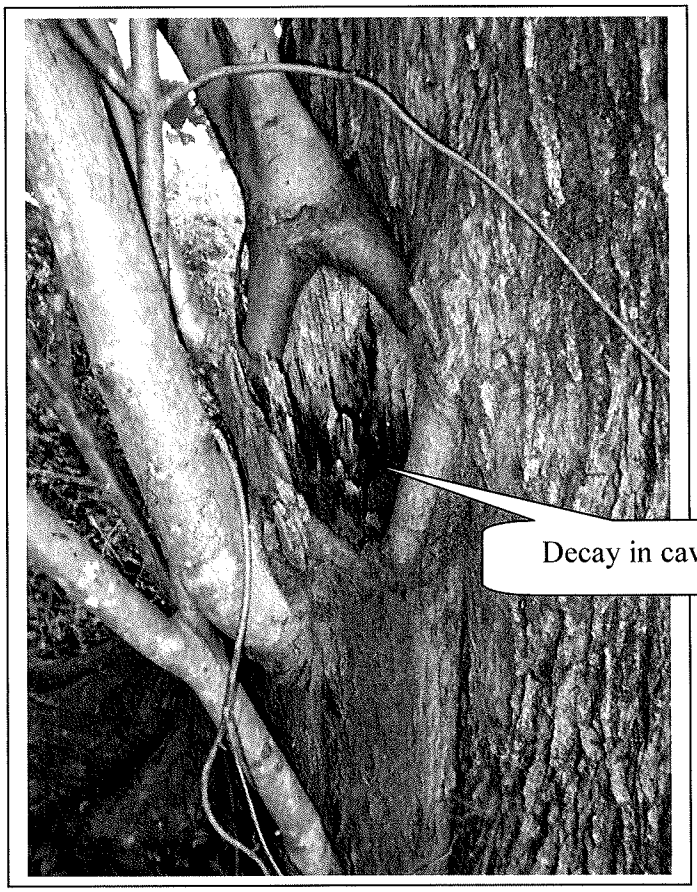



Photo 27

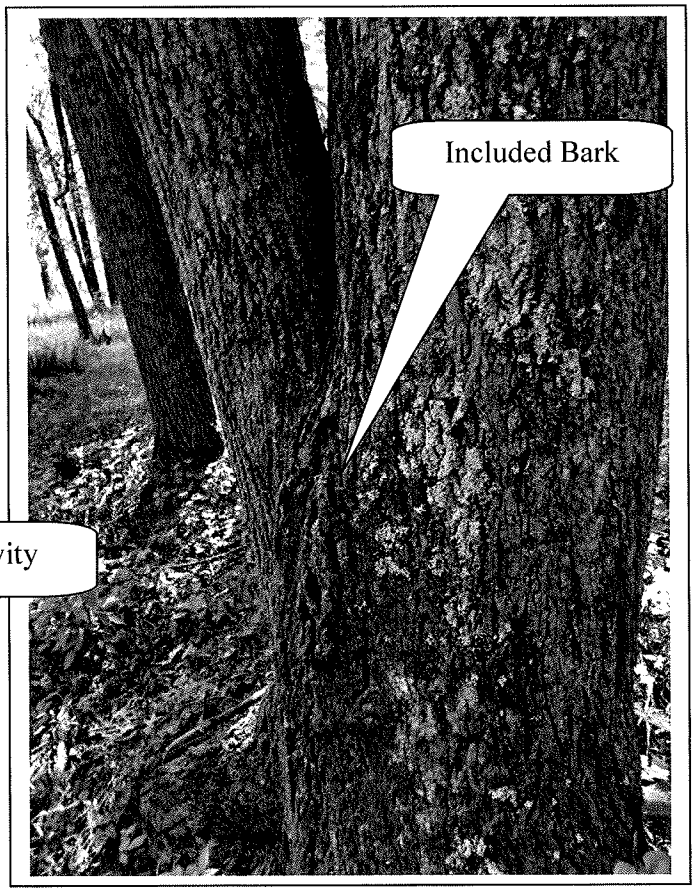



Photo 28

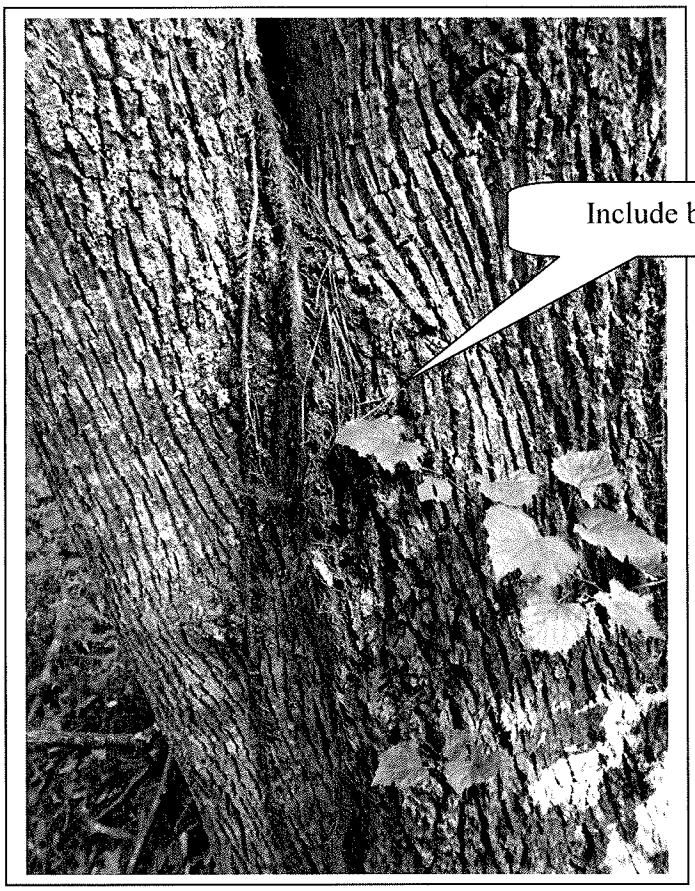



Photo 29

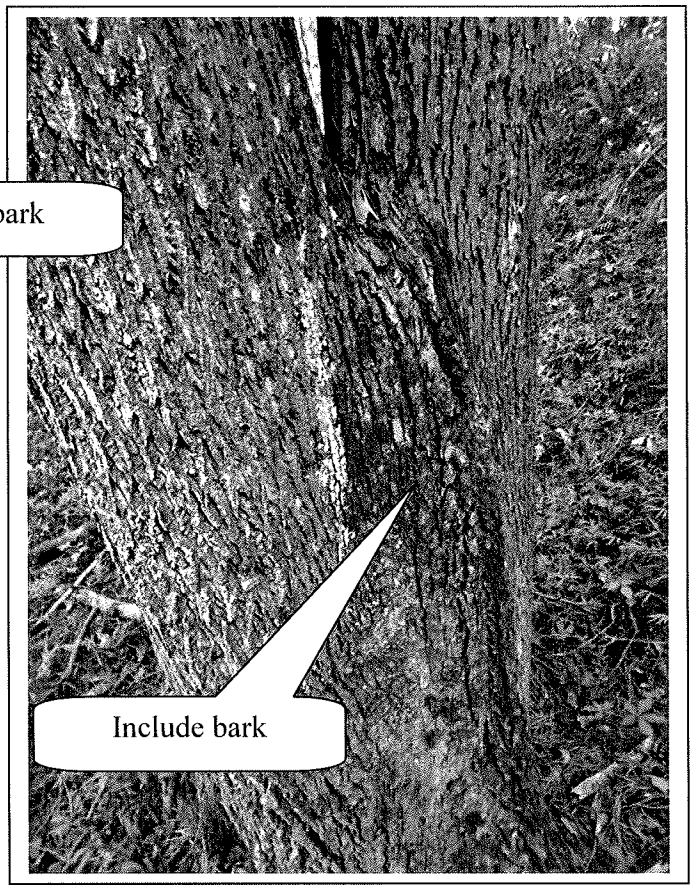



Photo 30

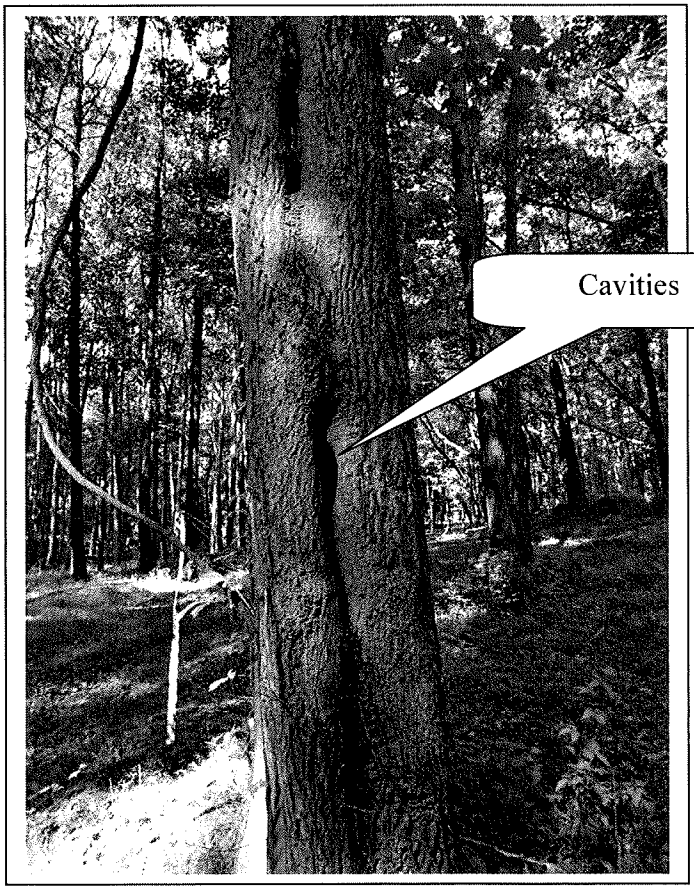



Photo 31

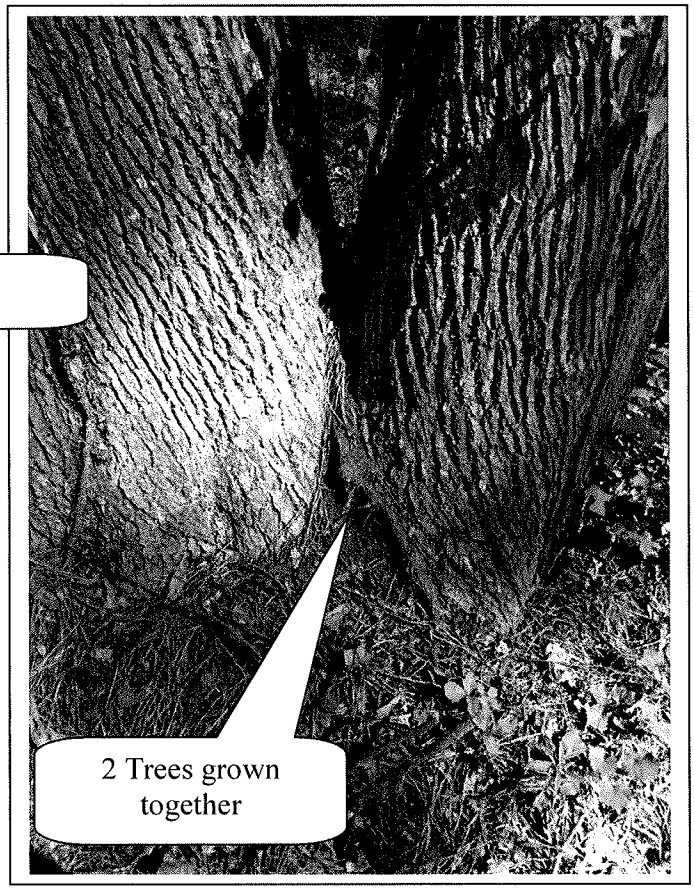



Photo 32

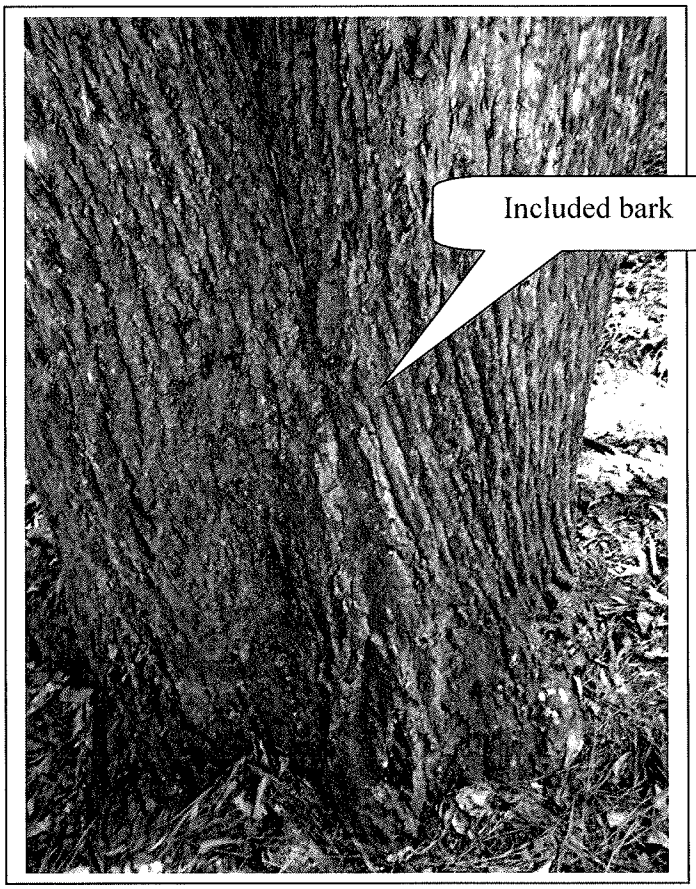



Photo 33

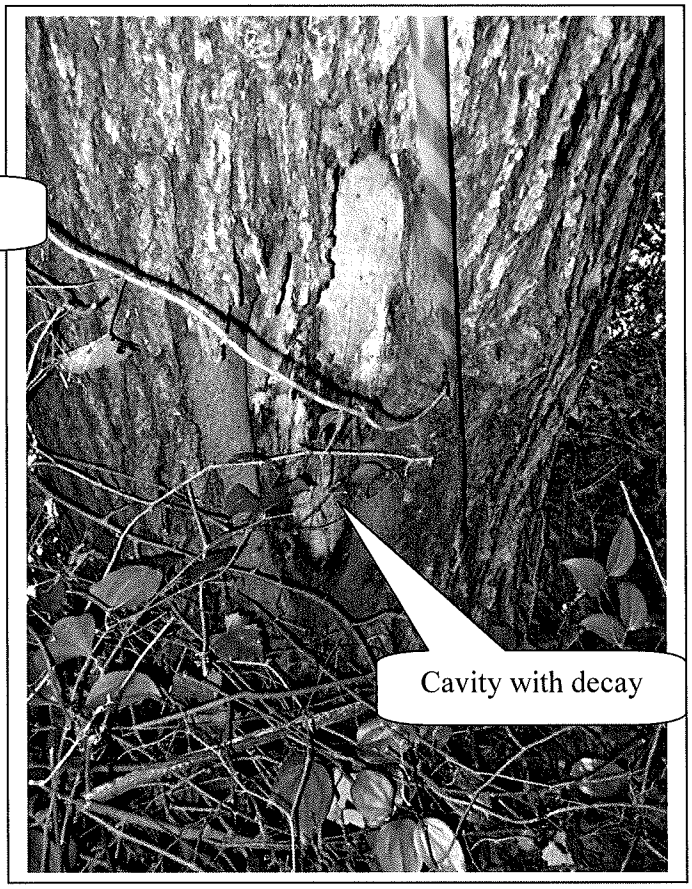



Photo 34

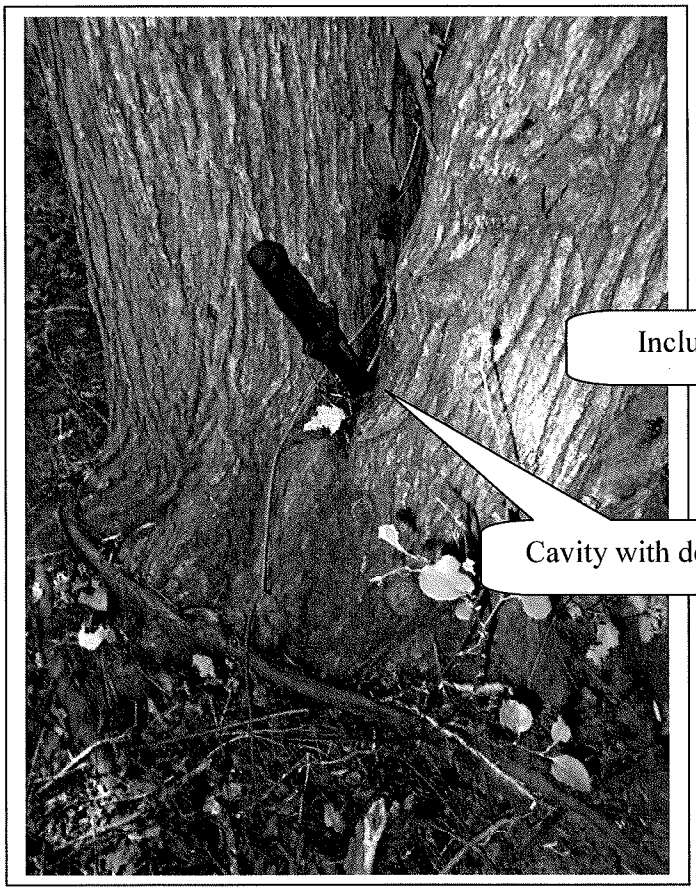



Photo 35

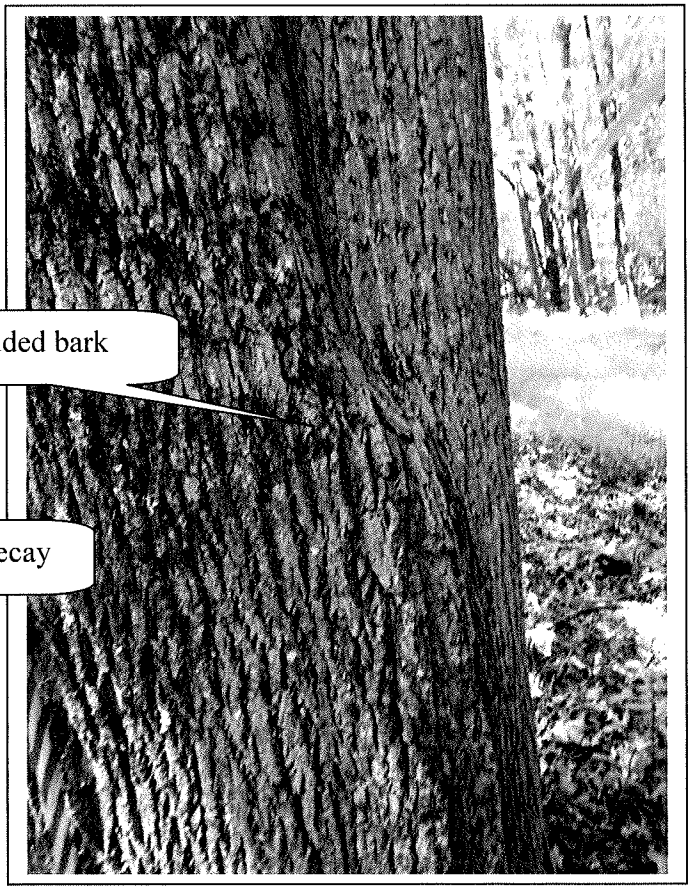


Photo 36

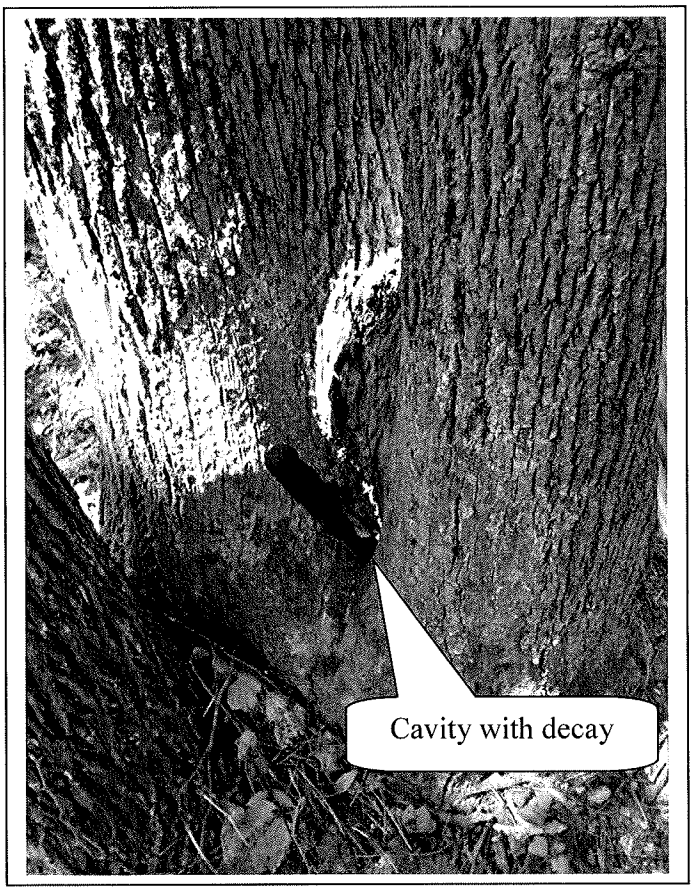



Photo 37

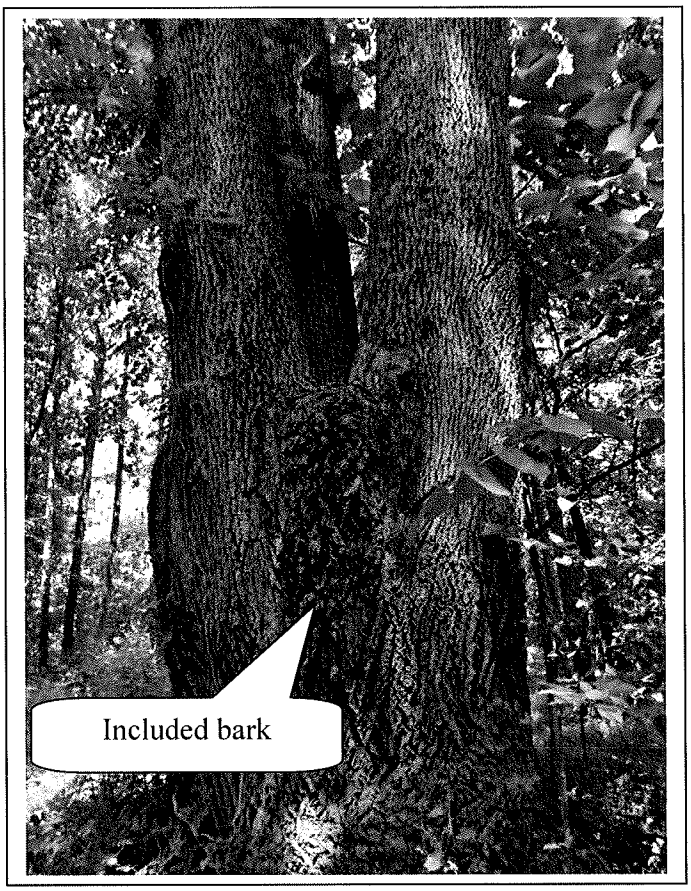



Photo 38

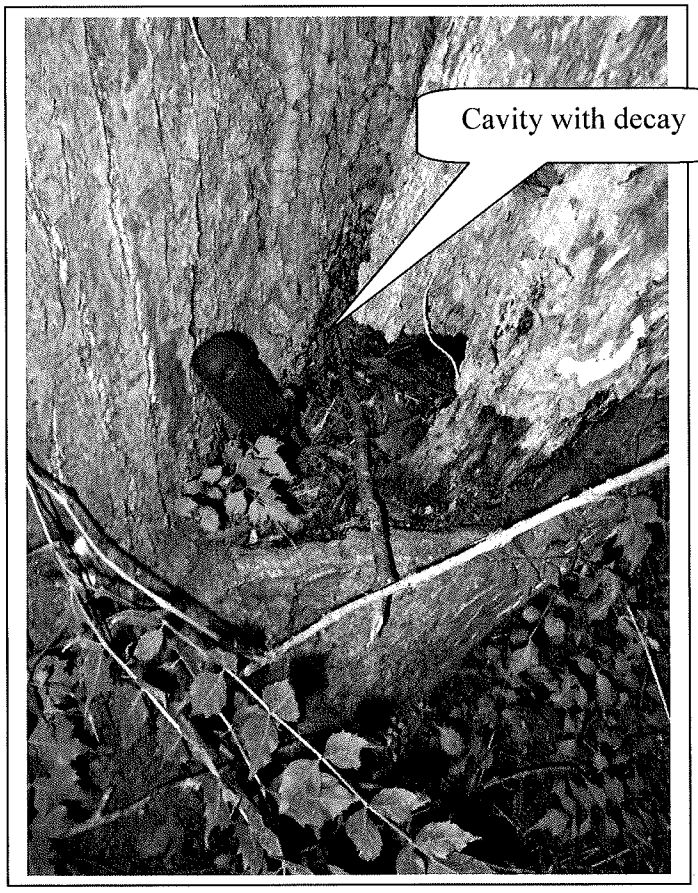



Photo 39

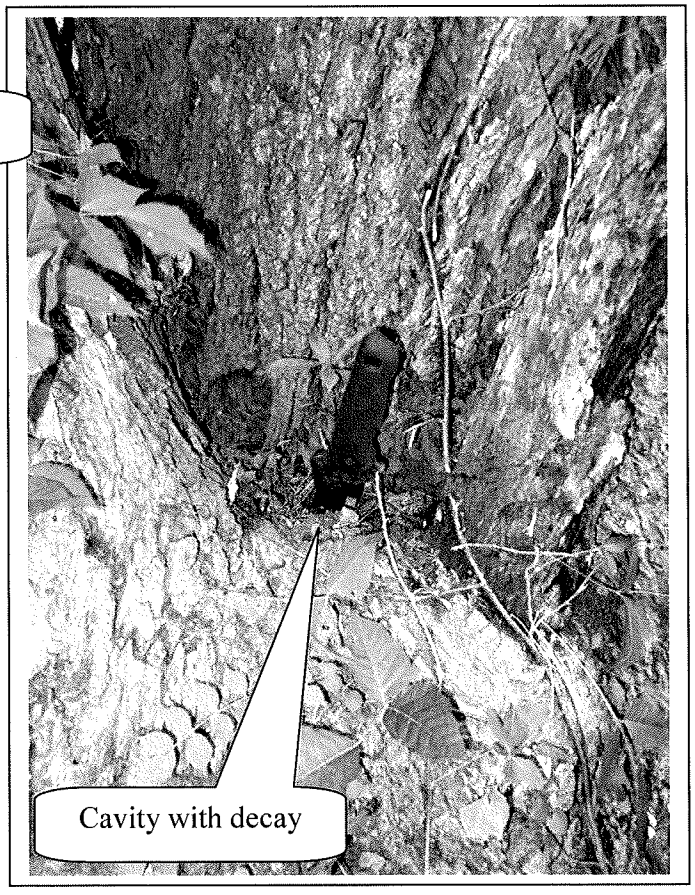



Photo 40

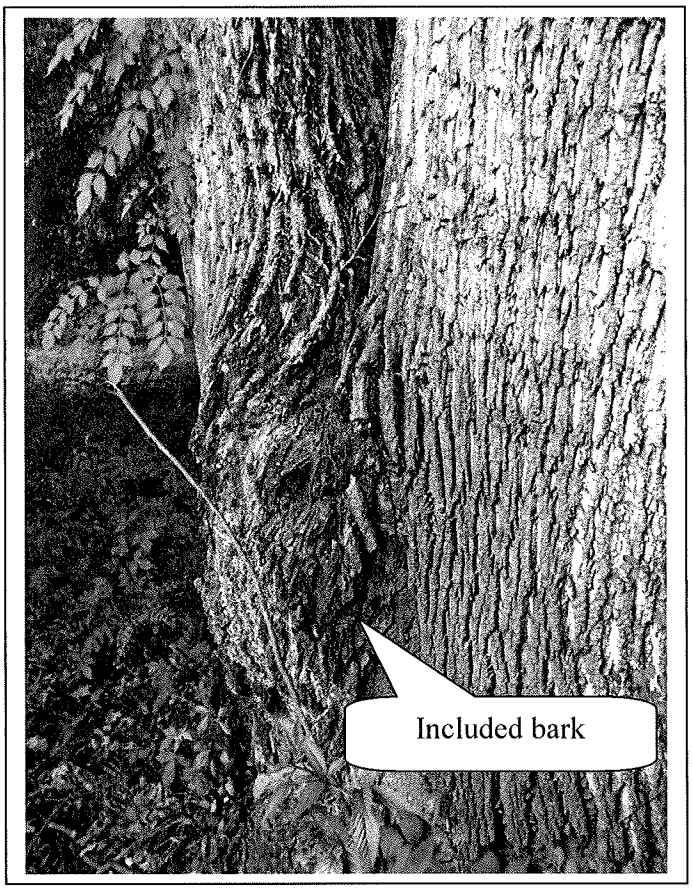



Photo 41

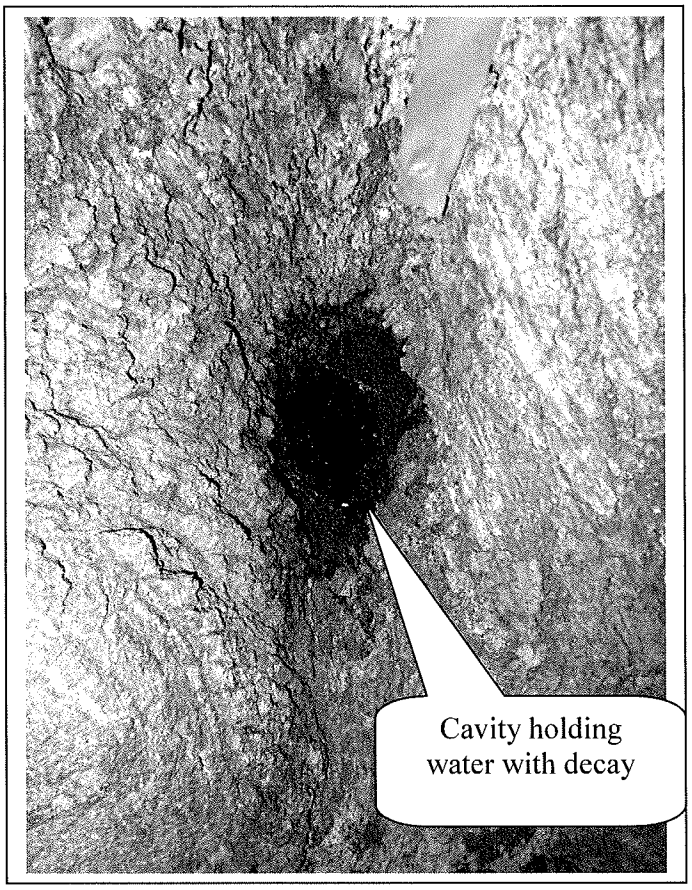



Photo 42

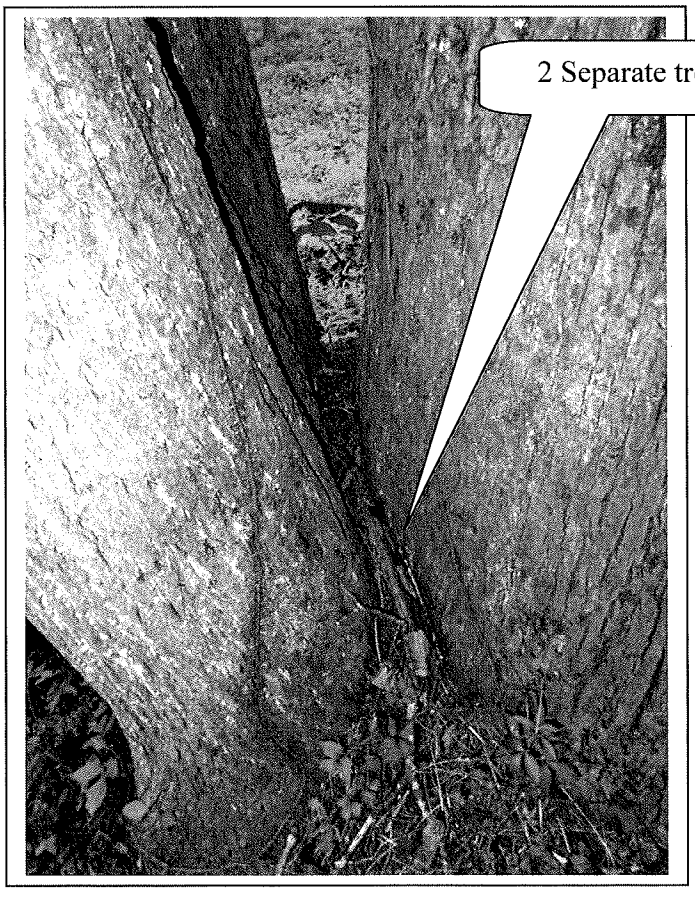



Photo 43

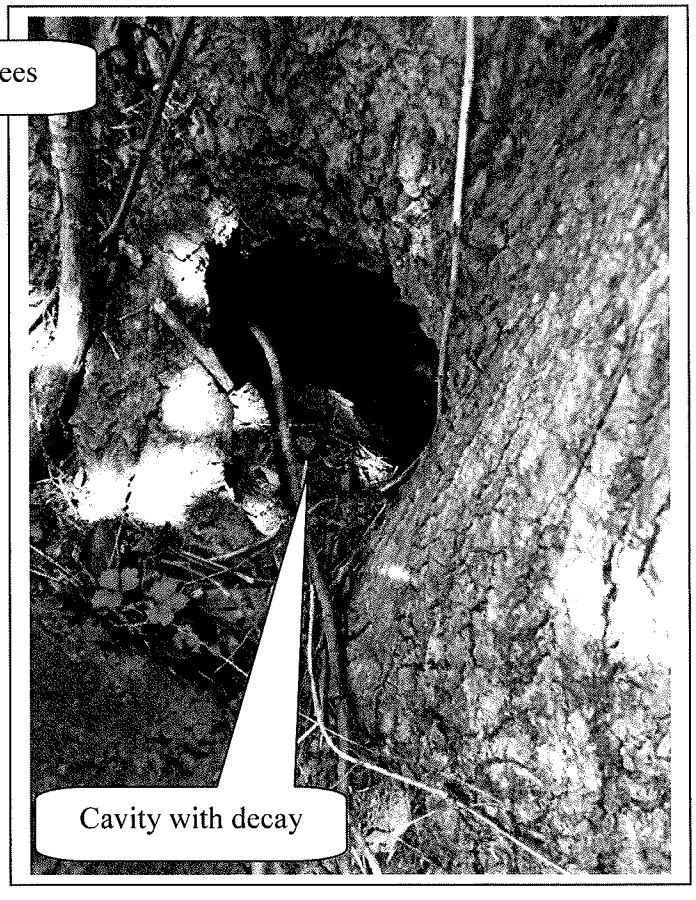



Photo 44

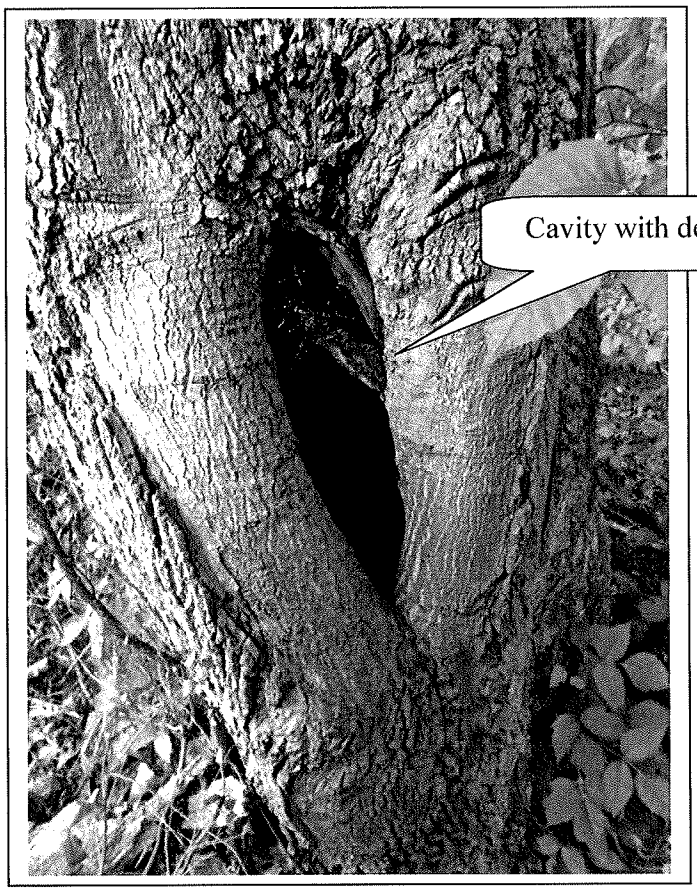



Photo 45

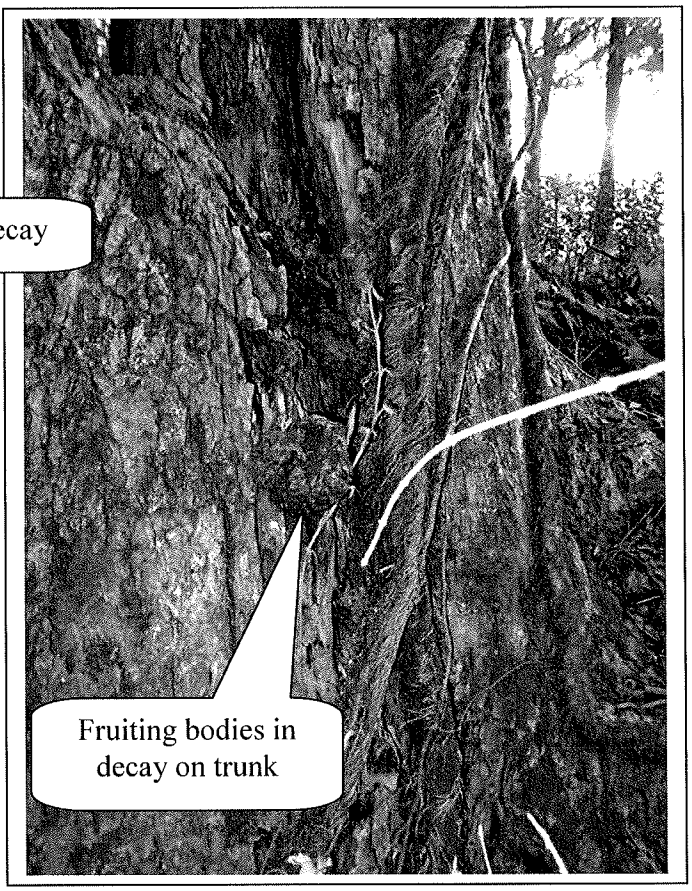



Photo 46

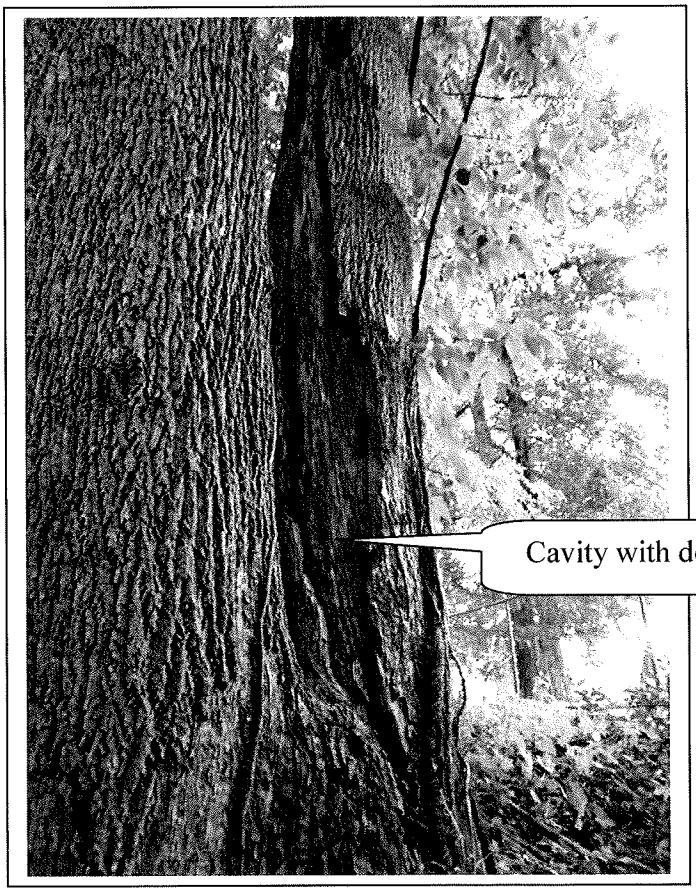



Photo 47

Photo 48

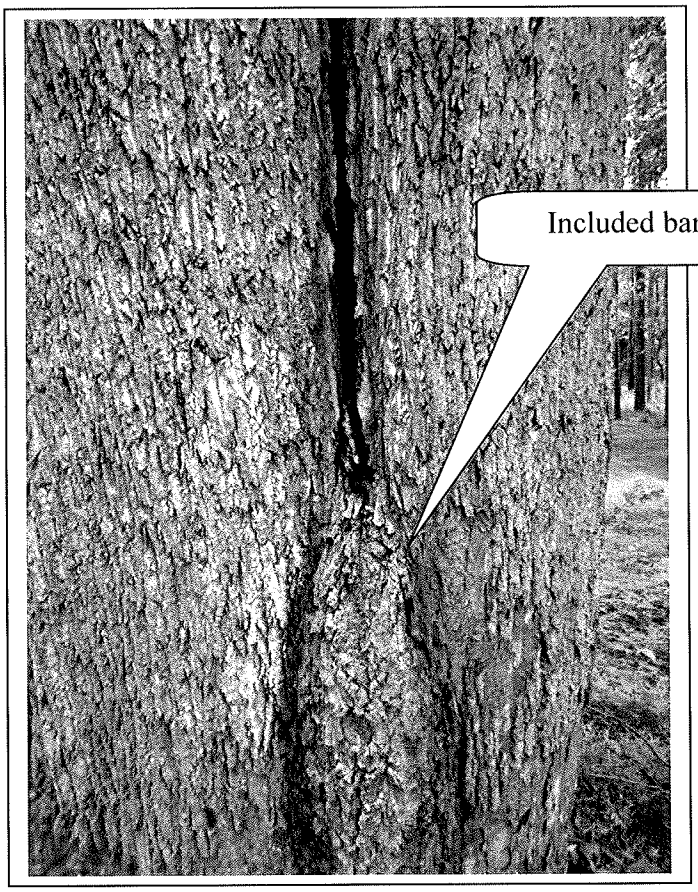



Photo 49

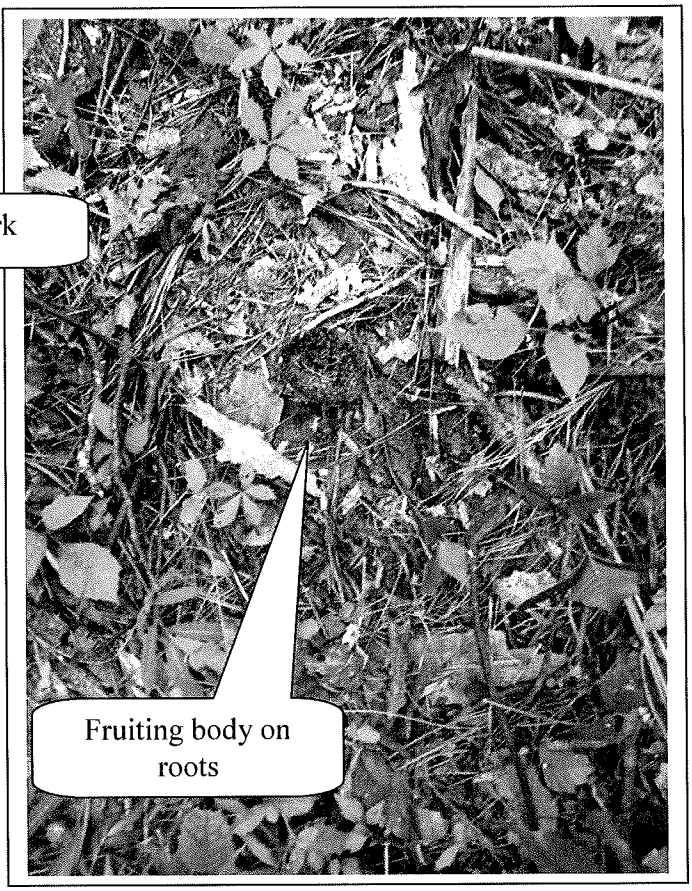



Photo 50

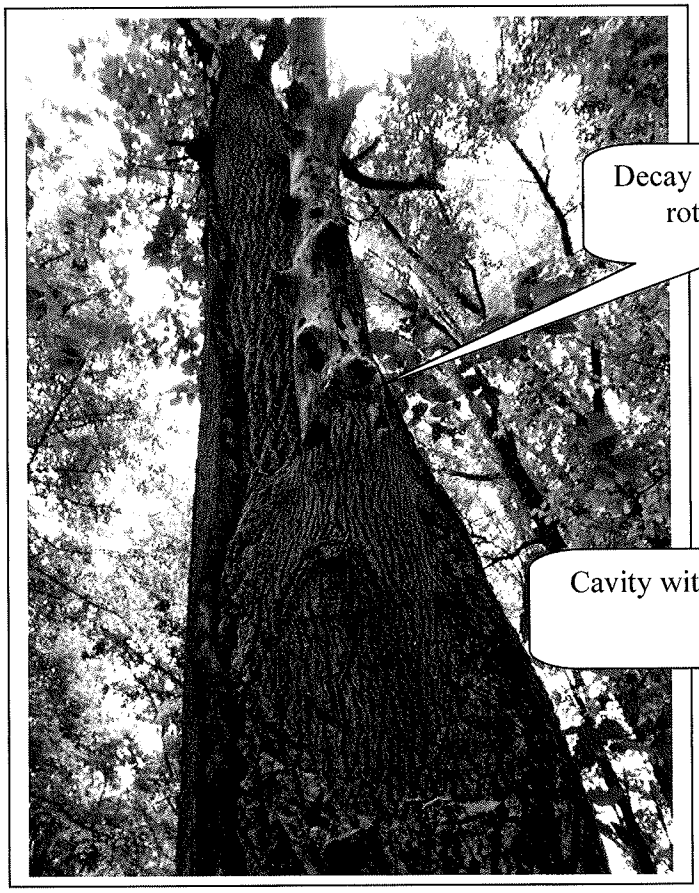



Photo 51

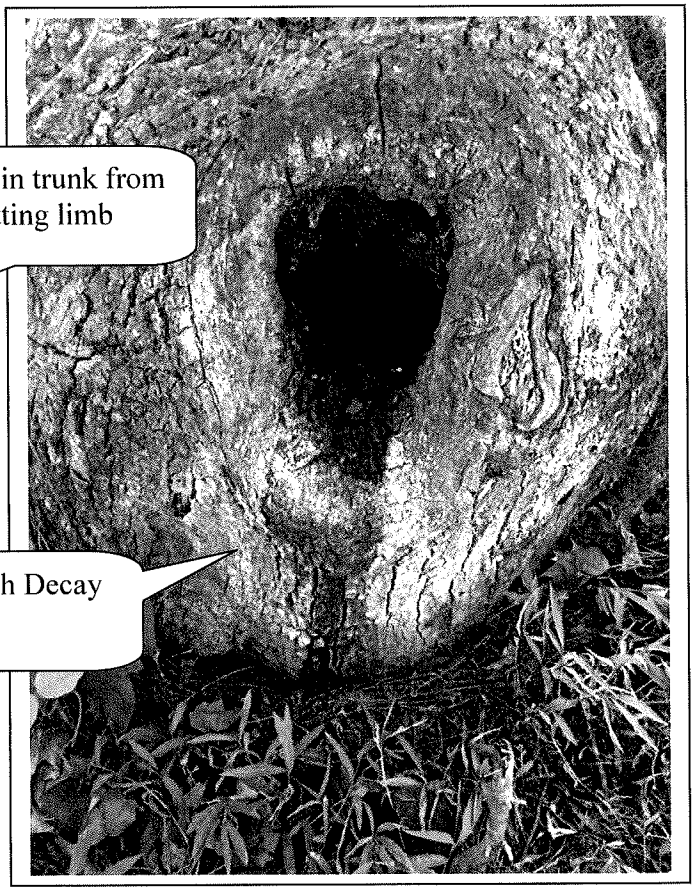


Photo 51

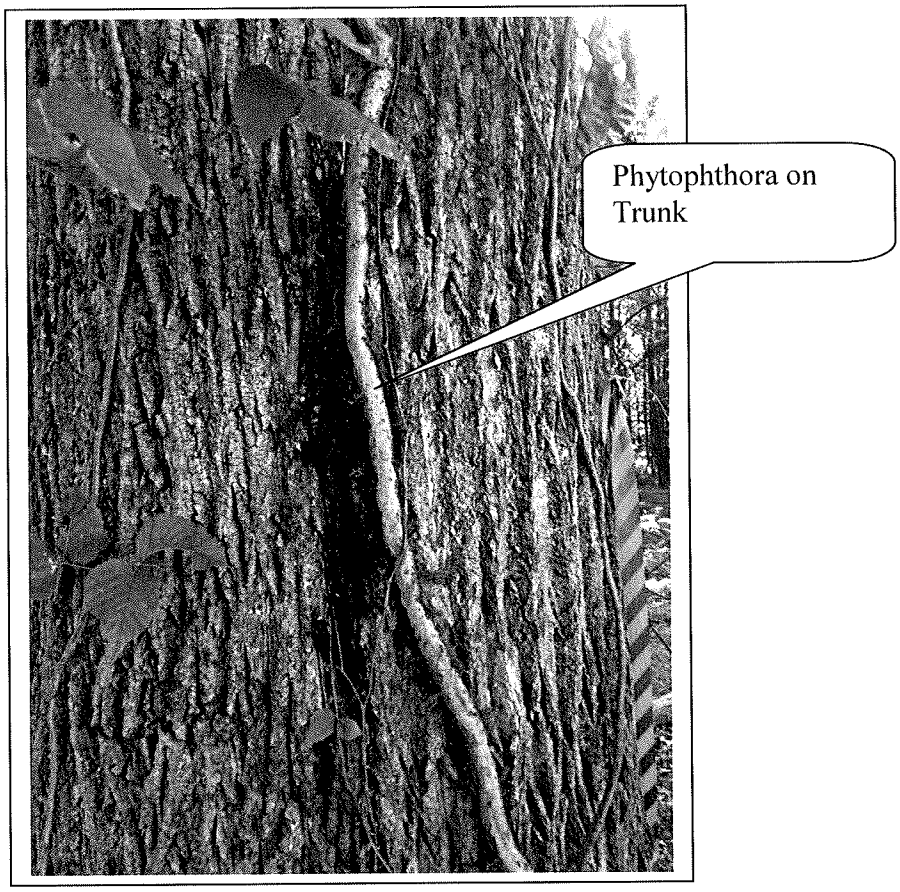



Photo 51

# CITY COUNCIL MEETING
# STAFF REPORT

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

---

**I. AGENDA ITEM TITLE:** Z-16-12 1530 RUCKER ROAD

CITY COUNCIL: OCTOBER 24, 2016

This item was heard at the October 6, 2016 Planning Commission meeting. Several residents of Michaela Woods subdivision spoke in opposition to the request stating that they were opposed to 3 lots. Most residents said they would be okay with 2 lots. After discussion, the Planning Commission recommended to deny this item. Vote (6-0)

**II. RECOMMENDATION:**

Deny Z-16-12 1530 Rucker Road request for rezoning.

**UPDATE: The applicant has amended the request for rezoning to the R-15 zoning district and provided an updated site plan depicting the subdivision of the 1-acre property into two (2) lots. Previously the applicant requested a rezoning to R-12 and the site plan reflected subdivision of the property into three (3) lots.**

If approval is considered, subject to the following conditions:

1. The property to be rezoned shall have an "R-15" zoning classification with single-family detached minimum lot sizes of 15,000 square feet.
2. Property shall be subdivided into no more than 2 lots, with a density not to exceed 2 dwelling units per acre.
3. Homes shall contain not less than 1,600 square feet of floor space on the main floor, exclusive of any space in garages, carports, and finished basements. Two-story homes shall contain not less than 2,000 square feet of floor

space in habitable areas. In two-story homes, the main floor requirement may be reduced to not less than 1,000 square feet of area exclusive of the non-habitable areas. No home shall contain more than 2,800 square feet of finished space.

4. Outbuildings shall be constructed of same material as the dwelling.
3. All homes shall be oriented to and shall only have access from Michaela Drive.
4. Existing driveway on Rucker Road shall be removed.
5. Provide minimum 10' landscape strips along Rucker Road and Michaela Drive and minimum 5' landscape strips along the north and east property lines.
6. Specimen trees shall be saved and home sites shall be laid out to minimize impact to the existing tree canopy, as determined by the City Arborist.
7. All elevations shall be a minimum 30% brick or stone, with final approval by Staff.
8. Same level of architectural details on all 4 sides, with final approval by Staff.
9. Homes shall have a front covered entry and shall be a minimum 6' in depth.
10. No unfinished wood on decks or porches shall be visible from Rucker Road or Michaela Drive.
11. Rucker Road frontage shall be coordinated with City roadway project to accommodate a 4' bike lane, 6' beauty strip, and 8' wide sidewalk.
12. If existing pool is to remain, it must meet all applicable zoning regulations and shall be heavily screened from Michaela Drive.
13. If stormwater management is determined to be required, it shall be located on a separate lot as approved by Staff.

**III. REPORT IN BRIEF:**

The applicant, Majidreza Sehizadeh, is requesting a change in zoning for one (1) acre from AG (Agriculture) to R-12 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the subject property into three (3) single-family detached lots.

**IV. ATTACHMENTS:**

- Site Plan

## DISCUSSION

The submitted request, if approved, will allow for three (3) single-family detached lots with a proposed density of 2.97 dwelling units per acre. The site is currently developed with one single-family detached home and a pool. The one (1) acre property is located on the northeast corner of Rucker Road and Michaela Drive.

Properties surrounding the subject parcel are zoned R-15 to the north, east and west and R-10 and R-15 to the south. Michaela Woods subdivision is located to the north and west and consists of 0.4-acre lots with a density of 1.66 dwelling units per acre. Arrowood subdivision is located to the south and consists of min. 30,000 square foot lots with a density of 1.31 dwelling units per acre. The R-15 property to the east is approximately one (1) acre and is developed with one (1) dwelling unit. Hedington Square subdivision was developed in unincorporated Fulton County as min. 5,000 – 9,000 square foot lots with a density of 3.4 dwelling units per acre.

The City's Comprehensive Plan reflects a Low Density Residential future land use designation for the property. Within that land use designation, the R-15 (minimum 15,000 square feet) and R-12 (minimum 12,000 square feet) zoning districts are shown as the appropriate zoning districts. The surrounding area is predominately zoned R-15 and the subject property is located at the entrance to the Michaela Woods subdivision, which is also zoned R-15. Therefore, the R-15 zoning district is the most appropriate zoning district for the subject property.

The adjacent property to the east, 1540 Rucker Road, was rezoned on 2015 from AG to R-15 to allow for redevelopment of the one (1) acre property with one (1) single-family detached home. The primary reason for the applicant's rezoning request was to allow for reduced building setbacks associated with the R-15 zoning district. Approval was granted subject to conditions, including that the property not be subdivided and that Rucker Road frontage be coordinated with the City's roadway project.

The submitted site plan depicts three (3) single-family detached lots with each lot having of lot size of approximately 14,600 square feet. All lots are shown oriented to and with access from Michaela Drive. Each lot has 140' of frontage on Michaela Drive. Building footprints are provided on the site plan to show how an appropriately-sized home can fit on each lot. The proposed site plan meets or exceeds the development standards in the R-12 zoning district, including the following building setbacks:

Front Setback – 30 feet
Side Setback – 10 feet (Rucker Road – 65 feet)
Rear Setback – 30 feet

The applicant provided a tree survey, but did not provide a tree assessment. The applicant's engineer has stated that all trees are considered to be in 'Good' condition and acknowledges that the lot layout and building footprints will need to be designed around specimen trees to have the least amount of impact.

Three (3) single-family detached homes will generate three (3) PM Peak Hour trips.

**STANDARDS FOR ZONING CHANGES**

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

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

*Response: The zoning proposal would allow 'For-Sale' single-family detached homes, which is consistent with the use of adjacent and nearby properties.*

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

*Response: The proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included limiting the zoning of the property to R-15, protecting the tree canopy and requiring architectural standards.*

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

*Response: The proposed development will not have significant impacts on the natural environment. Staff proposes conditions to protect specimen trees and the tree canopy.*

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

*Response: The property is currently zoned AG and is developed with one (1) single-family detached home. One (1) additional 'For-Sale' single-family detached home is permitted on properties in the AG district with approval of a conditional use.*

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

*Response: Up to two (2) additional lots will not create a significant change in demand on public facilities or services.*

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

*Response: The adjacent property to the east was rezoned from AG to R-15 in 2015, which is consistent with the zoning of surrounding properties. The proposed R-12 zoning district is not supported by new or changing conditions.*

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

*Response: The request to rezone from AG to R-12 reflects a reasonable balance as the Comprehensive Land Use Plan designation of the subject property is Low Density Residential. However, the development pattern in the area is based on R-15 zoning, which is the most appropriate zoning district for the subject property.*

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

*Response: The Comprehensive Land Use Plan designation identifies a density of up to 3.63 dwelling units per acre, which is consistent with the applicant's request for 2.97 dwelling units per acre. However, the development pattern in the area is based on R-15 zoning, which is the most appropriate zoning district for the subject property.*

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

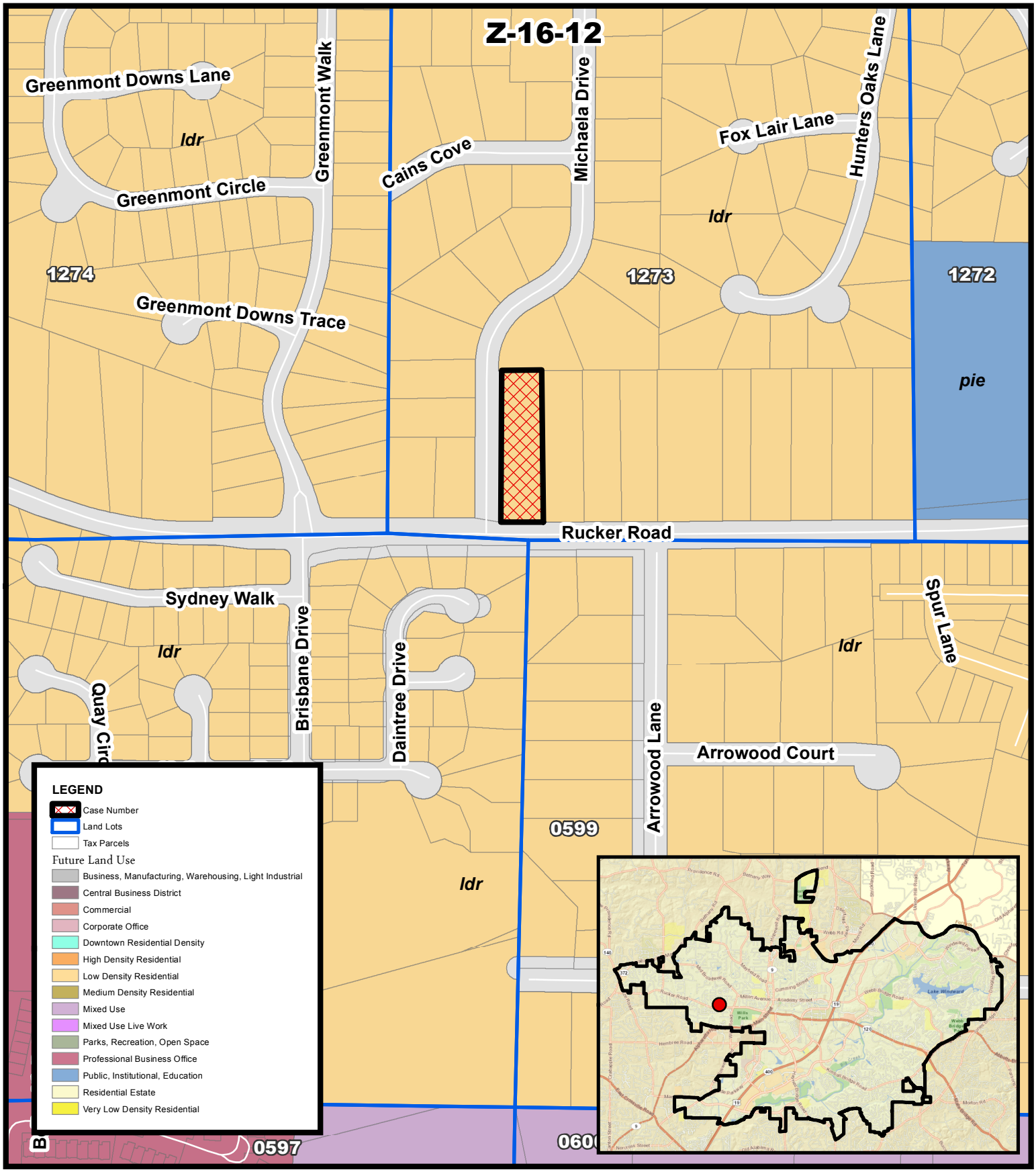
*Response: The zoning proposal meets the Comprehensive Land Use Plan designation, which is Low Density Residential.*

**CONCURRENCES**

City Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request for rezoning to R-12 given the surrounding development pattern, which is primarily R-15. However, Staff can support a rezoning to R-15 with a subdivision of the property into no more than two (2) lots. In addition, architectural standards, tree protection and landscaping conditions are recommended to protect the character of the area.

**CITIZEN PARTICIPATION PLAN**

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

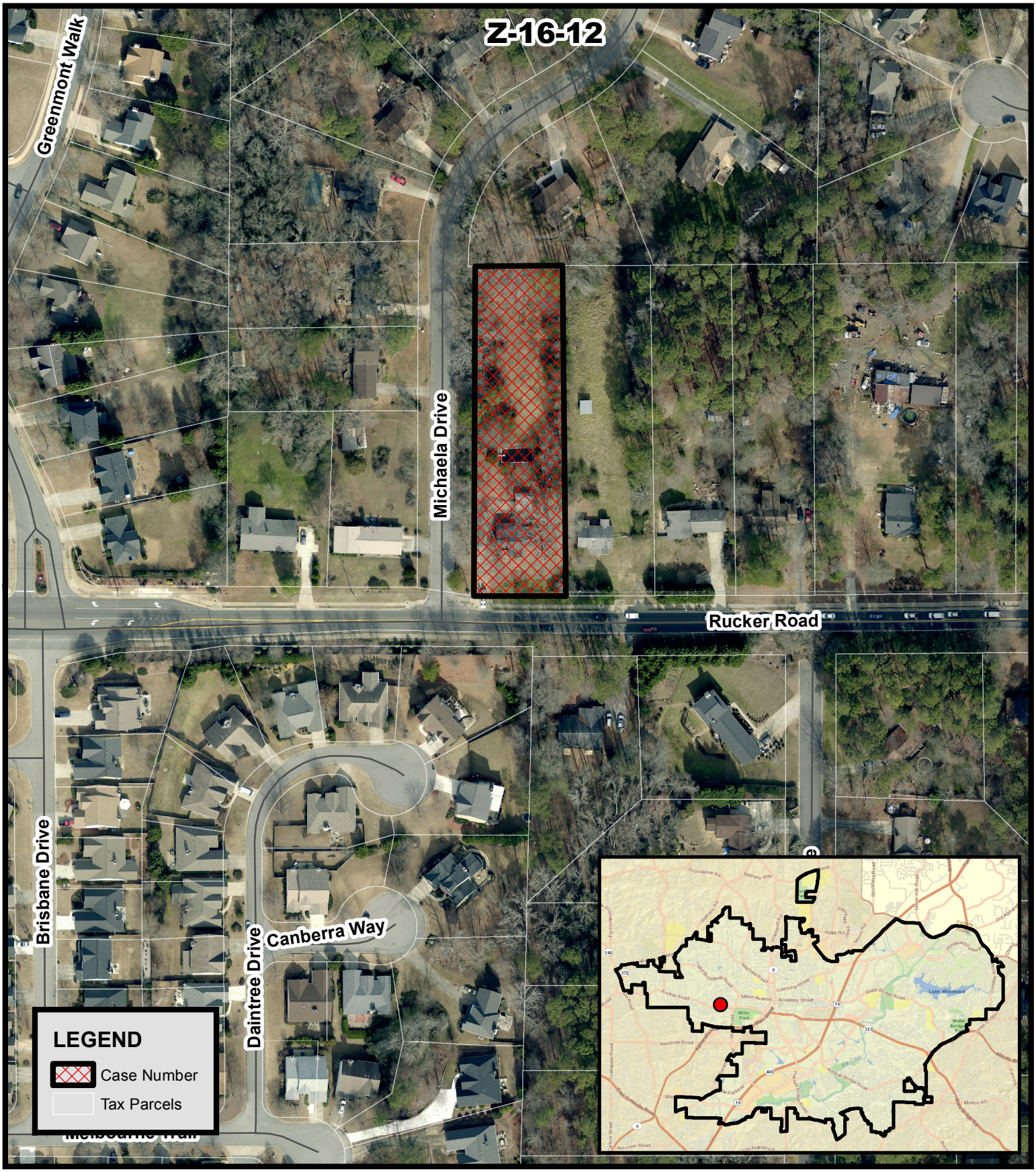



# 2030 Land Use
# 1530 Rucker Road

THE CITY OF ALPHARETTA GEORGIA

**Z-16-12**
**D/LL: 2/2/1273**
**PC: 10/06/16**
**CC: 10/24/16**

**Location Map Provided by:**
**Community Development - GIS**

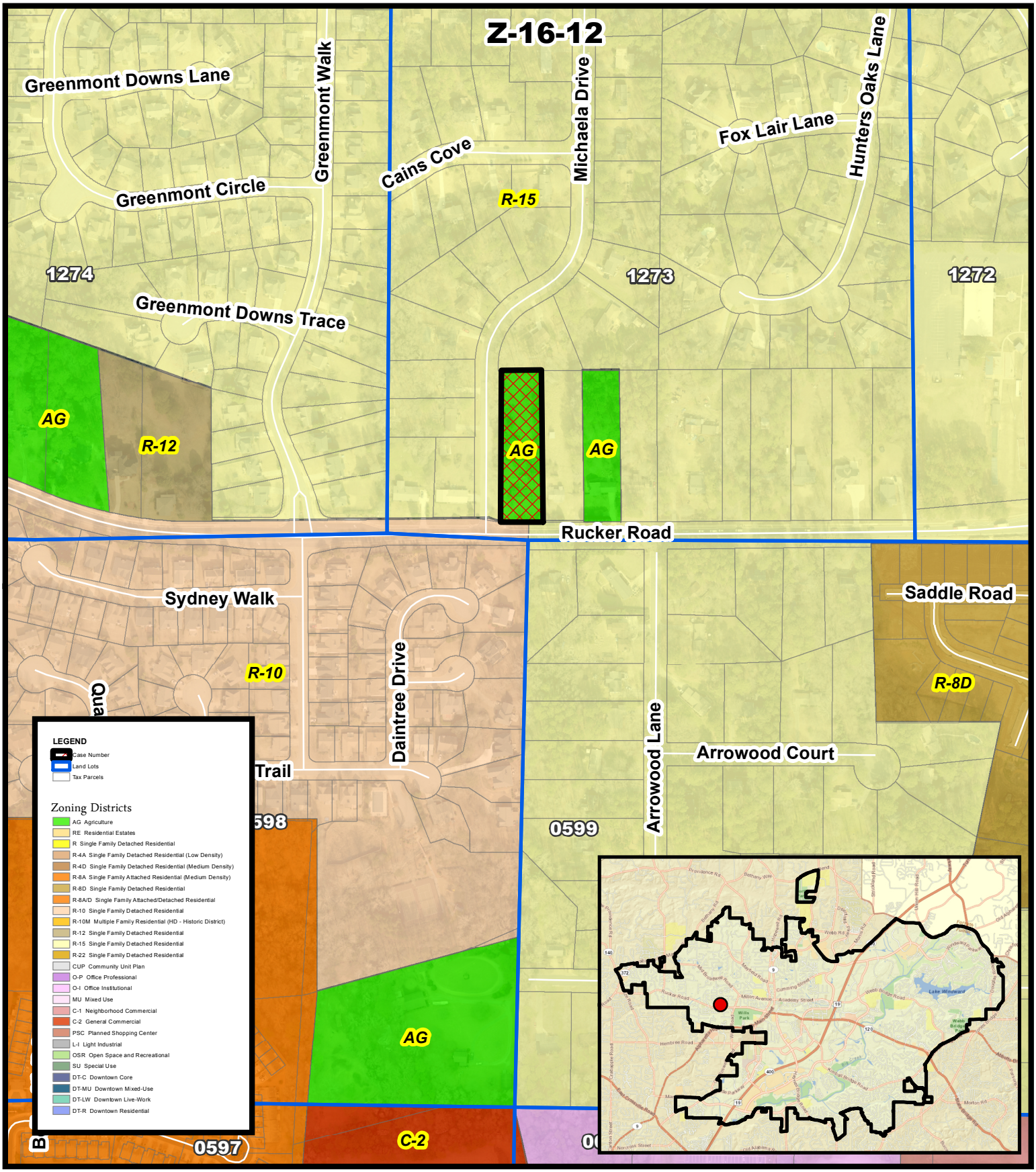



# Aerial Map
# 1530 Rucker Road

**Z-16-12**
**D/LL: 2/2/1273**
**PC: 10/06/16**
**CC: 10/24/16**

THE CITY OF ALPHARETTA GEORGIA

**Location Map Provided by:**
**Community Development - GIS**

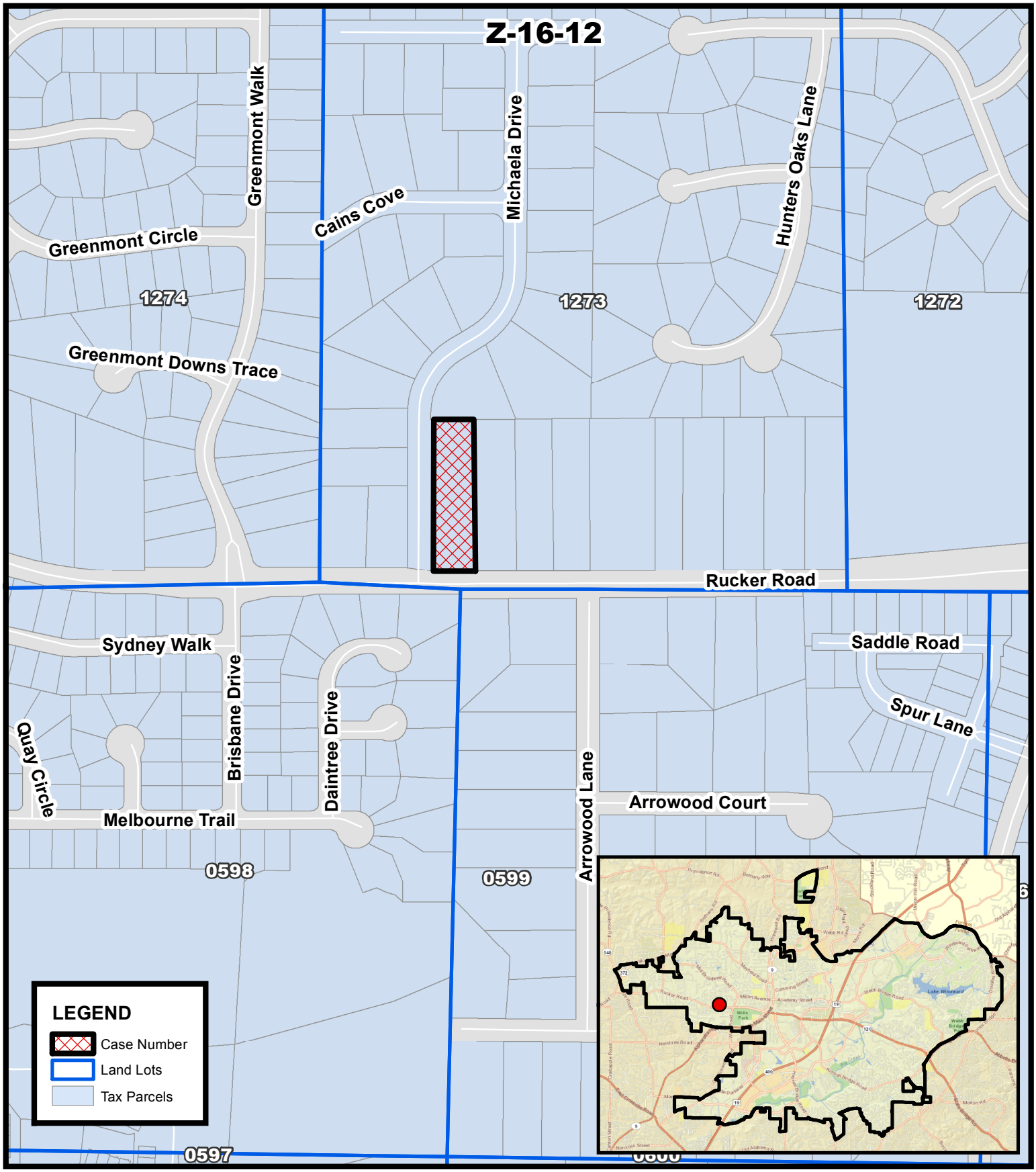



# Zoning Map
# 1530 Rucker Road

THE CITY OF ALPHARETTA GEORGIA

**Z-16-12**
**D/LL: 2/2/1273**
**PC: 10/06/16**
**CC: 10/24/16**

**Location Map Provided by:**
**Community Development - GIS**




# Location Map
# 1530 Rucker Road

Z-16-12
D/LL: 2/2/1273
PC: 10/06/16
CC: 10/24/16

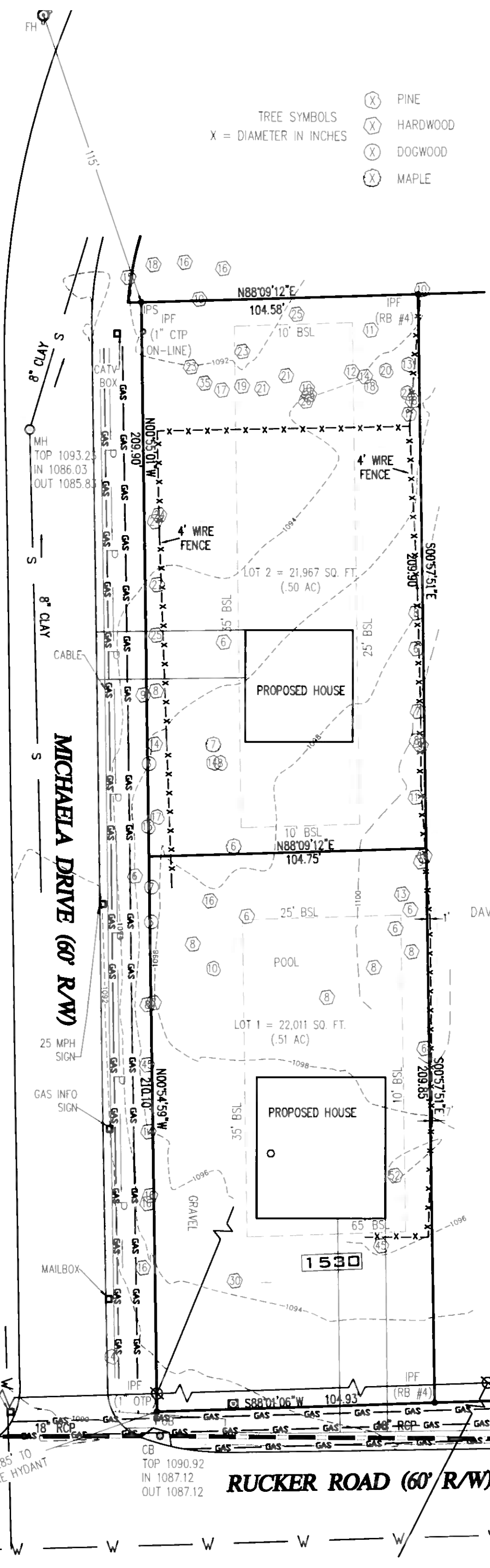
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

d from an actual
nts shown
ng
, size, type,

subscribed
dges that this
City of
ic water facilities, storm drains,
ties and appurtenances thereon

gia,
naretta Zoning requirements.




**Drainage Note:**

*The owner of record, on behalf of himself releases City of Alpharetta from any and c erosion from storm drains or from floodin drainage features. A drainage easement is providing for the emergency protection of watercourses as established by these regu Director may conduct emergency mainten emergency conditions exist. Emergency m debris, excavation, filling and the like nec judgment of said Director is potentially in system. Such emergency maintenance, con construed as constituting a continuing ma Alpharetta nor an abrogation of City of A expenses from the owner/s of the property*

The owner's acknowledgement and d
Public Streets _____
Storm Sewer Easements _____
Sanitary Sewer Easements _____
Public Parks – Open Spaces _____

**Engineering Certificate : (signed, se**

*"It is hereby certified that this plat is true survey of the property by me or under my actually exist or are marked as 'future' an improvements shown on this plat; and the shown; and that all engineering requirem Alpharetta, Georgia, have been fully comp*

*By:* _____

*By:* _____

# CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: 1530 Rucker Road, Alpharetta GA, 30009

Contact Name: Majidreza Sehizadeh Telephone: 404-550-8115

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

No certified letters were mailed out. No one mailed or called to raise any issues or concerns. Copy of the letter that was sent out is attached.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all wr 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 r 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 attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in and all documents provided in support of this report are true and accurate. I further understand that any false statements provided representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.*

Signature of Authorized Agent: _____ Date: 09,16,2016

7016 0910 0001 4978 4333

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Cheryl Roberts
Street and Apt. No., or PO Box No. 131 Michaela Drive
City, State, ZIP+4® Alpharetta, GA 30009

ALPHARETTA GA
Postmark
AUG 09 2016
USPS - 30009-9998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4978 5040

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☒ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Brian R. Larsen
Street and Apt. No., or PO Box No. 140 Michaela Drive
City, State, ZIP+4® Alpharetta, GA 30009

ALPHARETTA GA
Postmark Here
AUG 09 2016
USPS - 30009-9998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4978 4357

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☒ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Dourado Tanea
Street and Apt. No., or PO Box No. 130 Michaela Drive
City, State, ZIP+4® Alpharetta, GA 30009

ALPHARETTA GA
Postmark Here
AUG 09 2016
USPS - 30009-9998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4978 5378

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☒ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Micah D. Millican
Street and Apt. No., or PO Box No. 160 Michaela Drive
City, State, ZIP+4® Alpharetta, GA 30009

ALPHARETTA GA
Postmark Here
AUG 09 2016
USPS - 30009-9998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4978 5378

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

ALPHARETTA, GA 30009

Certified Mail Fee $3.30
$

Extra Services & Fees (check box, add fee as appropriate)
- ☒ Return Receipt (hardcopy) $ $2.70
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

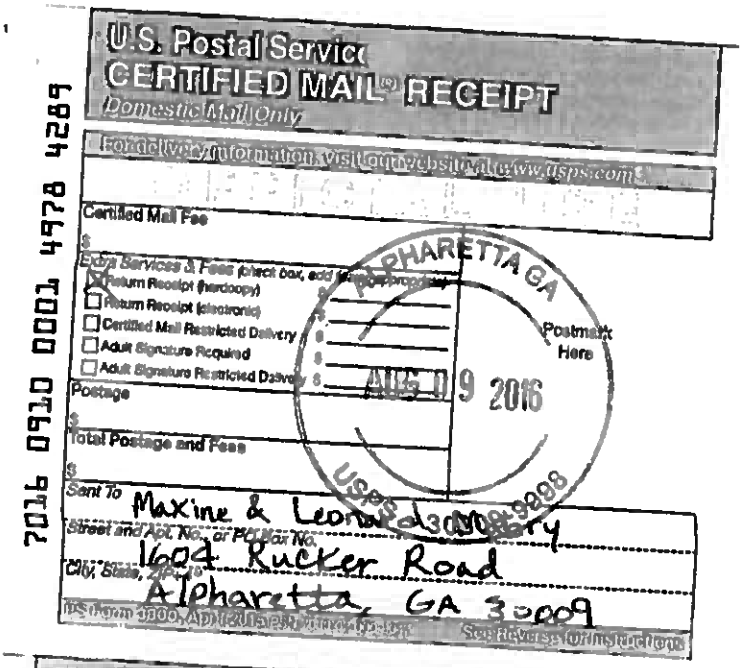
Postage $0.47
$

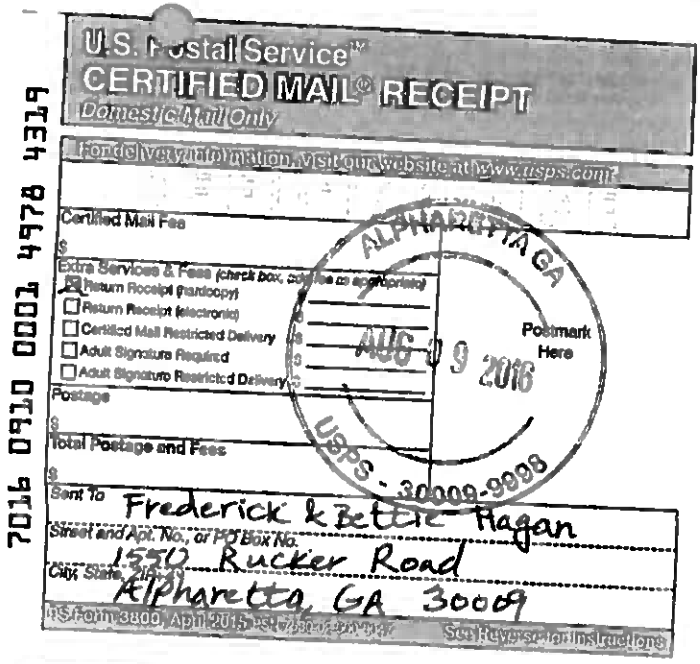
Total Postage and Fees $6.47
$

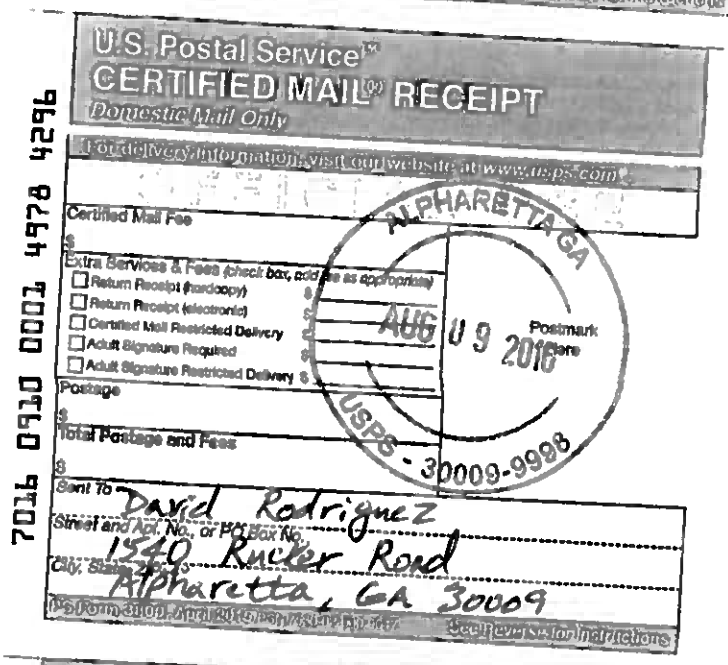
Sent To James F. Standridge, Jr.
Street and Apt. No., or PO Box No. 1580 Rucker Road
City, State, ZIP+4® Alpharetta, GA 30009

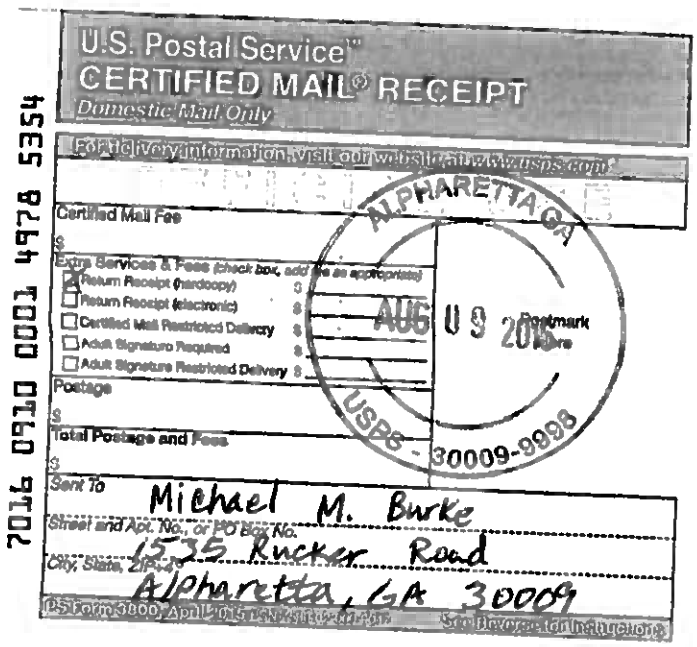
ALPHARETTA GA
Postmark Here
AUG 09 2016
USPS - 30009-9998

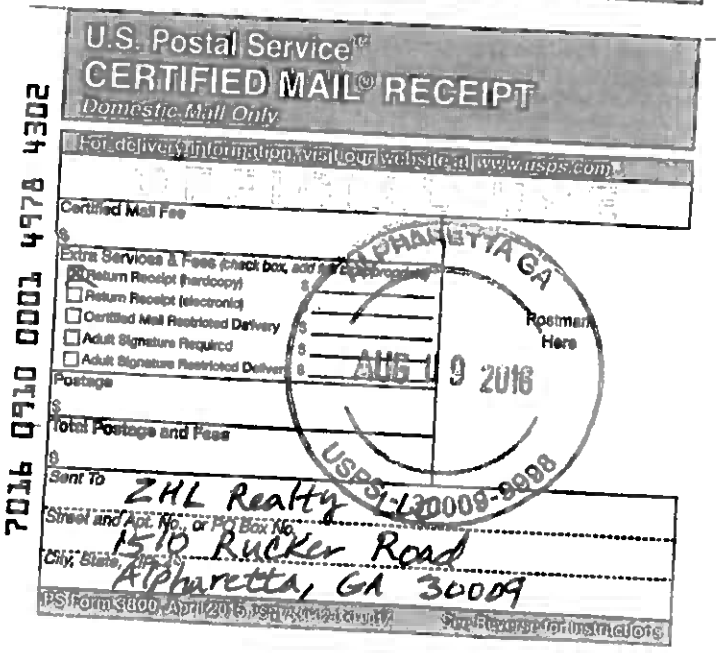
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

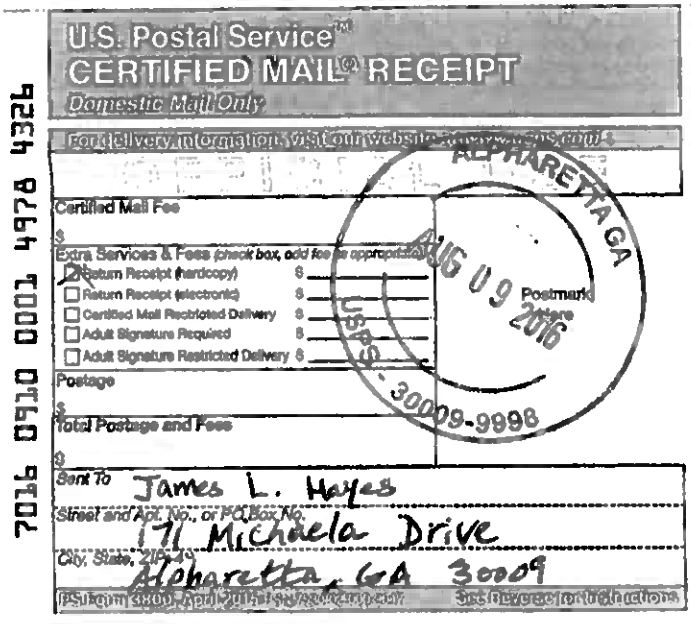

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To Maxine & Leonard Mabry
Street and Apt. No., or PO Box No. 1604 Rucker Road
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 4289


U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To Frederick & Bettie Hagan
Street and Apt. No., or PO Box No. 1550 Rucker Road
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 4319


U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To David Rodriguez
Street and Apt. No., or PO Box No. 1540 Rucker Road
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 4296


U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To Michael M. Burke
Street and Apt. No., or PO Box No. 1535 Rucker Road
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 5354


U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To ZHL Realty LLC
Street and Apt. No., or PO Box No. 1510 Rucker Road
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 4302


U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To James L. Hayes
Street and Apt. No., or PO Box No. 191 Michaela Drive
City, State, ZIP+4 Alpharetta, GA 30009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
ALPHARETTA GA
AUG 09 2016
USPS - 30009-9998
Postmark Here
7016 0910 0001 4978 4326

7016 0910 0001 4978 5064

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®
ALPHARETTA, GA 30009

Certified Mail Fee $3.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.70
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.47
Total Postage and Fees $6.47

Sent To Somers Michael & Harry
Street and Apt. No., or PO Box No. 120 Michaela Drive
City, State, ZIP+4® Alpharetta, GA 30009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ALPHARETTA GA 0509 07
Postmark Here
AUG 09 2016
08/09/2016
USPS 30009-9998

7016 0910 0001 4978 5385

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®
ALPHARETTA, GA 30009

Certified Mail Fee $3.30
Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $2.70
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.47
Total Postage and Fees $6.47

Sent To Robert H. Mize
Street and Apt. No., or PO Box No. 1560 Rucker Road
City, State, ZIP+4® Alpharetta, GA 30009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ALPHARETTA GA 0509 07
Postmark Here
AUG 09 2016
08/09/2016
USPS 30009-9998

Here is a list of the names and addresses of the neighbor's.

1. Robert H Mize 5060 Rucker Rd
2. ZHL Realty LLC 1510 Rucker Rd
3. David Rodriguez 1540 Rucker Rd
4. Frederick & Bettie 1550 Rucker Rd
5. Maxime & Leonard Mabry 1604 Rucker Rd
6. Michael M Burke 1535 Rucker Rd
7. James F Standridge 1580 Rucker Rd
8. Somers Michael & Hardy Cay 120 Michaela Dr
9. James L Hayes 171 Michaela Dr
10. Brian R Larsen 140 Michaela Dr
11. Brian R Larsen 150 Michaela Dr
12. Cheryl Roberts 151 Michaela Dr
13. Dourado Tonea 130 Michaela Dr
14. Micah D Millican 160 Michaela Dr

**Majidreza Sehizadeh**
1530 Rucker Road, Alpharetta, GA 30009
Cell phone: (404) 550-8115 Email: majidsehi@hotmail.com

August 9, 2016

Mr. Brian R. Larsen
150 Michaela Drive
Alpharetta, Georgia 30009

RE: Rezoning Request for Property at **"1530 Rucker Road"**

Dear Mr. Larsen:

I am your neighbor from 1530 Rucker Road in Alpharetta. My property is approximately one acre and has a building that I have been living in since November 2013. The current zoning of my lot is AG-1 which is agricultural. I have requested to rezone my property to make it more compatible with the surrounding properties. My requested zoning is R-12 which is residential. After rezoning I plan to subdivide the property to three one-third acre lots for single family residential use.

As you may have noticed, currently there is an old building with car port plus other outdated storage sheds and a dilapidated swimming pool on the property. I propose to remove the existing structures and build a new home with approximately 3500 square feet of space in each of the three lots after subdividing the property. I am confident that the planned overhaul will not only enhance the aesthetics but also increase the surrounding property values. Now, the single house on the property is on septic. I intend to provide public water and sewer services to all three lots. Also, currently access to my property is from a curb cut on Rucker Road. I propose to abandon that driveway and create safer access from Michaela Drive. I believe this change will help improve traffic on Rucker Road. Lastly, I want to highlight that I love the existing specimen trees on my property and will do all that I can to protect them.

As required by the City of Alpharetta, I have filed an application and requested for a public hearing regarding the referenced change. The public hearing on this matter will be held on October 6, 2016 at the City of Alpharetta located at 2 Park Plaza, Alpharetta, GA 30009. In the meantime, if you have any questions regarding the process, you may contact the City of Alpharetta Community Development Department by calling 678-297-6070.

I appreciate your time and will be glad to answer any questions or concerns you may have regarding the proposal. Please feel free to contact me by phone at 404-550-8115 or by email or mail by September 1, 2016. My contact information is provided at the top of this page. I look forward to hearing from you and appreciate your input. Thank you so much!

Yours truly,

Majidreza "Majid" Sehizadeh (Your Neighbor)

JN: 16 259

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: AG

IMPERVIOUS SURFACES:
GRAVEL = 2,139 SQ. FT.
HOUSE = 1,239 SQ. FT.
PORCH = 65 SQ. FT.
DECK = 109 SQ. FT.
CONC. PAD = 1500 SQ. FT
SHED = 632 SQ. FT.
POOL = 726 SQ. FT.
TOTAL IMPERVIOUS = 6,410 SQ. FT. (14.6%)
TOTAL LOT = 43,978 SQ. FT.

REFERENCE: PB 103 PG 60
PB 118 PG 107
DB 6338 PG 86
DB 53329 PG 671

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0054F DATED SEPTEMBER 18, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53329 PG 671
PROPERTY OWNER AT TIME OF SURVEY:
MAJIDREZA SEHIZADEH
PARCEL NUMBER: 22 4500 1273 0223

WEST PROPERTY LINE IS BEARING BASIS FROM DB 53329 PG 671

TOTAL AREA: 43,978 SQ FT, 1.01 AC

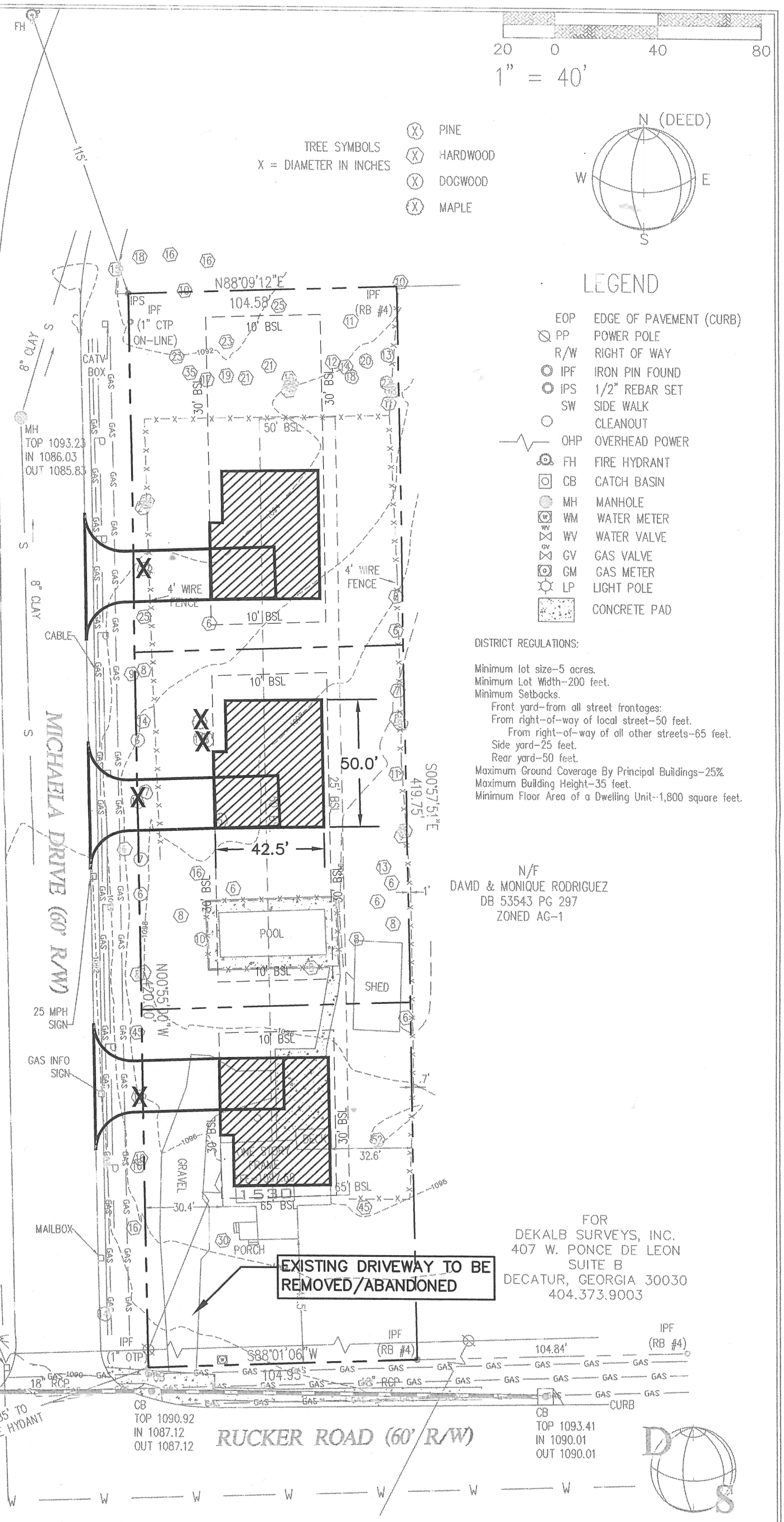
CALCULATED PLAT CLOSURE. 1:291,745

FIELD DATA:

DATE OF FIELD SURVEY 5-19-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET

EQUIPMENT:
ELECTRONIC TOTAL STATION




N/F
DAVID & MONIQUE RODRIGUEZ
DB 53543 PG 297
ZONED AG-1

DISTRICT REGULATIONS:

Minimum lot size--5 acres.
Minimum Lot Width--200 feet.
Minimum Setbacks.
Front yard--from all street frontages:
From right--of--way of local street--50 feet.
From right--of--way of all other streets--65 feet.
Side yard--25 feet.
Rear yard--50 feet.
Maximum Ground Coverage By Principal Buildings--25%.
Maximum Building Height--35 feet.
Minimum Floor Area of a Dwelling Unit--1,800 square feet.

FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

SURVEY FOR
MAJID SEHIZADEH

# 1530 RUCKER ROAD

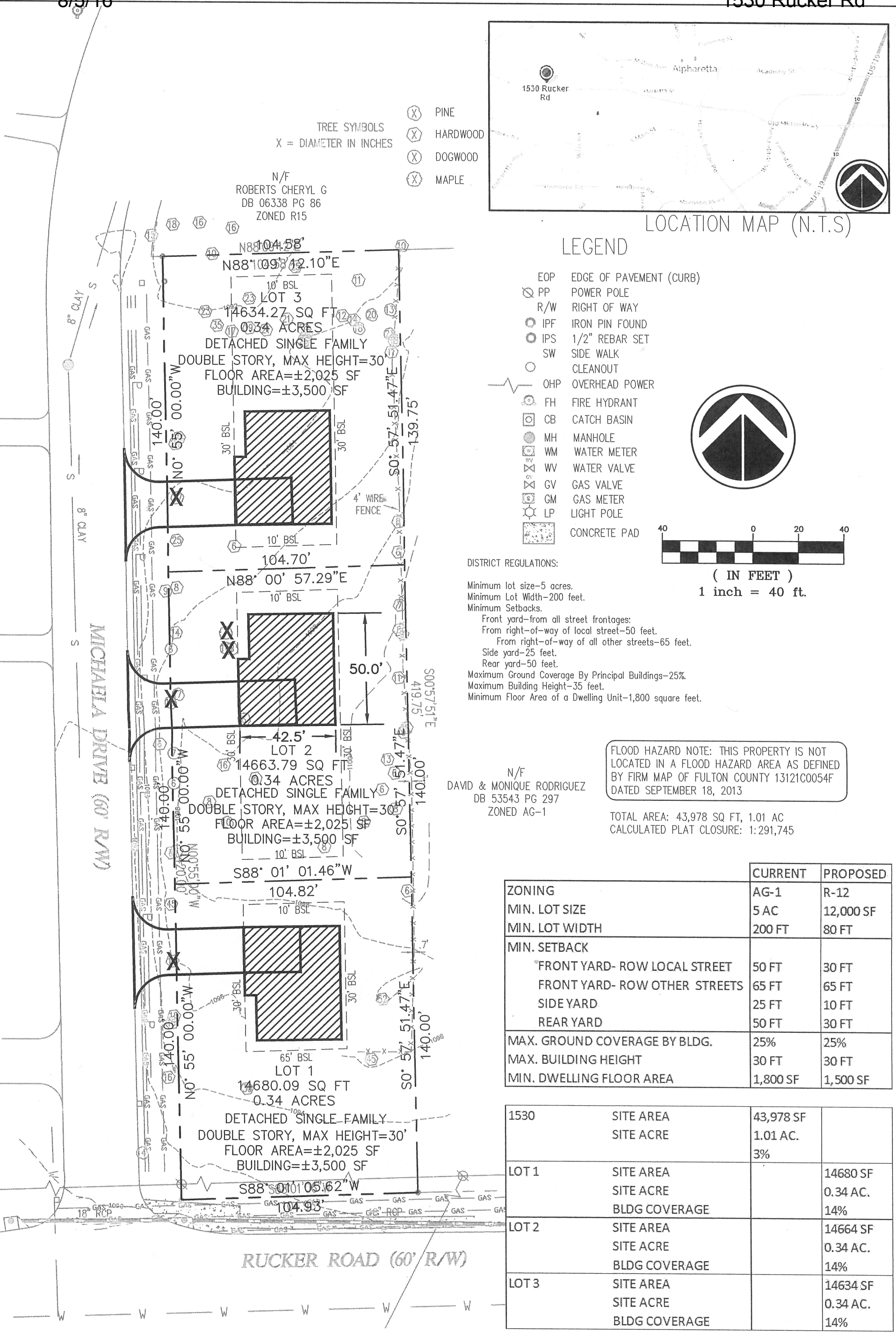
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT 1273, DIST 2, SECT 2
DATE: MAY 23, 2015

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

www.dekalbsurveys.com

**EXISTING CONDITIONS WITH NEW BUILDING**

C1.0




LOCATION MAP (N.T.S)

## LEGEND

| | | |
|---|---|---|
| | EOP | EDGE OF PAVEMENT (CURB) |
| ⊘ | PP | POWER POLE |
| | R/W | RIGHT OF WAY |
| ○ | IPF | IRON PIN FOUND |
| ○ | IPS | 1/2" REBAR SET |
| | SW | SIDE WALK |
| ○ | | CLEANOUT |
| ∿∿ | OHP | OVERHEAD POWER |
| | FH | FIRE HYDRANT |
| | CB | CATCH BASIN |
| | MH | MANHOLE |
| | WM | WATER METER |
| | WV | WATER VALVE |
| | GV | GAS VALVE |
| | GM | GAS METER |
| | LP | LIGHT POLE |
| | | CONCRETE PAD |

40 0 20 40

( IN FEET )
1 inch = 40 ft.

DISTRICT REGULATIONS:

Minimum lot size–5 acres.
Minimum Lot Width–200 feet.
Minimum Setbacks.
Front yard–from all street frontages:
From right–of–way of local street–50 feet.
From right–of–way of all other streets–65 feet.
Side yard–25 feet.
Rear yard–50 feet.
Maximum Ground Coverage By Principal Buildings–25%.
Maximum Building Height–35 feet.
Minimum Floor Area of a Dwelling Unit–1,800 square feet.

N/F
DAVID & MONIQUE RODRIGUEZ
DB 53543 PG 297
ZONED AG–1

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0054F DATED SEPTEMBER 18, 2013

TOTAL AREA: 43,978 SQ FT, 1.01 AC
CALCULATED PLAT CLOSURE: 1:291,745

| | CURRENT | PROPOSED |
|---|---|---|
| ZONING | AG-1 | R-12 |
| MIN. LOT SIZE | 5 AC | 12,000 SF |
| MIN. LOT WIDTH | 200 FT | 80 FT |
| MIN. SETBACK | | |
| FRONT YARD- ROW LOCAL STREET | 50 FT | 30 FT |
| FRONT YARD- ROW OTHER STREETS | 65 FT | 65 FT |
| SIDE YARD | 25 FT | 10 FT |
| REAR YARD | 50 FT | 30 FT |
| MAX. GROUND COVERAGE BY BLDG. | 25% | 25% |
| MAX. BUILDING HEIGHT | 30 FT | 30 FT |
| MIN. DWELLING FLOOR AREA | 1,800 SF | 1,500 SF |

| | | | |
|---|---|---|---|
| 1530 | SITE AREA | 43,978 SF | |
| | SITE ACRE | 1.01 AC. | |
| | | 3% | |
| LOT 1 | SITE AREA | | 14680 SF |
| | SITE ACRE | | 0.34 AC. |
| | BLDG COVERAGE | | 14% |
| LOT 2 | SITE AREA | | 14664 SF |
| | SITE ACRE | | 0.34 AC. |
| | BLDG COVERAGE | | 14% |
| LOT 3 | SITE AREA | | 14634 SF |
| | SITE ACRE | | 0.34 AC. |
| | BLDG COVERAGE | | 14% |

# 1530 RUCKER ROAD

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT 1273, DIST 2, SECT 2
DATE: MAY 23, 2015

**SITE PLAN**

C2.0

Z-16-12
8/5/16
1530 Rucker Rd

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: AG

IMPERVIOUS SURFACES:
GRAVEL = 2,139 SQ. FT.
HOUSE = 1,239 SQ. FT.
PORCH = 65 SQ. FT.
DECK = 109 SQ. FT.
CONC. PAD = 1500 SQ. FT.
SHED = 632 SQ. FT.
POOL = 726 SQ. FT.
TOTAL IMPERVIOUS = 6,410 SQ. FT. (14.6%)
TOTAL LOT = 43,978 SQ. FT.

REFERENCE: PB 103 PG 60
PB 118 PG 107
DB 6338 PG 86
DB 53329 PG 671

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0054F DATED SEPTEMBER 18, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53329 PG 671
PROPERTY OWNER AT TIME OF SURVEY: MAJIDREZA SEHIZADEH
PARCEL NUMBER: 22 4500 1273 0223

WEST PROPERTY LINE IS BEARING BASIS FROM DB 53329 PG 671

TOTAL AREA: 43,978 SQ FT, 1.01 AC

CALCULATED PLAT CLOSURE: 1:291,745

FIELD DATA:

DATE OF FIELD SURVEY 5-19-2015

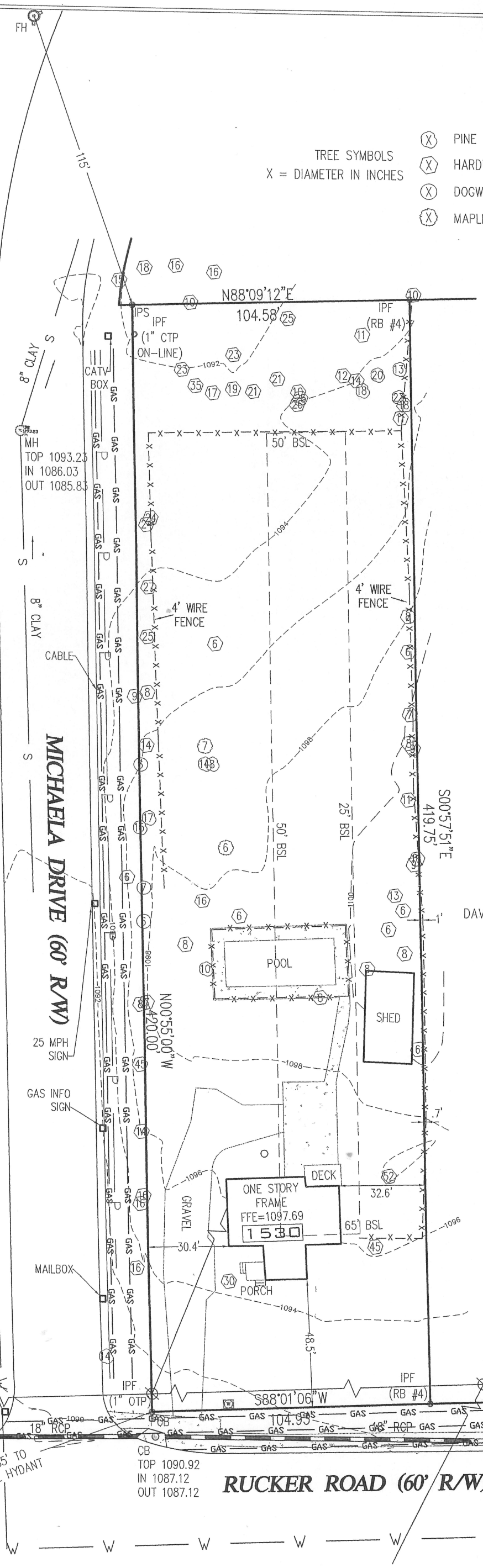
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

20 0 40 80
1" = 40'

TREE SYMBOLS
X = DIAMETER IN INCHES
X PINE
X HARDWOOD
X DOGWOOD
X MAPLE

N (DEED)
W E
S




LEGEND

| | | |
|---|---|---|
| | EOP | EDGE OF PAVEMENT (CURB) |
| ⊘ | PP | POWER POLE |
| | R/W | RIGHT OF WAY |
| ◎ | IPF | IRON PIN FOUND |
| ◎ | IPS | 1/2" REBAR SET |
| | SW | SIDE WALK |
| ○ | | CLEANOUT |
| ∿∿ | OHP | OVERHEAD POWER |
| | FH | FIRE HYDRANT |
| | CB | CATCH BASIN |
| | MH | MANHOLE |
| W | WM | WATER METER |
| WV | WV | WATER VALVE |
| GV | GV | GAS VALVE |
| GM | GM | GAS METER |
| | LP | LIGHT POLE |
| | | CONCRETE PAD |

DISTRICT REGULATIONS:

Minimum lot size-5 acres.
Minimum Lot Width-200 feet.
Minimum Setbacks.
Front yard-from all street frontages:
From right-of-way of local street-50 feet.
From right-of-way of all other streets-65 feet.
Side yard-25 feet.
Rear yard-50 feet.
Maximum Ground Coverage By Principal Buildings-25%.
Maximum Building Height-35 feet.
Minimum Floor Area of a Dwelling Unit-1,800 square feet.

GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY
5-23-16

FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

SURVEY FOR
MAJID SEHIZADEH

# 1530 RUCKER ROAD

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT 1273, DIST 2, SECT 2
DATE: MAY 23, 2015

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

www.dekalbsurveys.com

COPY RIGHT 2015-THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

Z-16-12

8/5/16

1530 Rucker Rd

# 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: Majidreza Sehizadeh Telephone: 404-550-8115

Address: 1530 Rucker Road Suite: _____

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-550-8115 Email: majidsehi@hotmail.com

### Subject Property Information:

Address: 1530 Rucker Road Current Zoning: AG

District: 2 Section: 2 Land Lot: 1273 Parcel ID: 22 4500 1273 0223

Proposed Zoning: R-12 Current Use: AG-1

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

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

Z-16-12

8/5/16 1530 Rucker Rd

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Majidreza Sehizadh Telephone: 404-550-8115

Address: 1530 Rucker Road Suite:

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: Majidreza Sehizadeh Telephone: 404-550-8115

Address: 1530 Rucker Road Suite:

City Alpharetta State: GA Zip: 30009 -

## So Sworn and Attested:

Owner Signature: Date: Aug 4, 2016

PUSHPA SAHNI
Notary Public
Fulton County
State of Georgia
My Commission Expires Apr 30, 2017

Notary: Pushpa Sahni

Notary Signature: PS Sahni Date: 8/4/16

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Presently, all properties surrounding the subject property are zoned residential with single family homes. The requested modification will make the subject property compatible with the surrounding properties.

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

Currently, there is an old delapidated building and carport plus other impaired storage sheds and a distressed swimming pool on the property. After rezoning, the owner intend to build a modern home with approximately 3500 square feet of heated space in its place. The needed makeover will enhance aesthetics and increase the surrounding property values.

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

No. The current zoning is agricultural and not compatible with the surrounding properties. Present zoning does not meet today's minimum standards either.

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

Currenly, the owner's family reside in the one acre property. The change will increase the number of families from one to three. The amount of traffic increase will be insignificant due to the minimal change it presents.

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

The change is increase of two single family residentials homes that translates to minimal impact to the schools. Water, sewer, gas, and other utilities are available with sufficient capacity. Based on the proposed request, impacts to utilities are negligible as well.

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

The Future Land Use Map shows the project site area as Low Density Residential which is consistent with the requested zoning.

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

The owner is proposing to abandon/close the existing driveway access to property from Rucker Road. The proposed change will improve Rucker Road traffic. New driveways to three lots will be from Michaela Drive. Michaela Drive is a "NO OUTLET" minor road with limited traffic .

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.

Z-16-12

8/5/16 1530 Rucker Rd

# 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: Re-zoning Request for 1530 Rucker Road

Contact Name: Majidreza Sehizadeh Telephone: 404-550-8115

*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.*

Property owners at 120 Michaela Drive

Property owners at 130 Michaela Drive

Property owners at 140 Michaela Drive

Property owners at 150 Michaela Drive

Property owners at 160 Michaela Drive

Property owners at 151 Michaela Drive

Property owners at 171 Michaela Drive

Property owners at 1510 Rucker Road

Property owners at 1540 Rucker Road

Property owners at 1550 Rucker Road

Property owners at 1560 Rucker Road

Property owners at 1580 Rucker Road

Property owners at 1535 Rucker Road

Property owners at 1604 Rucker Road

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

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

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

By letter, email, or telephone.

Z-16-12

8/5/16

1530 Rucker Rd

# 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: Re-zoning Request for 1530 Rucker Road

Contact Name: Majidreza Sehizadeh

Telephone: 404-550-8115

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: _____

Print Form

Legal description

All that tract ot parcel of land lying and being in land lot 1273 of the 2nd district, 2nd section of Fulton County, Alpharetta, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Rucker Road (60'r/w) and the eastern right of way of Michaela Drive (60'r/w) and proceeding thence North 0 degrees 55 minutes 00 seconds West a distance of 420.00 feet along Michaela Drive;

Thence North 88 degrees 09 minutes 12 seconds East a distance of 104.58 feet to an iron pin found:

Thence South 0 degrees 57 minutes 51 seconds East a distance of 419.75 feet to an iron pin found on the northerly right of way of Rucker Road;

Thence along said right of way South 88 degrees 01 minutes 06 seconds West a distance of 104.93 feet to the point of beginning.

**Amir S. Fallahi, P.E., CFM**
12883 Deer Park Lane, Alpharetta, GA 30004
Cell phone: (404) 409-9640 Email: asfallahi@msn.com

August 4, 2016

Mr. Michael Woodman, AICP – Senior Planner
The City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30004

RE: Rezoning Request **(1530 Rucker Road)**
(Property Owner: Majidreza Sehizadeh)

Dear Mr. Woodman:

As required, attached you will find one original and ten sets of completed Public hearing Application and supporting documents for a rezoning request for property located within the City of Alpharetta, Georgia. The request is to rezone a 1.01 acre property at 1530 Rucker Road with current use of AG-1 to proposed zoning of R-12. The intent is to subdivide the property to three 1/3 are lots for single family residential use. Presently, all properties surrounding the subject property are zoned residential with single family homes. The requested modification will make the subject property compatible with the neighboring properties.

Currently, there is an old dilapidated building with car port plus other outdated storage sheds and a distressed swimming pool on the property. The owner plans to subdivide the property and build three modern homes with approximately 3500 square feet of heated space with up-to-date amenities. The owner is confident that the planned overhaul will enhance aesthetics and increase the surrounding property values. Currently, the single house on the property is on septic. The owner intends to provide water and sewer services to all three lots. At present, access to the property is from Rucker Road. Due to proximity of the existing curb cut to the nearest intersection (Michaela Drive) that presents safety concerns and to help improve traffic on Rucker Road (the main thoroughfare), the property owner offers to abandon the driveway from Rucker Road in favor of three separate driveways from Michaela Drive. Michaela Drive is a "No Outlet" minor road with limited traffic and therefore the additional driveways will introduce little impact to that road.

Lastly, please consider that the property was recently surveyed by a registered land surveyor and all trees greater than six inches in diameter including non-specimen trees were located. Also, sizes and types of all trees were documented. I conducted a follow up site walk checking the survey and can confirm that none of the surveyed trees appear to be in poor health.

Based on the provided information above and supplementary supporting documents in the completed application packet, we respectfully request approval of the proposed rezoning application. I hope that the provided information is satisfactory to process this application. Please feel free to contact me or Mr. Sehizadeh at (404)409-9640 or (404)550-8115 respectively, with any questions or concerns.

We appreciate your favorable recommendation on this matter. Thank you.

Regards,

Amir Fallahi

Amir Fallahi

GEORGIA REGISTERED NO. 28397 PROFESSIONAL ENGINEER AMIR S. FALLAHI

MAJED
Sehizadeh
Aug 5, 2016

# CITY COUNCIL MEETING
# STAFF REPORT

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

---

**I. AGENDA ITEM TITLE:** MP-16-06 ACADEMY SPORTS/NORTH POINT BUSINESS CENTER

CITY COUNCIL: SEPTEMBER 26, 2016

This item was heard at the September 7, 2016 Planning Commission meeting. Wendy Butler and Nick Nicolosi, representing General Growth Properties (North Point Mall), spoke in opposition to the request. After discussing the item, the Planning Commission unanimously recommended to deny this item. Vote (6-0)

The applicant requested that the item be deferred to the October 24, 2016 City Council meeting in order to work with General Growth Properties and others to address concerns.

**II. RECOMMENDATION:**

Deny MP-16-06 Academy Sports/North Point Business Center request for a master plan amendment.

If approved, the following conditions are recommended:

1. Retail/Restaurant uses in Pod 1 shall be restricted to a maximum of 78,000 square feet. Required parking for each use shall be met on-site.
2. The following uses shall be prohibited within the Master Plan area:
   a) Adult bookstore and adult entertainment facility

b) Advertising display manufacturing and billboard advertisement
c) Auto body shop
d) Auto service repair facilities
e) Clairvoyant, fortune teller, tarot card reader or comparable
f) Massage therapy
g) Pawn shop
h) Tattoo/piercing salon
i) Gasoline service station
j) Car wash
k) Spa services
l) Nail salon

3. The site development plans shall meet all regulations and provisions of UDC Section 3.7 North Point Activity Center Guidelines. Regulations and provisions for the Type 'C' Corridor/Street shall apply to the proposed development.
4. Applicant shall submit development, landscape, and lighting plans to the Design Review Board for approval. Plans submitted shall include illumination standards and identify decorative fixture types to be used along roadways, pedestrian paths, parking lots, etc. A sign package shall also be submitted to the Design Review Board for approval.
5. Design Review Board shall review building elevations. Building elevations shall meet all requirements and recommendations of UDC Section 3.7 North Point Activity Center Guidelines. Each building elevation shall consist of a minimum 50% brick or stone.
6. Provide architectural screening of loading and utility areas. No trash enclosures, loading areas or "back of house" functions shall be visible from public rights-of-way or the Private Drive.
7. Retaining walls visible from public rights-of-way or the Private Drive shall be faced with brick or stone as approved by the Design Review Board.
8. The two (2) corners at the primary site entrance off North Point Drive (aligned with North Point Court) shall be designed with a minimum 1,500 square foot (total both corners) formal green space area, as approved by Staff.
9. Provide a tree-lined and landscaped pedestrian access through the parking lot from the Private Drive to the building entrance. Shade trees to be spaced based upon the mature size of the canopy on both sides of pathway with shrubs in between as approved by Staff.
10. Provide central landscaped islands throughout the parking areas for additional tree plantings and stormwater as approved by Staff.
11. A 10' landscape strip shall be provided along the Private Drive.
12. Detention pond shall be heavily landscaped with evergreen material to provide an opaque screen on all sides.
13. Configuration of driveways/intersections shall require approval by the City Transportation Engineer.
14. Sidewalk along North Point Drive shall be extended off-site to connect with the sidewalk at the entrance to the Residence Inn (to the west). Impact fee credits shall be provided for the off-site sidewalk improvement.
15. A sidewalk connection shall be required between the sidewalk along North Point Drive to the front door.
16. The 5' sidewalk along the Private Road shall meet sidewalk and planter strip requirements for local public roadways.
17. Provide a pedestrian connection across Private Drive to adjacent outparcel properties. Pedestrian crossings shall be in ramped brick pavers for traffic control.
18. Provide a roundabout at North Point Drive and North Point Court. The center of the roundabout shall include a focal point feature (sculpture) and associated landscaping as approved by Staff. If a roundabout is determined to not be feasible due to right-of-way constraints and/or traffic conditions, an alternate intersection treatment will be required as determined by a traffic study accepted by the City's Transportation Engineer. If a roundabout is not constructed, focal point feature shall be moved to a prominent location on the property where it can be seen from North Point Drive. Impact fee credits shall be provided.
19. Provide a 20' easement to the City and construct within said easement a 12' multi-use path (pedestrian and bicycle) along the length of the west side of the property as approved by Staff. Path shall be concrete, ADA accessible, and include path lighting and landscaping as approved by Staff. Path shall be placed within the 150' impervious setback and shall be field located to minimize impacts to existing trees.
20. Provide a 10'-15' easement to the City and construct within said easement an 8' multi-use path along the length of the north side of the property. Path shall be concrete as approved by Staff.
21. A master stormwater management facility shall accommodate the three (3) outparcels along Haynes Bridge Road, as well as, the proposed development.
22. Drainage and maintenance easements shall be dedicated to the appropriate entity for all drainage and stormwater management.
23. Outdoor display of merchandise shall be prohibited.
24. Specimen trees #760, #761, #765 and #766, as identified in the arborist report prepared by Outdoor Spaces dated 5/19/16, shall be saved with no encroachment into the critical root zones.

**III. REPORT IN BRIEF:**

The applicant, Academy Sports, requests an amendment to the North Point Business Center Master Plan (a.k.a. Georgia 400 Master Plan) Pod 1 to increase the permitted stand-alone retail density to a total of 78,000 square feet in order to allow for the construction of a 62,943 square foot big box retail building. The subject property is located on the north side of North Point Drive and west of Haynes Bridge Road.

**IV. ATTACHMENTS:**

- Site Plan
- Architectural Elevations

## DISCUSSION

The subject property is a 9.178-acre undeveloped parcel of land located on the north side of North Point Drive, west of Haynes Bridge Road, and east of North Point Mall. The property is zoned PSC (Planned Shopping Center) and is located within Pod 1 of the North Point Business Center Master Plan, as well as the North Point Activity Center area. Surrounding properties are zoned PSC, except for the property to the north which is zoned O-P (Office-Professional). Extended Stay America and Georgia 400 are located to the north of the subject property, Pollo Tropical, Chipotle, Zoe's Kitchen and Corner Bakery to the east, Residence Inn to the west, and La Quinta Inn & Suites and restaurant parcels to the south. The interchange at Haynes Bridge Road and Georgia 400 property is within a quarter (1/4) mile of the subject property.

A master plan amendment (MP-11-02) was approved on June 20, 2011 to add 46,000 square feet of retail/restaurant use (no more than 16% of the site total) to Pod 1 of the North Point Business Center Master Plan. The site plan at the time depicted three (3) retail buildings and one (1) restaurant building (ranging from 6,000 – 25,000 square feet in size), two (2) 125,000 square feet 5-story office buildings, and a 6-story parking deck. Cousins Properties, Inc. justified the amendment to add retail use by reducing the overall allowable density and building heights on the property and by committing to a mix of uses on the property, including 250,000 square feet of office use.

Three (3) commercial outparcels have been developed in Pod 1 along Haynes Bridge Road, including Pollo Tropical (3,974 square feet), Chipotle (2,247 square feet), and Zoe's Kitchen and Corner Bakery (6,682 square feet). Based on the existing retail/restaurant development, 33,097 square feet of retail/restaurant use remains in Pod 1.

Blueprint North Fulton is a strategic land use and transportation plan developed in conjunction with the North Fulton Community Improvement District (CID) and identifies the North Point Activity Center as one of three (3) nodes within the plan's study area. The vision of Blueprint North Fulton includes transportation improvements, as well as mixed-use development strategies, allowing people to walk, bike or ride public transportation. The plan states the following:

> **"Regional office with integrated residential development is proposed for the areas closer to Georgia 400 interchanges, where office buildings and retail currently dominate the landscape."**

The North Point Activity Center Livable Centers Initiative (LCI) plan was adopted by the City in 2008. The vision of the plan was a mixed-use, walkable environment including accessible open space, enhanced pedestrian connectivity, and multi-modal transportation options. In 2015, the North Point Activity Center Guidelines were codified into the Unified Development Code (UDC). UDC Section 3.7 North Point Activity Center Guidelines, states the following:

> **"The purpose of the North Point Activity Design Guidelines is to encourage new development and redevelopment within the commercial areas that foster greater pedestrian connectivity and spaces; buildings and landscaping that contribute to the physical definition of thoroughfares and public gathering spaces."**

The City's vacant office available (for lease) rate has been steadily declining since 2013. At the end of the 2nd quarter of 2016 the City's vacant office available rate was 9.30%, which is one of the lowest office vacancy rates in the Atlanta metro area. According to the development community, spec office is typically developed when office vacant available rates drop below 10.00%. Hines and Cousins Properties, Inc. are currently developing a spec office building at Avalon. As shown in the table below, nearly 500,000 square feet of office development is currently under construction or in the development review process within the City.

**Office Development – Under Construction or Land Disturbance Permit Review**

| Project Name | Location | Building Area | Status |
|---|---|---|---|
| Avalon Bldg. 8000 | Avalon Boulevard | 268,405 SF | Under Construction |
| Avalon Outparcel Office | 2700 Old Milton Pkwy | 40,000 SF | Under Construction |
| The Gates at North Point 2 | Webb Bridge Rd | 40,000 SF | Under Construction |
| North Point Park Phase 3 | 5755 North Point Pkwy | 48,240 SF | Under Construction |
| East Village Commercial | Old Milton Pkwy & Westside Pkwy | 18,000 SF | Under Construction |
| Teasley Place | 50 Canton Street | 7,596 SF | Under Construction |
| City Center | 2 Park Plaza | 29,950 SF | LDP Pending |
| **TOTAL** | | **452,191 SF** | |

## CONCEPTUAL PLAN ANALYSIS

The applicant's site plan depicts a 62,943 square foot 1-story big box retail building. The proposed building is internally-oriented to a large parking area. 266 parking spaces are proposed and are shown wrapping the building on the east and north. UDC parking regulations require one (1) parking space per 200 square feet of gross floor space for retail uses. However, the North Point Activity Center Guidelines reduce the minimum parking requirements by 20% less than required by the UDC and the impervious area of surface parking stalls may not exceed the surface area of the building supported. Therefore, the proposed building requires a minimum 252 parking spaces and a maximum of 348 parking spaces.

Four (4) project driveways are shown on the site plan with two (2) driveways on the existing north-south Private Drive and two (2) driveways on North Point Drive. The primary project driveway on North Point Drive is shown to be aligned with North Point Court. The existing "L-shaped" Private Drive aligning with North Point Court is proposed to be removed and replaced with parking.

A five (5) foot sidewalk exists along North Point Drive and the site plan depicts a new five (5) foot sidewalk along the Private Drive. 10' landscape buffers are shown along North Point Drive and the north property line and

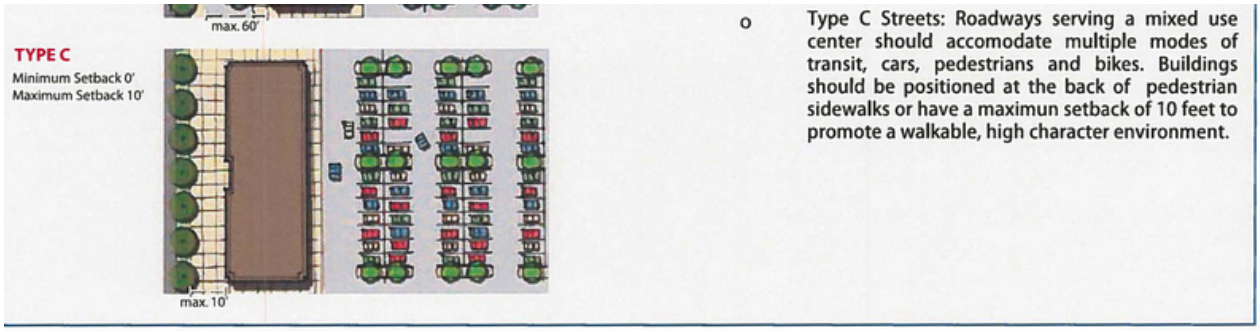
5’ landscape buffers are shown along the Private Drive and the west property line. A 100’ undisturbed stream buffer and 150’ impervious setback is located along the west side of the property. The existing earthen-slope detention pond is shown to be enlarged with a walled stormwater facility within the general vicinity of the existing pond on the west side of the property.

Many of the trees identified on the tree survey and assessment are Wild Pear, which do not warrant site design consideration. However, the White Oaks, Hickory, and Sweet Gum located in the stream buffer should be taken into design consideration.

A review of the applicant’s site plan and building elevations revealed several inconsistencies with the regulations and provisions of UDC Section 3.7 North Point Activity Center Guidelines. For the purpose of referencing the applicable site regulations, Staff as determined that North Point Drive is a Type C Corridor/Street. If the applicant’s request is approved, site plan and building elevations should comply with the following regulations and provisions:

1. Building shall face streets with a primary entrance opening directly onto adjacent public sidewalk or greenspace.
2. Minimum building setback shall be 0’ and maximum building setback shall be 10’ from the required sidewalk area along North Point Drive.
3. Surface parking must be located behind or beside primary buildings. If parking is located to the side it shall be screened and shall not be clearly visible from the public right-of-way or adjacent sidewalk. No parking or driveways parallel to the roadway shall be allowed between primary buildings and the public right of way.
4. Minimum Furniture Zone Width (buffer between roadway/curb and sidewalk) shall be 6’.
5. Minimum sidewalk width along North Point Drive shall be 15’.
6. Transportation systems shall include potential greenway links to corresponding facilities abutting the development and direct sidewalk connections to pedestrian facilities along major corridors. Pedestrian and bicycle networks shall be interconnected internally and provide access to all formal greenspaces, and transit loading areas on the site or adjacent to the site.
7. Ground floor commercial facilities along roadways shall have no less than 25% and no more than 65% clear glass along the roadway facades.

The site plan depicts a 50’ building setback along North Point Drive and the building is not oriented to the street. In addition, surface parking and a driveway at the side of the building are depicted closer to the road than the building. The proposed streetscape does not meet the regulations and provisions of the North Point Activity Center Guidelines and greenway links are not provided. As shown below, UDC Section 3.7.5 provides illustrated zoning regulations for Type C Streets.




Building elevations provided by the applicant show the building facing to the east, away from North Point Drive and toward a parking area. As shown below, the elevation facing North Point Drive consists of 17% glass.

Information was not provided on the applicant's site plan to verify compliance with the items below. Development plans should also comply with the following North Point Activity Center Guidelines regulations and provisions:

1. Sidewalks, decorative street lights and cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture along major corridors (Mansell, Haynes Bridge, North Point Parkway, Westside Parkway, Encore Parkway) should maintain coordinated appearance in keeping with the Blueprint North Fulton Design Guidelines (attached). Within individual developments, lights and cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture items should be incorporated throughout the development and subject to approval by the City of Alpharetta may be of a different style than the Blueprint North Fulton Design Guidelines to provide a unique character within the development itself.
2. For each proposed development, design guidelines related to building setbacks, architecture, materials, and permitted colors must be submitted to the City of Alpharetta for review and approval.
3. Street and Pedestrian Lighting Spacing shall be 50 feet on center.
4. Street Tree Requirement shall be 50 feet on center.
5. Minimum15% of the total lot area (minimum 1.38 acres) shall be greenspace. Greenspace shall consist of two types: natural and formal. Natural greenspace shall consist of floodplains, steep slopes, wetlands, and large specimen trees. Formal greenspace shall consist of greens, commons, and parks that are defined by building walls, streets, and street trees and shall be publicly accessible during typical operating hours (daylight hours). At least 30% (0.41 acres) of the required greenspace (Item 1 above) shall be set aside as formal greenspace. Views of formal greenspace shall be maximized by locating such areas in highly visible locations as often as possible. Formal greenspaces must be bordered on one side by a public roadway with all appropriate sidewalk facilities.
6. A sculpture and/or landscaped focal point should be located on prominent sites of the development, such as street intersections, traffic roundabouts, development entrances, or in formal greenspaces (see definition under "Greenspace").

**TRAFFIC**

A traffic study, prepared by A & R Engineering, Inc., was provided by the applicant. The current versus proposed use trip generation is provided in the tables below. The traffic study shows a reduction in 431 PM Peak Hour trips from the current allowable uses as compared to the proposed uses.

| TABLE 1<br>TRIP GENERATION - CURRENT ZONING | | | | | | | |
|---|---|---|---|---|---|---|---|
| Land Use<br>(Size) | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
| | Enter | Exit | Total | Enter | Exit | Total | 2-way |
| ITE 710 General Office (250,000 sf) | 350 | 48 | 398 | 61 | 297 | 358 | 2,634 |
| ITE 820 Shopping Center (33,900 sf) | 50 | 31 | 81 | 139 | 151 | 290 | 3,362 |
| ITE 932 High Turnover Sit-Down Rest. (8,600 sf) | 51 | 42 | 93 | 51 | 34 | 85 | 1,093 |
| ITE 934 Fast-food Rest w/Drive-Thru Window (3,500sf) | 81 | 78 | 159 | 59 | 55 | 114 | 1,736 |
| Total Trips without Reductions | 532 | 199 | 731 | 310 | 537 | 847 | 8,825 |
| *Mixed-use reduction – Shopping Center* | *-4* | *-5* | *-9* | *-5* | *-7* | *-12* | *-219* |
| *Mixed-use reduction – General Office* | *-5* | *-4* | *-9* | *-7* | *-5* | *-12* | *-219* |
| *Pass-by Reduction (0%) 34%* - Shopping Center* | *0* | *0* | *0* | *-46* | *-49* | *-95* | *-950* |
| *Pass-by Trips* (0%)43% High Turnover Restaurant* | *0* | *0* | *0* | *-22* | *-15* | *-37* | *-370* |
| *Pass-by Trips* (49%)50% Fast Food w/Drive Thru* | *-40* | *-38* | *-78* | *-30* | *-28* | *-58* | *-580* |
| Total Reductions | *-49* | *-47* | *-96* | *-110* | *-104* | *-214* | *-2,338* |
| **Existing Total Trips with Reductions** | **483** | **152** | **635** | **200** | **433** | **633** | **6,487** |

*Pass-by Trips (AM) PM; 24 Hour pass-by trips estimated by considering PM pass-by as 10% of daily volumes

| TABLE 2<br>TRIP GENERATION — PROPOSED ZONING | | | | | | | |
|---|---|---|---|---|---|---|---|
| Land Use<br>Size | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
| | Enter | Exit | Total | Enter | Exit | Total | 2-Way |
| ITE 861 – Sporting Goods Superstore (62,943 sf) | 10 | 6 | 16 | 71 | 77 | 148 | 5,026** |
| ITE 932 – High-Turnover Sit-Down Restaurant (8,600 sf) | 51 | 42 | 93 | 51 | 34 | 85 | 1,093 |
| ITE 934 – Fast-Food Restaurant w/Drive-Thru (3,500 sf) | 81 | 78 | 159 | 59 | 55 | 114 | 1,736 |
| Total Trips (without Reductions) | 142 | 126 | 268 | 181 | 166 | 347 | 7,855 |
| *Pass-by Trips* (0%)34% Shopping Center* | *0* | *0* | *0* | *-24* | *-26* | *-50* | *-500* |
| *Pass-by Trips* (0%)43% High Turnover Restaurant* | *0* | *0* | *0* | *-22* | *-15* | *-37* | *-370* |
| *Pass-by Trips* (49%)50% Fast Food w/Drive Thru* | *-40* | *-38* | *-78* | *-30* | *-28* | *-58* | *-580* |
| Total Reductions | *-40* | *-38* | *-78* | *-76* | *-69* | *-145* | *-1,450* |
| **New Total External Trips (with Reductions)** | **102** | **88** | **190** | **105** | **97** | **202** | **6,405** |

*Pass-by Trips (AM) PM; 24 Hour pass-by trips estimated by considering PM pass-by as 10% of daily volumes
** In the absence of any reference in ITE for 24-hour trips for Sporting goods superstore, we have used Shopping Center statistics for the 24-hour trips.

| TABLE 3<br>TRIP GENERATION COMPARISON — TOTAL SITE | | | | | | | |
|---|---|---|---|---|---|---|---|
| Scenario | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
| | Enter | Exit | Total | Enter | Exit | Total | 2-way |
| Current Zoning Conditions | 483 | 152 | 635 | 200 | 433 | 633 | 6,487 |
| Proposed Zoning Conditions | 102 | 88 | 190 | 105 | 97 | 202 | 6,405 |
| **Difference** | **-381** | **-64** | **-445** | **-95** | **-336** | **-431** | **-82** |
| **Difference %** | **-79%** | **-42%** | **-70%** | **-47%** | **-78%** | **-68%** | **-1%** |

**STANDARDS FOR MASTER PLAN AMENDMENTS**

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

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

*Response: North Point Business Center Master Plan Pod 1 was designated for office use to complement the surrounding retail uses. The proposed retail use is not suitable because it will add vehicle trips to the surrounding roadway network at the same peak times when traffic congestion already occurs.*

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

*Response: North Point Business Center Master Plan Pod 1 was designated for office use to complement the surrounding retail uses. The proposed retail use will adversely affect the use and usability of surrounding properties by adding vehicle trips to the surrounding roadway network at the same peak times when traffic congestion already occurs.*

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

*Response: The zoning proposal does not appear to have significant impacts on the natural environment. However, if the applicant's request is approved, conditions are recommended to protect certain specimen trees within the stream buffer.*

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

*Response: There are not substantial reasons why the property cannot be used for office use. Comprehensive Plan Land Use Strategy 6.2 states, "Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment." The subject parcel is located within a ¼-mile of the interchange at Georgia 400 and Haynes Bridge Road. In addition, Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area at 9.30%. Demand for office, especially in North Fulton, continues to grow. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.*

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

*Response: While the proposed change in use from office to retail may result in a decrease in vehicle trips generated, an office use would generate traffic at different times of the day than the surrounding retail uses. Impacts due to the proposed change in use on other public facilities or services should be insignificant.*

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

*Response: The zoning proposal is not supported by new or changing conditions. Comprehensive Plan Land Use Strategy 6.2 states, "Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment." The subject parcel is located within a ¼-mile of the interchange at Georgia 400 and Haynes Bridge Road. In addition, Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area at 9.30%. Demand for office, especially in North Fulton, continues to grow. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.*

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

*Response: The proposed master plan amendment does not reflect a reasonable balance as it conflicts with the vision set forth in the North Point Business Center Master Plan, North Point Activity Center LCI, Blueprint North Fulton, Comprehensive Plan, and UDC Section 3.7 North Point Activity Center Guidelines.*

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

*Response: The property can be used for office use as envisioned in the North Point Business Center Master Plan. The subject parcel is located within a ¼-mile of the interchange at Georgia 400 and Haynes Bridge Road. In addition, Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area at 9.30%. Demand for office, especially in North Fulton, continues to grow. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, the subject property remains a viable office parcel.*

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

*Response: The proposed retail use is inconsistent with several Comprehensive Plan strategies, including the following: Land Use Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment (as described in Part 2: Character-Area Focus for individual Character Areas). Land Use Strategy 9.5: Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.*

**CONCURRENCES**

Staff's analysis finds that the requested master plan amendment and proposed site design is in conflict with the vision set forth in the North Point Business Center Master Plan, North Point Activity Center LCI, Blueprint North Fulton, Comprehensive Plan, and UDC Section 3.7 North Point Activity Center Guidelines. The original Georgia 400 Master Plan envisioned North Point Mall being bookend with office development on the east and west sides of the Mall. The purpose of the office development was to ensure the long-term viability of the large amount of retail in the area by building-in the customer.

The proposed big box retail development is an automobile-oriented use and is in direct conflict with many of the goals, policies, and strategies in the Comprehensive Plan as it relates to developments in the North Point Activity Center and in areas along the Georgia 400 corridor and interchanges. The applicant's request fails to meet the following Land Use and Transportation strategies:

**LU Strategy 2.2: Promote development that is pedestrian-oriented and minimizes vehicular trips.**

**LU Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment (as described in Part 2: Character-Area Focus for individual Character Areas).**

**LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.**

**LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.**

**LU Strategy 9.5: Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.**

**T Strategy 1.1: Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.**

**T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.**

**T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development exclusively in the GA-400 corridor.**

**T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.**

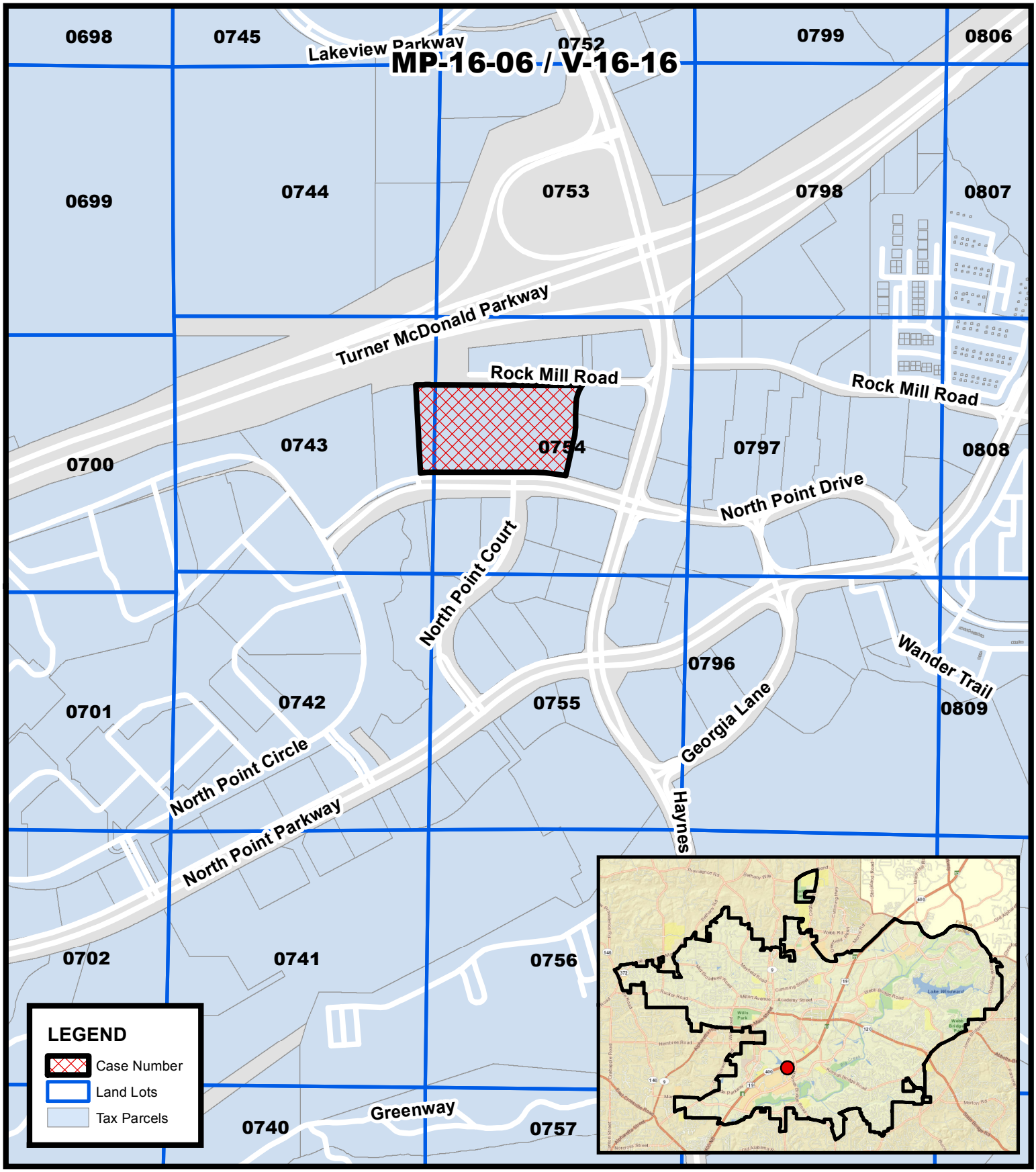
The subject parcel is located within a ¼-mile of the interchange at Georgia 400 and Haynes Bridge Road. In addition, Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area at 9.30%. Demand for office, especially in North Fulton, continues to grow. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.

If the applicant's request is approved, conditions should be established as part of this application that are consistent with the vision of the North Point Activity Center Guidelines and Blueprint North Fulton. The applicant's site plan should be reconfigured to foster a pedestrian-oriented environment, including orientation of the building to North Point Drive and implementation of a walkable streetscape. Providing the appropriate greenspace, landscape, streetscape, screening, and multi-use paths will help define the thoroughfare and identify gathering spaces while improving walkability. Special attention should be given to the building architecture and materials in order to create a building that contributes to the sense of place in the North Point Activity Center. Due to traffic issues along North Point Drive, staff recommends intersection improvements at North Point Drive and North Point Court.

**CITIZEN PARTICIPATION PLAN**

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that comments were received from Bruce Williams, on behalf of Greene Hogg NP 1 and Greene Hogg NP. These entities own 2 of the 3 restaurant outparcels along Haynes Bridge Road in Pod 1. According to the applicant, Mr. Williams requested some site plan modifications, which the applicant is addressing. The applicant states that they contacted BFC Properties (Chipotle) and that BFC supports the applicant's request. The applicant states that they contacted Hal Hobgood at Chipotle and Glenn Rozansky at Pollo Tropical and both are supportive of the applicant's request.

Staff provided the applicant's request and site plan to Nick Nicolosi, General Manager of North Point Mall. Mr. Nicolosi indicated that he does not support the applicant's request for additional retail use, because he believes that office use is more compatible with the existing retail use in the North Point area. An email commenting on the applicant's request was provided by Mr. Nicolosi.

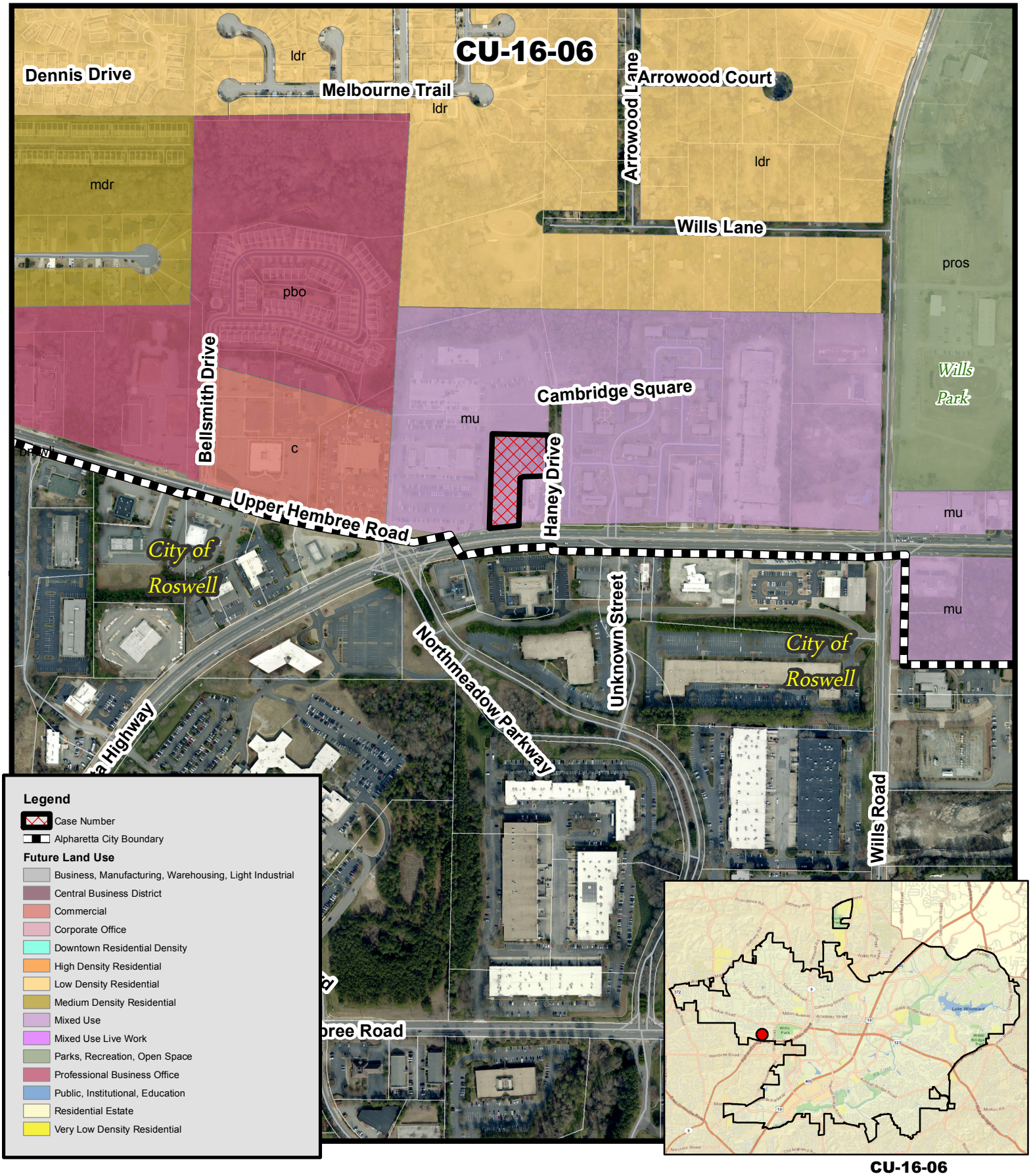



# Location Map
# Academy Sports
# North Point Drive

MP-16-06/V-16-16
D/LL: 1/2/743, 754
PC: 08/04/16
CC: 08/22/16

THE CITY OF ALPHARETTA GEORGIA

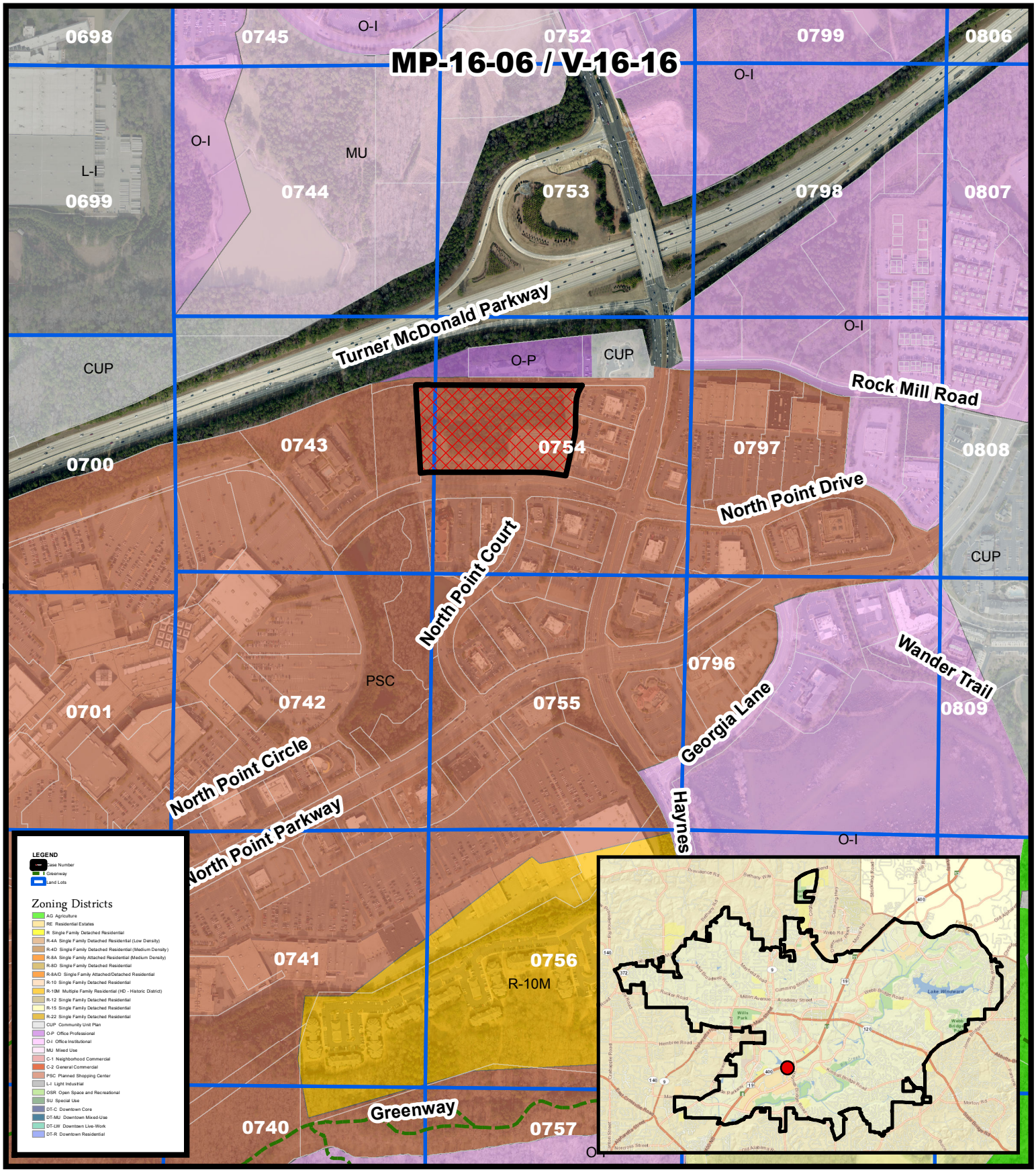
Location Map Provided by:
Community Development - GIS




# 2030 Land Use
# Vision Warriors Group Home
# 1497/1499 Alpharetta Highway

**CU-16-06**
**D/LL: 1/2/597, 600**
**PC Date: 09/07/16**
**CC Date: 09/26/16**

**Location Map Provided by:**
**Community Development - GIS**

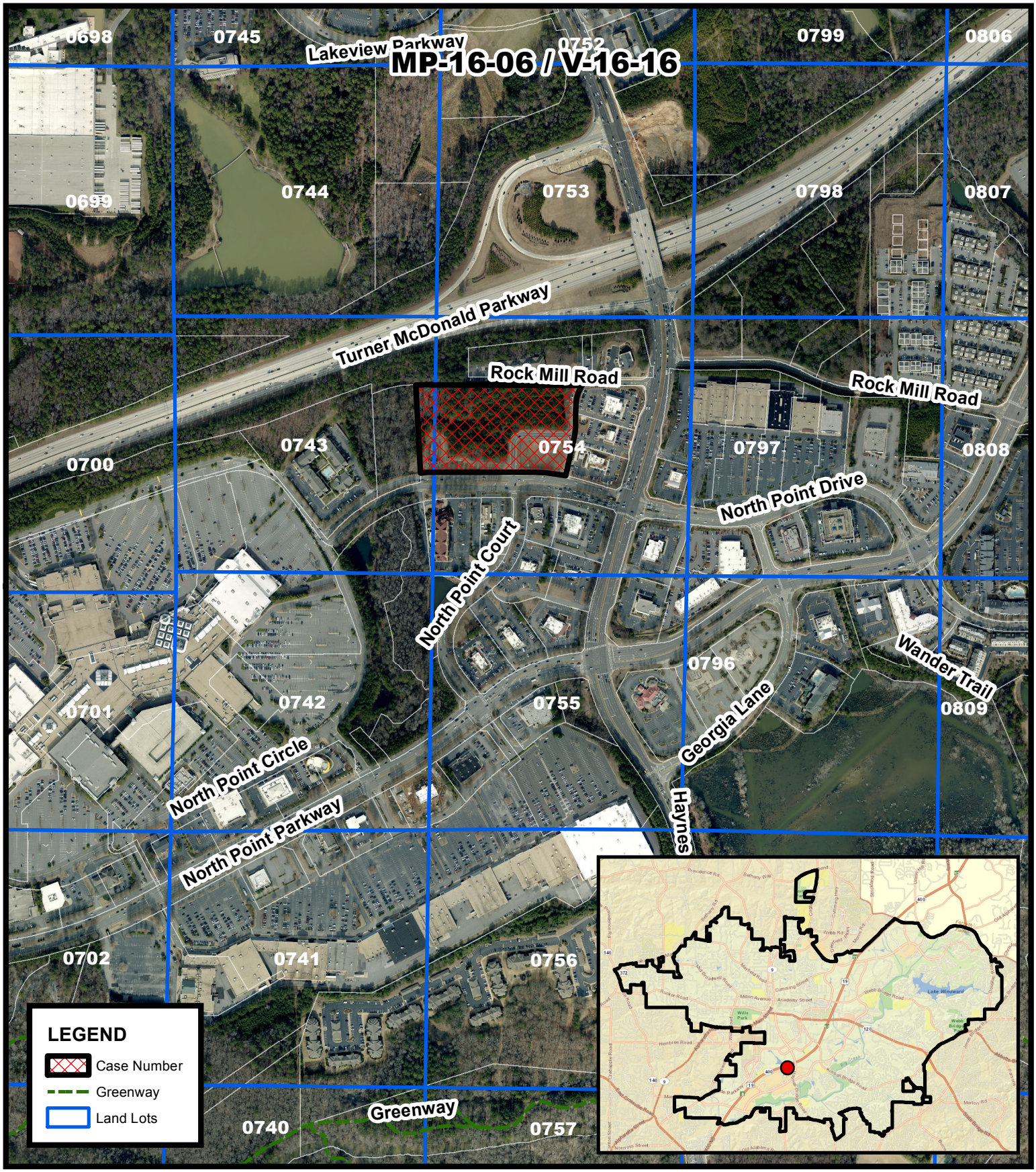



# Zoning Map
# Academy Sports
# North Point Drive

**MP-16-06/V-16-16**
**D/LL: 1/2/743, 754**
**PC: 08/04/16**
**CC: 08/22/16**

THE CITY OF ALPHARETTA GEORGIA

**Location Map Provided by:**
**Community Development - GIS**




# Aerial Map
# Academy Sports
# North Point Drive

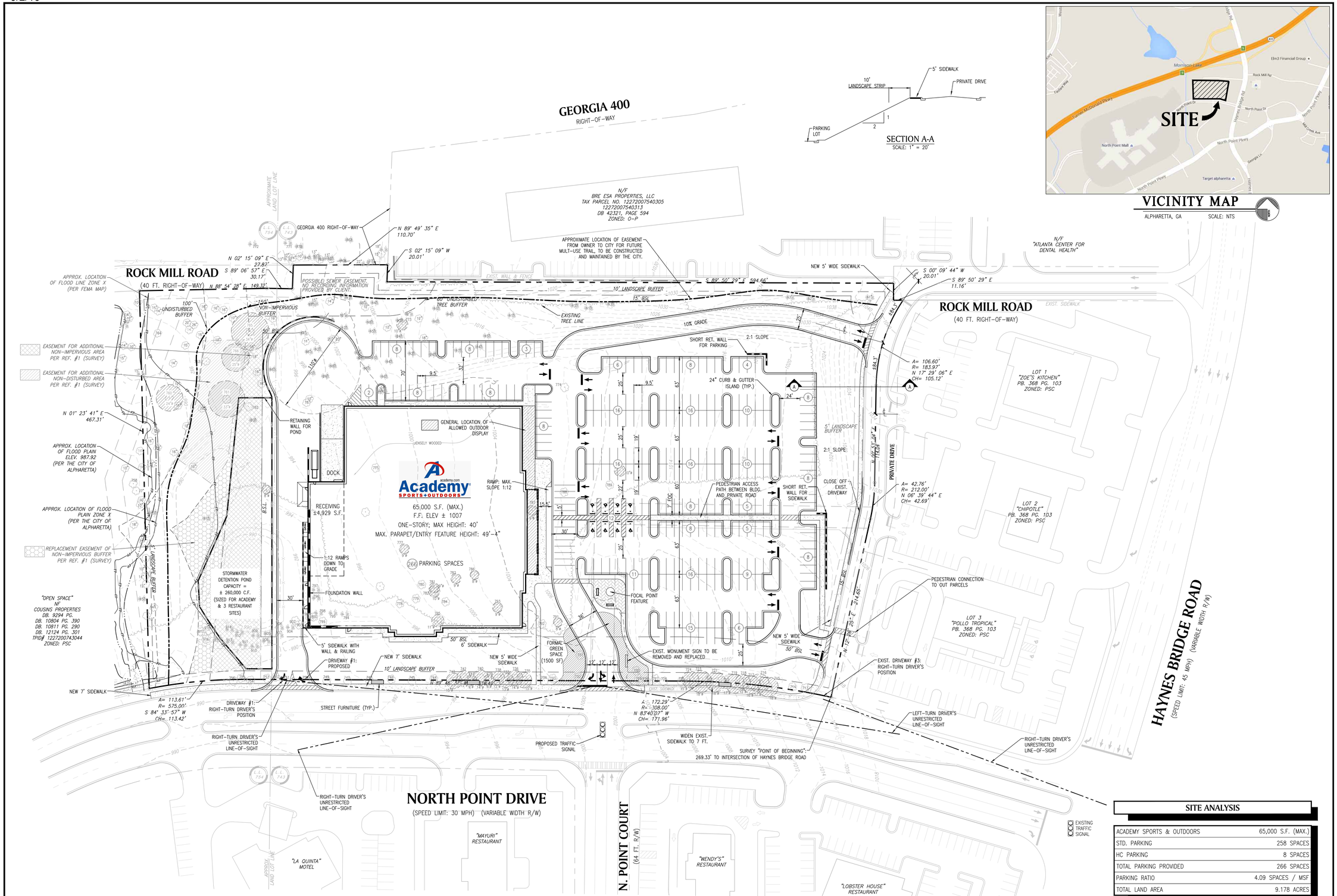
MP-16-06/V-16-16
D/LL: 1/2/743, 754
PC: 08/04/16
CC: 08/22/16

Location Map Provided by:
Community Development - GIS

9/2/16

REVISED SITE PLAN

L:\2016\2016109\D Preliminary\2016109 MP5.dwg, ARCH FULL BLEED D (36.00 X 24.00 INCHES), JORDAN PALETTE, DWG TO PDF.PC3, MICHAEL MEEHAN, 29.08.2016 9:54:28 AM




## TREE LEGEND

| | |
|---|---|
| 700 / 10"Ø | SPECIMEN TREE (TREE NUMBER & SIZE) |
| 700 | NON-SPECIMEN TREE (TREE NUMBER) |
| 10" | PINE TREE (SIZE) |

TREE INFORMATION TAKEN FROM SITE ARBORIST REPORT BY "OUTDOOR SPACES, LLC", # 16-05-12-01, DATED 5-19-16.

## SITE LEGEND

| | |
|---|---|
| 1000 | EXISTING 10-FT CONTOURS |
| 998 | EXISTING 2-FT CONTOURS |
| | 24" CONC. CURB & GUTTER ISLAND |

PROPERTY METES & BOUNDS AND EXISTING TOPOGRAPHY TAKEN FROM SURVEY BY TERRAMARK, #2022-135V, DATED 12-28-11.

## SITE ANALYSIS

| | |
|---|---|
| ACADEMY SPORTS & OUTDOORS | 65,000 S.F. (MAX.) |
| STD. PARKING | 258 SPACES |
| HC PARKING | 8 SPACES |
| TOTAL PARKING PROVIDED | 266 SPACES |
| PARKING RATIO | 4.09 SPACES / MSF |
| TOTAL LAND AREA | 9.178 ACRES |

# MASTER PLAN AMENDMENT

0 25 50 100 200

SCALE: 1 = 50

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

## PROPOSED DEVELOPMENT

LAND LOTS 743, 754, 1ST DIST.
NORTH POINT DR. @ ROCK MILL RD.
CITY OF ALPHARETTA
FULTON CO., GA 30022

FOR:

## TSTR ENTERPRISES, LLC

5949 SHERRY LANE, SUITE 755
DALLAS, TX. 75225

## ZONING INFORMATION

ZONING RESEARCH DATE: FEB. 2016

### ZONING CLASSIFICATION

| | |
|---|---|
| JURISDICTION: | CITY OF ALPHARETTA |
| EX. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| PR. ZONING: | PSC (PLANNED SHOPPING CTR.) |

### BUILDING SETBACKS

| | |
|---|---|
| FRONT: | 50' (LOCAL), 65' (ALL OTHERS) |
| SIDE: | 15' |
| REAR: | 15' |

### BUFFERS

| | |
|---|---|
| FRONT/STREET: | --' |
| SIDE: | 100' UNDIST. & 150' NON-IMP. |
| REAR: | 60' ALONG GA 400 R/W |

### BUILDING SUMMARY

| | |
|---|---|
| MAX. BLDG. HT. W/ PARAPET: | 49'-4" |
| MAX. BUILDING COVERAGE: | 40% |

### PARKING SUMMARY

| | |
|---|---|
| RETAIL REQ.: | 4.0 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | N/A |
| CITY STD. STALL DIMENSIONS: | 9' x 19' |
| CITY COMPACT STALL DIMENSIONS: | 8' x 16' |
| COMPACT STALLS ALLOWED: | 20% |
| MIN. 90°/60° DRIVE WIDTH: | 22'/22' |

### LANDSCAPE REGULATIONS

| | |
|---|---|
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | 1 / 8 SPACES |
| MIN. ISLAND SIZE/WIDTH: | 200 S.F. |
| GREENSPACE %: | --% |

### FEMA MAP

| | |
|---|---|
| FIRM PANEL #: | 13121C006E (6.22.98) |

### DRAWING RECORD

| | |
|---|---|
| DRAWN BY: | MLM |
| 2016109 MP5.dwg | 08.29.16 |

MASTER PLAN AMENDMENT

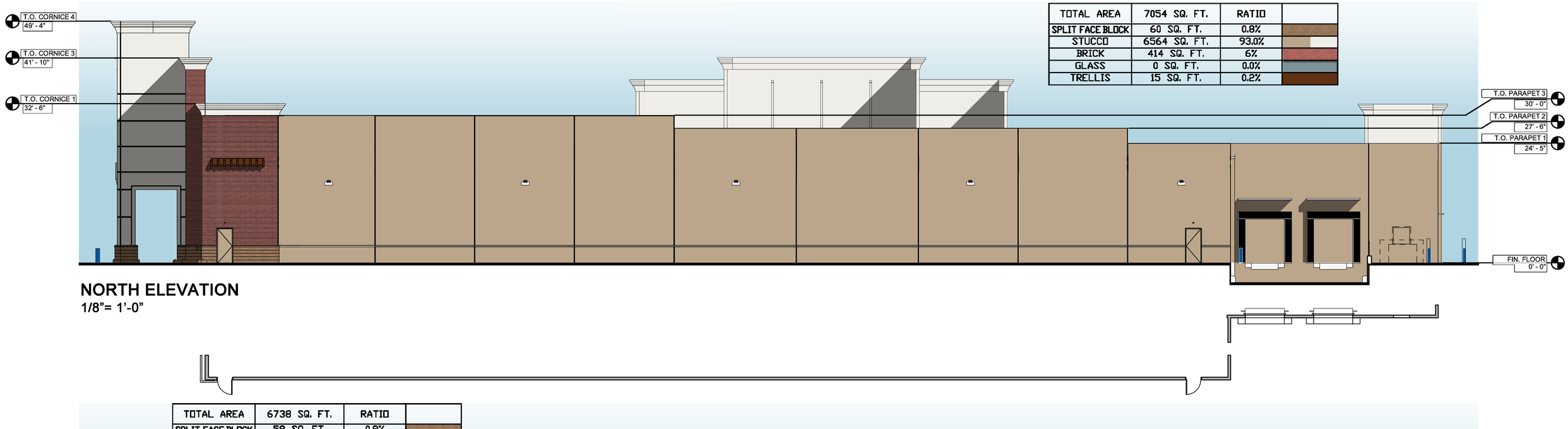
SHEET **MP-5**

# ACADEMY SPORTS + OUTDOORS

## ALPHARETTA, GA

### ELEVATION STUDY

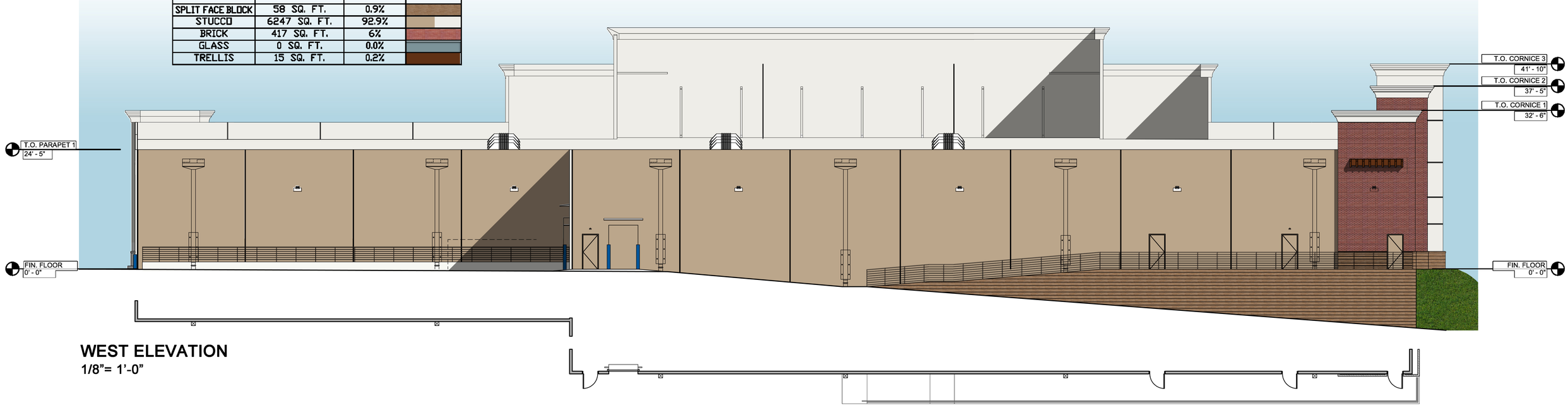
JULY 26, 2016




| TOTAL AREA | 7054 SQ. FT. | RATIO |
|---|---|---|
| SPLIT FACE BLOCK | 60 SQ. FT. | 0.8% |
| STUCCO | 6564 SQ. FT. | 93.0% |
| BRICK | 414 SQ. FT. | 6% |
| GLASS | 0 SQ. FT. | 0.0% |
| TRELLIS | 15 SQ. FT. | 0.2% |

**NORTH ELEVATION**

1/8"= 1'-0"




| TOTAL AREA | 6738 SQ. FT. | RATIO |
|---|---|---|
| SPLIT FACE BLOCK | 58 SQ. FT. | 0.9% |
| STUCCO | 6247 SQ. FT. | 92.9% |
| BRICK | 417 SQ. FT. | 6% |
| GLASS | 0 SQ. FT. | 0.0% |
| TRELLIS | 15 SQ. FT. | 0.2% |

**WEST ELEVATION**

1/8"= 1'-0"


Academy SPORTS+OUTDOORS
1540 NORTH MASON ROAD KATY, TEXAS 77449

LAWRENCE S. LEVINSON, A.I.A.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture ▪ Planning ▪ Engineering
Interior Design ▪ Landscape Architecture

# ACADEMY SPORTS + OUTDOORS

## ALPHARETTA, GA

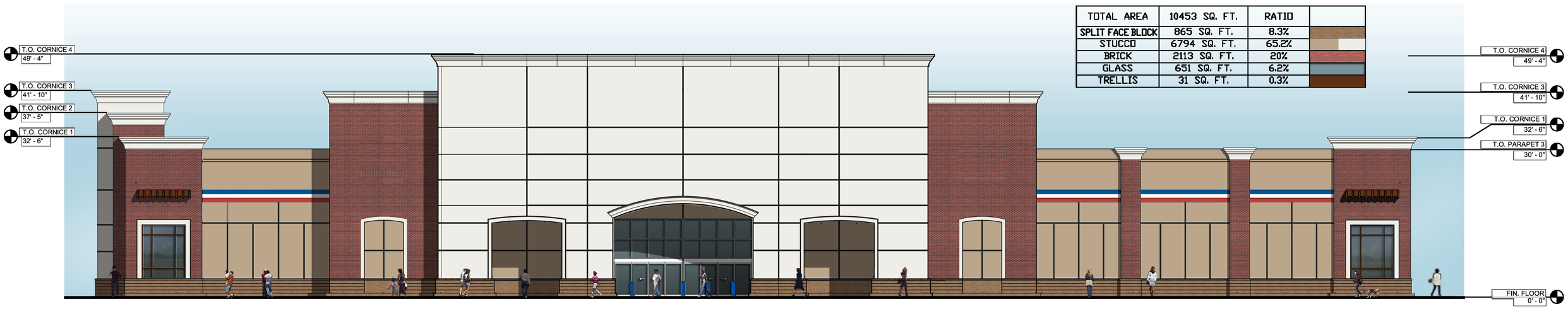
### ELEVATION STUDY

JULY 26, 2016

| TOTAL AREA | 8426 SQ. FT. | RATIO |
|---|---|---|
| SPLIT FACE BLOCK | 827 SQ. FT. | 9.9% |
| STUCCO | 3511 SQ. FT. | 41.3% |
| BRICK | 2509 SQ. FT. | 30% |
| GLASS | 1427 SQ. FT. | 17.0% |
| TRELLIS | 153 SQ. FT. | 1.8% |

**SOUTH ELEVATION**

1/8"= 1'-0"




| TOTAL AREA | 10453 SQ. FT. | RATIO |
|---|---|---|
| SPLIT FACE BLOCK | 865 SQ. FT. | 8.3% |
| STUCCO | 6794 SQ. FT. | 65.2% |
| BRICK | 2113 SQ. FT. | 20% |
| GLASS | 651 SQ. FT. | 6.2% |
| TRELLIS | 31 SQ. FT. | 0.3% |

**EAST ELEVATION**

1/8"= 1'-0"

Academy SPORTS+OUTDOORS
1540 NORTH MASON ROAD KATY, TEXAS 77449


LAWRENCE S. LEVINSON, A.I.A.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture ▪ Planning ▪ Engineering
Interior Design ▪ Landscape Architecture

AERIAL VIEW LOOKING SOUTH

**A&R Engineering Inc.**
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

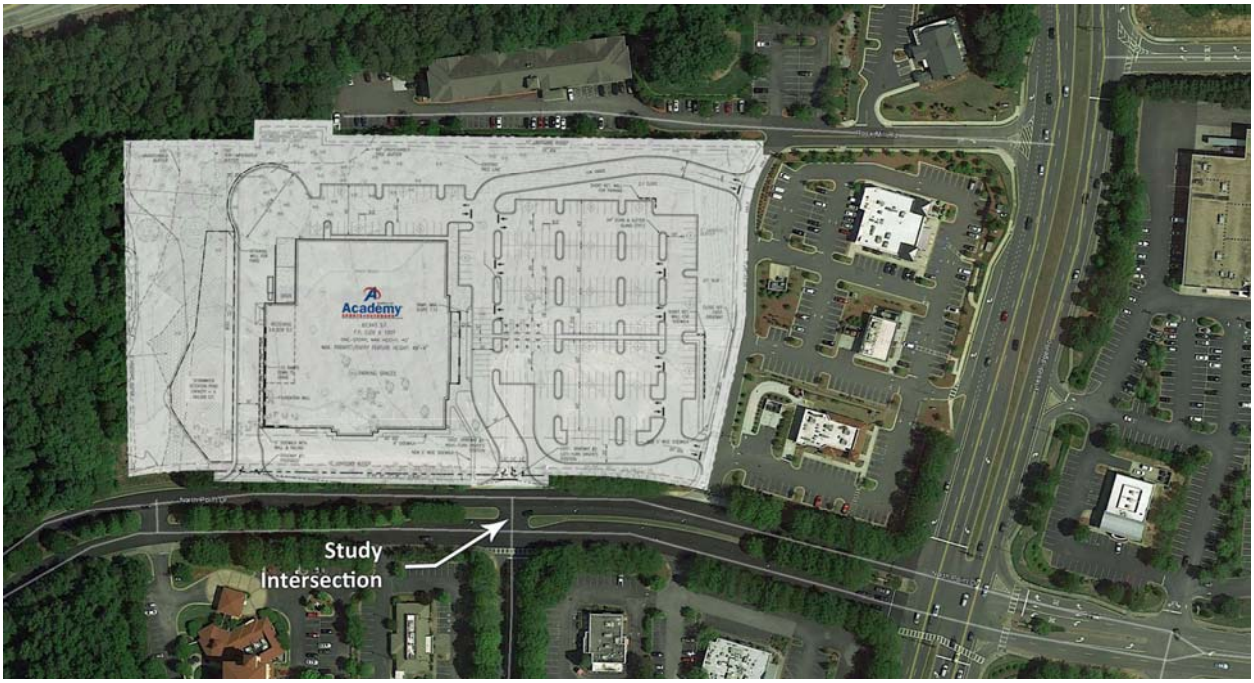
GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

# Memorandum

To: Turcotte Development Group, LLC
From: Abdul K. Amer, PE, PTOE
Date: September 26, 2016
Subject: Traffic Control Evaluation for Academy Sports + Outdoors – North Point Drive

---

The purpose of this study is to determine the most effective traffic control at the intersection of North Point Drive at North Point Court after the addition of a 62,943 square foot Academy Sports + Outdoors sporting goods store that will serve as the southbound approach to the study intersection. The intersection is located in Alpharetta, Georgia, approximately 618 feet west of the existing signalized intersection of Haynes Bridge Road at North Point Drive. The traffic analysis evaluates the future operations with the traffic generated by the development under signalized conditions.




North Point Drive is currently an east-west, four-lane, median-divided roadway with a posted speed limit of 30 mph in the vicinity of the study intersection. After construction of the proposed Academy Sports + Outdoors, the main access point will serve as the southbound approach to the study intersection aligning with North Point Court.

## VEHICULAR VOLUMES:

Existing 12-hour (7AM-7PM) turning movement counts were collected on Tuesday, August 2, 2016 near the study intersection. The counts revealed that North Point Drive had a bi-directional volume of 11,701 vehicles during the 12-hour period collected. The eastbound approach had 4,631 vehicles, and the westbound approach had 7,070 vehicles during the same period.

**TABLE 1 – EXISTING TRAFFIC VOLUMES**
**NORTH POINT DRIVE AT NORTH POINT COURT**

| Time | Northbound North Point Ct | | | Southbound Commercial Drwy | | | Eastbound North Point Dr | | | Westbound North Point Dr | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 7:00 A.M. – 8:00 A.M. | 5 | 2 | 78 | 2 | 0 | 0 | 0 | 46 | 1 | 52 | 142 | 1 |
| 8:00 A.M. – 9:00 A.M. | 8 | 2 | 78 | 8 | 1 | 2 | 0 | 53 | 3 | 78 | 211 | 0 |
| 9:00 A.M. – 10:00 A.M. | 14 | 3 | 69 | 4 | 3 | 1 | 2 | 82 | 7 | 57 | 313 | 1 |
| 10:00 A.M. – 11:00 A.M. | 19 | 3 | 57 | 7 | 2 | 0 | 3 | 145 | 9 | 41 | 359 | 0 |
| 11:00 A.M. – 12:00 Noon | 30 | 24 | 110 | 10 | 2 | 6 | 10 | 271 | 29 | 139 | 584 | 1 |
| 12:00 Noon – 1:00 P.M. | 36 | 24 | 287 | 15 | 3 | 49 | 28 | 517 | 79 | 246 | 873 | 3 |
| 1:00 P.M. – 2:00 P.M. | 53 | 9 | 272 | 12 | 3 | 49 | 20 | 590 | 56 | 379 | 640 | 0 |
| 2:00 P.M. – 3:00 P.M. | 47 | 11 | 200 | 13 | 3 | 14 | 11 | 527 | 36 | 240 | 452 | 0 |
| 3:00 P.M. – 4:00 P.M. | 25 | 8 | 132 | 13 | 1 | 11 | 13 | 510 | 39 | 161 | 393 | 0 |
| 4:00 P.M. – 5:00 P.M. | 17 | 11 | 84 | 8 | 2 | 4 | 5 | 500 | 25 | 143 | 401 | 0 |
| 5:00 P.M. – 6:00 P.M. | 29 | 11 | 85 | 10 | 2 | 1 | 16 | 487 | 26 | 158 | 445 | 3 |
| 6:00 P.M. – 7:00 P.M. | 27 | 12 | 97 | 18 | 0 | 3 | 10 | 456 | 19 | 180 | 373 | 1 |

Along with the 12-hour turning movement counts, existing evening (6PM-8PM) and Saturday (12PM-2PM) peak hour turning movement counts were collected at the study intersection as well as at the intersection of Haynes Bridge Road at North Point Court. Detailed traffic counts are included in the Appendix.

**SITE INFORMATION:**

The proposed development will be located to the north of the study intersection and will consist of a 62,943 square foot Academy Sports + Outdoors sporting goods store. The development proposes one full-access driveway and one right-in/right-out driveway on North Point Drive as well as two full-access driveways on the existing access road between Rock Mill Road and North Point Drive. The three existing restaurants between Rock Mill Road and North Point Drive will also have access to the study intersection via the access road. A site plan is included in the Appendix.

**WARRANT ANALYSIS:**

The posted speed limit on North Point Drive is 30 mph. A signal warrant analysis was performed per MUTCD (2009 edition) using a main street approach speed limit of 30 mph with the intersection geometry of a multi-lane main street approach and a single-lane side street approach. A right-turn reduction of 100% has been applied to the side streets (northbound and southbound) to account for any right turners that may arrive at the intersection and turn right without having to wait for a gap in the mainline traffic on North Point Drive. As supported in MUTCD (2009), Section 4C.01, the side-streets have been evaluated "as a one-lane approach with only the traffic volume in the through/left turn lane considered."

The future weekday traffic volumes (shown in the Appendix) were used in the signal warrant analysis. The results of the signal warrant analysis indicate that signal warrants 1, 2 and 3 will be satisfied for the 100% threshold of the following warrants.

- Warrant 1 – Eight-hour vehicular volume – SATISFIED
- Warrant 2 – Four-hour vehicular volume – SATISFIED

- Warrant 3 – Peak hour vehicular volume – SATISFIED

## CAPACITY ANALYSIS:

A capacity analysis was performed at the intersection of North Point Drive at North Point Court/Site Driveway for the AM (7AM-9AM), Afternoon (2PM-6PM), Evening (6PM-8PM), and Saturday (12PM-2PM) peak hours. The methodology used for evaluating traffic operations at the intersection is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual (HCM 2010). Synchro software, which emulates the HCM methodology, was used for conducting the analysis. Further detail for each scenario is outlined below.

The following configuration was utilized when modeling signalized conditions at the study intersection. The results of the intersection operations analyses are shown below in Table 2 for the AM, Midday, and Afternoon peak hours; and Table 3 shows operations for the Evening and Saturday peak hours.

- The northbound approach will consist of one entering lane. The exiting lanes will consist of a dedicated left turn lane and shared through/right turn lane with permissive signal phasing.
- The southbound approach will consist of one entering lane. The exiting lanes will consist of a dedicated left turn lane and shared through/right turn lane with permissive signal phasing.
- The eastbound approach will operate with a separate left, a dedicated through and shared through/right turn lane. The left turns are recommended to operate with protected + permissive signal phasing.
- The westbound approach will operated with a separate left, a dedicated through and shared through/right turn lane. The left turns are recommended to operate with protected + permissive signal phasing.

**TABLE 2 – FUTURE INTERSECTION OPERATIONS (SIGNALIZED)**

| Intersection (Available Storage) | AM Peak Hour | | Midday Peak Hour | | Afternoon Peak Hour | |
|---|---|---|---|---|---|---|
| | HCM LOS (Delay) | SimTraffic 95% Queue (feet) | HCM LOS (Delay) | SimTraffic 95% Queue (feet) | HCM LOS (Delay) | SimTraffic 95% Queue (feet) |
| **North Point Dr @ North Point Ct** | **D (53.8)** | | **D (39.7)** | | **C (27.4)** | |
| -Eastbound Left (100') | B (16.2) | 37 | C (27.2) | 179 | B (15.0) | 49 |
| -Eastbound Through/Right | E (73.8) | 25 | D (35.7) | 328 | C (20.5) | 162 |
| -Westbound Left (300') | B (15.5) | 29 | C (30.7) | 281 | B (14.8) | 142 |
| -Westbound Through/Right (530') | E (58.0) | 30 | D (46.8) | 282 | C (31.4) | 99 |
| -Northbound Left (150') | D (44.8) | 82 | C (29.4) | 78 | C (34.6) | 90 |
| -Northbound Through/Right | D (45.7) | 67 | C (34.9) | 181 | D (35.2) | 104 |
| -Southbound Left (150') | D (54.6) | 77 | E (65.2) | 216 | D (51.5) | 179 |
| -Southbound Through/Right (150') | D (43.0) | - | C (25.3) | 75 | C (31.0) | 55 |
| **Haynes Bridge Rd @ North Point Dr** | **B (18.2)** | | **E (56.0)** | | **D (43.6)** | |
| -Eastbound Left (530') | E (66.0) | 110 | E (74.4) | 290 | F (98.6) | 371 |
| -Eastbound Through/Right (530') | D (54.3) | 117 | E (62.8) | 300 | E (60.1) | 178 |
| -Westbound Left | E (73.3) | 54 | E (79.0) | 187 | E (68.8) | 100 |
| -Westbound Through | E (60.3) | 30 | E (58.8) | 237 | D (54.5) | 240 |
| -Westbound Right (100') | A (0.0) | 0 | A (0.0) | 194 | A (0.0) | 158 |
| -Northbound Left (175') | B (13.2) | 58 | D (39.2) | 336 | C (24.3) | 57 |
| -Northbound Through | B (17.5) | 218 | D (47.1) | 452 | D (37.0) | 457 |
| -Northbound Right (100') | A (0.0) | 0 | A (0.0) | 0 | A (0.0) | 0 |
| -Southbound Left (175') | C (21.5) | 197 | E (56.7) | 422 | E (58.6) | 335 |
| -Southbound Through | B (10.4) | 163 | C (31.1) | 432 | B (19.6) | 292 |
| -Southbound Right | A (9.1) | 51 | F (84.6) | 181 | C (21.6) | 76 |

**TABLE 3 – FUTURE INTERSECTION OPERATIONS (SIGNALIZED)**

| Intersection (Available Storage) | Evening Peak Hour | | Saturday Peak Hour | |
|---|---|---|---|---|
| | HCM LOS (Delay) | SimTraffic 95% Queue (feet) | HCM LOS (Delay) | SimTraffic 95% Queue (feet) |
| **North Point Dr @ North Point Ct** | **D (49.7)** | | **C (29.9)** | |
| -Eastbound Left (100') | B (14.4) | 36 | B (17.6) | 48 |
| -Eastbound Through/Right | E (61.3) | 93 | C (21.2) | 149 |
| -Westbound Left (300') | C (24.5) | 68 | B (14.9) | 90 |
| -Westbound Through/Right (530') | E (61.0) | 76 | D (36.2) | 191 |
| -Northbound Left (150') | D (44.2) | 36 | D (35.2) | 53 |
| -Northbound Through/Right | D (41.6) | 155 | C (32.4) | 82 |
| -Southbound Left (150') | D (52.5) | 209 | D (49.8) | 206 |
| -Southbound Through/Right (150') | D (40.8) | 41 | C (30.9) | 61 |
| **Haynes Bridge Rd @ North Point Dr** | **D (35.5)** | | **F (83.6)** | |
| -Eastbound Left (530') | E (72.8) | 196 | E (71.2) | 297 |
| -Eastbound Through/Right (530') | E (59.5) | 220 | E (61.3) | 312 |
| -Westbound Left | E (70.0) | 126 | E (77.2) | 193 |
| -Westbound Through | E (56.5) | 165 | E (60.5) | 294 |
| -Westbound Right (100') | A (0.0) | 129 | A (0.0) | 181 |
| -Northbound Left (175') | C (23.1) | 77 | E (63.0) | 185 |
| -Northbound Through | C (31.3) | 322 | D (47.2) | 344 |
| -Northbound Right (100') | A (0.0) | 0 | A (0.0) | 0 |
| -Southbound Left (175') | D (35.8) | 370 | D (53.4) | 211 |
| -Southbound Through | B (18.9) | 343 | D (38.0) | 270 |
| -Southbound Right | B (19.0) | 62 | F (254.6) | 402 |

The results of the signalized operations indicate that no queuing will back from North Point Court into Haynes Bridge Road or from Haynes Bridge Road into North Point Court, and both intersections will operate at an acceptable level-of-service during the AM, Afternoon, and Evening peak hours. The southbound right approach to the intersection of Haynes Bridge Road at North Point Drive will experience increased delays and queues during the Saturday peak hour. A possible improvement to decrease these delays is to install permissive + overlap signal phasing for the right turns. With this improvement, the intersection of Haynes Bridge Road at North Point Drive will operate at a level-of-service “D” with 50.9 seconds/vehicle of delay during the critical (Saturday) peak hour. This improvement will also aid in operations of the intersection during other peak hours.

## CONCLUSIONS AND RECOMMENDATIONS:

The purpose of this memorandum was to determine the most effective traffic control at the intersection of North Point Drive at North Point Court after the addition of a 62,943 square foot Academy Sports + Outdoors sporting goods store that will serve as the southbound approach to the study intersection. It was determined that the future weekday traffic volumes at the study intersection will meet MUTCD warrants 1, 2, and 3 for installation of a traffic signal. An operations analysis was completed for signalized conditions at the study intersection for the AM, Midday, Afternoon, Evening, and Saturday peak hours. The results of the analysis indicate that the intersection will experience less queuing and delay with the installation of a traffic signal. A signal will offer more flexibility with signal timing to help cut down on delay and/or queues in order for the intersection to operate more efficiently in conjunction with the adjacent signal at the intersection of Haynes Bridge Road at North Point Drive. Therefore, it is recommended that a traffic signal be installed at the study intersection. Further recommendations include:

- It is recommended the signal be interconnected with the adjacent controller at the intersection of Haynes Bridge Road at North Point Drive.
- Based on the product of the eastbound and westbound left turns and opposing through volumes during the AM and PM peak hours, a protected + permissive left turn phase is recommended at the intersection.
- It is recommended the median noses on North Point Drive be reconfigured in the intersection design to allow for better turning movements in all directions.
- The existing eastbound left turn lane on North Point Drive at North Point Court should be extended to 180 feet of storage.
- The site driveway (southbound) approach to North Point Drive should have a minimum throat length of 150 feet and two exiting lanes.

The results of the analysis indicate that the worst peak hour occurs when office traffic and retail traffic are on the road network at the same time (generally between 4:00 p.m. and 8:00 p.m.). Irrespective of the proposed development on this site (250,000 square feet of office or 62,943 square feet of retail), a traffic signal will be warranted at this location and the impacts to the North Point Mall traffic will be similar in nature.

# APPENDIX

# EXISTING TRAFFIC COUNT DATA

# Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

7am - 7pm

File Name : 38850001
Site Code : 38850001
Start Date : 8/2/2016
Page No : 1

**Groups Printed- Cars, Buses, Trucks**

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| 07:00 AM | 1 | 0 | 15 | 0 | 16 | 1 | 0 | 0 | 0 | 1 | 0 | 10 | 0 | 0 | 10 | 9 | 31 | 0 | 0 | 40 | 67 |
| 07:15 AM | 1 | 1 | 24 | 0 | 26 | 1 | 0 | 0 | 0 | 1 | 0 | 12 | 0 | 0 | 12 | 13 | 20 | 0 | 0 | 33 | 72 |
| 07:30 AM | 0 | 1 | 17 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 1 | 0 | 9 | 16 | 43 | 1 | 0 | 60 | 87 |
| 07:45 AM | 3 | 0 | 22 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 16 | 14 | 48 | 0 | 0 | 62 | 103 |
| Total | 5 | 2 | 78 | 0 | 85 | 2 | 0 | 0 | 0 | 2 | 0 | 46 | 1 | 0 | 47 | 52 | 142 | 1 | 0 | 195 | 329 |
| 08:00 AM | 3 | 0 | 24 | 0 | 27 | 2 | 1 | 0 | 0 | 3 | 0 | 16 | 1 | 0 | 17 | 21 | 42 | 0 | 0 | 63 | 110 |
| 08:15 AM | 0 | 0 | 21 | 0 | 21 | 2 | 0 | 1 | 0 | 3 | 0 | 10 | 0 | 0 | 10 | 15 | 47 | 0 | 0 | 62 | 96 |
| 08:30 AM | 3 | 1 | 18 | 0 | 22 | 4 | 0 | 0 | 0 | 4 | 0 | 10 | 1 | 0 | 11 | 16 | 34 | 0 | 0 | 50 | 87 |
| 08:45 AM | 2 | 1 | 15 | 0 | 18 | 0 | 0 | 1 | 0 | 1 | 0 | 17 | 1 | 0 | 18 | 26 | 88 | 0 | 0 | 114 | 151 |
| Total | 8 | 2 | 78 | 0 | 88 | 8 | 1 | 2 | 0 | 11 | 0 | 53 | 3 | 0 | 56 | 78 | 211 | 0 | 0 | 289 | 444 |
| 09:00 AM | 2 | 0 | 23 | 0 | 25 | 1 | 1 | 0 | 0 | 2 | 0 | 20 | 1 | 0 | 21 | 15 | 75 | 0 | 0 | 90 | 138 |
| 09:15 AM | 1 | 0 | 15 | 0 | 16 | 3 | 0 | 0 | 0 | 3 | 1 | 22 | 4 | 0 | 27 | 16 | 63 | 0 | 0 | 79 | 125 |
| 09:30 AM | 4 | 1 | 14 | 0 | 19 | 0 | 0 | 1 | 0 | 1 | 0 | 18 | 0 | 0 | 18 | 10 | 85 | 0 | 0 | 95 | 133 |
| 09:45 AM | 7 | 2 | 17 | 0 | 26 | 0 | 2 | 0 | 0 | 2 | 1 | 22 | 2 | 0 | 25 | 16 | 90 | 1 | 0 | 107 | 160 |
| Total | 14 | 3 | 69 | 0 | 86 | 4 | 3 | 1 | 0 | 8 | 2 | 82 | 7 | 0 | 91 | 57 | 313 | 1 | 0 | 371 | 556 |
| 10:00 AM | 2 | 1 | 12 | 0 | 15 | 0 | 1 | 0 | 0 | 1 | 0 | 32 | 0 | 0 | 32 | 6 | 83 | 0 | 0 | 89 | 137 |
| 10:15 AM | 5 | 1 | 14 | 0 | 20 | 4 | 0 | 0 | 0 | 4 | 0 | 37 | 5 | 0 | 42 | 6 | 83 | 0 | 0 | 89 | 155 |
| 10:30 AM | 7 | 1 | 21 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 1 | 36 | 2 | 0 | 39 | 12 | 81 | 0 | 0 | 93 | 161 |
| 10:45 AM | 5 | 0 | 10 | 0 | 15 | 3 | 1 | 0 | 0 | 4 | 2 | 40 | 2 | 0 | 44 | 17 | 112 | 0 | 0 | 129 | 192 |
| Total | 19 | 3 | 57 | 0 | 79 | 7 | 2 | 0 | 0 | 9 | 3 | 145 | 9 | 0 | 157 | 41 | 359 | 0 | 0 | 400 | 645 |
| 11:00 AM | 2 | 2 | 14 | 0 | 18 | 3 | 0 | 0 | 0 | 3 | 3 | 45 | 7 | 0 | 55 | 26 | 132 | 0 | 0 | 158 | 234 |
| 11:15 AM | 9 | 4 | 22 | 0 | 35 | 4 | 1 | 2 | 0 | 7 | 3 | 64 | 6 | 0 | 73 | 24 | 129 | 1 | 0 | 154 | 269 |
| 11:30 AM | 12 | 6 | 35 | 0 | 53 | 2 | 1 | 0 | 0 | 3 | 3 | 69 | 5 | 0 | 77 | 43 | 153 | 0 | 0 | 196 | 329 |
| 11:45 AM | 7 | 12 | 39 | 0 | 58 | 1 | 0 | 4 | 0 | 5 | 1 | 93 | 11 | 0 | 105 | 46 | 170 | 0 | 0 | 216 | 384 |
| Total | 30 | 24 | 110 | 0 | 164 | 10 | 2 | 6 | 0 | 18 | 10 | 271 | 29 | 0 | 310 | 139 | 584 | 1 | 0 | 724 | 1216 |
| 12:00 PM | 10 | 7 | 52 | 0 | 69 | 4 | 1 | 16 | 0 | 21 | 10 | 107 | 17 | 0 | 134 | 63 | 197 | 1 | 0 | 261 | 485 |
| 12:15 PM | 6 | 7 | 68 | 0 | 81 | 4 | 0 | 6 | 0 | 10 | 5 | 120 | 26 | 0 | 151 | 71 | 203 | 0 | 0 | 274 | 516 |
| 12:30 PM | 10 | 6 | 91 | 0 | 107 | 5 | 0 | 15 | 0 | 20 | 9 | 127 | 21 | 0 | 157 | 57 | 252 | 1 | 0 | 310 | 594 |
| 12:45 PM | 10 | 4 | 76 | 0 | 90 | 2 | 2 | 12 | 0 | 16 | 4 | 163 | 15 | 0 | 182 | 55 | 221 | 1 | 0 | 277 | 565 |
| Total | 36 | 24 | 287 | 0 | 347 | 15 | 3 | 49 | 0 | 67 | 28 | 517 | 79 | 0 | 624 | 246 | 873 | 3 | 0 | 1122 | 2160 |
| 01:00 PM | 9 | 1 | 63 | 0 | 73 | 1 | 1 | 13 | 0 | 15 | 7 | 144 | 20 | 0 | 171 | 135 | 183 | 0 | 0 | 318 | 577 |
| 01:15 PM | 20 | 4 | 97 | 0 | 121 | 2 | 1 | 13 | 0 | 16 | 4 | 158 | 15 | 0 | 177 | 96 | 170 | 0 | 0 | 266 | 580 |
| 01:30 PM | 8 | 2 | 72 | 0 | 82 | 3 | 0 | 14 | 0 | 17 | 4 | 154 | 9 | 0 | 167 | 68 | 145 | 0 | 0 | 213 | 479 |
| 01:45 PM | 16 | 2 | 40 | 0 | 58 | 6 | 1 | 9 | 0 | 16 | 5 | 134 | 12 | 0 | 151 | 80 | 142 | 0 | 0 | 222 | 447 |
| Total | 53 | 9 | 272 | 0 | 334 | 12 | 3 | 49 | 0 | 64 | 20 | 590 | 56 | 0 | 666 | 379 | 640 | 0 | 0 | 1019 | 2083 |
| 02:00 PM | 11 | 5 | 45 | 0 | 61 | 2 | 0 | 5 | 0 | 7 | 5 | 139 | 14 | 0 | 158 | 80 | 130 | 0 | 0 | 210 | 436 |
| 02:15 PM | 6 | 1 | 69 | 0 | 76 | 1 | 0 | 6 | 0 | 7 | 3 | 156 | 8 | 0 | 167 | 62 | 114 | 0 | 0 | 176 | 426 |
| 02:30 PM | 13 | 3 | 50 | 0 | 66 | 2 | 1 | 2 | 0 | 5 | 1 | 111 | 7 | 0 | 119 | 57 | 103 | 0 | 0 | 160 | 350 |
| 02:45 PM | 17 | 2 | 36 | 0 | 55 | 8 | 2 | 1 | 0 | 11 | 2 | 121 | 7 | 0 | 130 | 41 | 105 | 0 | 0 | 146 | 342 |
| Total | 47 | 11 | 200 | 0 | 258 | 13 | 3 | 14 | 0 | 30 | 11 | 527 | 36 | 0 | 574 | 240 | 452 | 0 | 0 | 692 | 1554 |

# Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

7am - 7pm

File Name : 38850001
Site Code : 38850001
Start Date : 8/2/2016
Page No : 2

**Groups Printed- Cars, Buses, Trucks**

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| 03:00 PM | 2 | 1 | 40 | 0 | 43 | 2 | 0 | 4 | 0 | 6 | 6 | 150 | 10 | 0 | 166 | 58 | 97 | 0 | 0 | 155 | 370 |
| 03:15 PM | 9 | 2 | 41 | 0 | 52 | 6 | 0 | 2 | 0 | 8 | 4 | 125 | 14 | 0 | 143 | 35 | 97 | 0 | 0 | 132 | 335 |
| 03:30 PM | 9 | 1 | 29 | 0 | 39 | 3 | 1 | 2 | 0 | 6 | 0 | 117 | 8 | 0 | 125 | 36 | 106 | 0 | 0 | 142 | 312 |
| 03:45 PM | 5 | 4 | 22 | 0 | 31 | 2 | 0 | 3 | 0 | 5 | 3 | 118 | 7 | 0 | 128 | 32 | 93 | 0 | 0 | 125 | 289 |
| Total | 25 | 8 | 132 | 0 | 165 | 13 | 1 | 11 | 0 | 25 | 13 | 510 | 39 | 0 | 562 | 161 | 393 | 0 | 0 | 554 | 1306 |
| 04:00 PM | 4 | 4 | 27 | 0 | 35 | 2 | 0 | 1 | 0 | 3 | 1 | 131 | 7 | 0 | 139 | 50 | 115 | 0 | 0 | 165 | 342 |
| 04:15 PM | 3 | 2 | 22 | 0 | 27 | 2 | 1 | 1 | 0 | 4 | 0 | 128 | 8 | 0 | 136 | 22 | 89 | 0 | 0 | 111 | 278 |
| 04:30 PM | 4 | 3 | 20 | 0 | 27 | 2 | 0 | 0 | 0 | 2 | 3 | 121 | 3 | 0 | 127 | 37 | 96 | 0 | 0 | 133 | 289 |
| 04:45 PM | 6 | 2 | 15 | 0 | 23 | 2 | 1 | 2 | 0 | 5 | 1 | 120 | 7 | 0 | 128 | 34 | 101 | 0 | 0 | 135 | 291 |
| Total | 17 | 11 | 84 | 0 | 112 | 8 | 2 | 4 | 0 | 14 | 5 | 500 | 25 | 0 | 530 | 143 | 401 | 0 | 0 | 544 | 1200 |
| 05:00 PM | 6 | 4 | 26 | 0 | 36 | 3 | 1 | 0 | 0 | 4 | 2 | 148 | 10 | 0 | 160 | 30 | 100 | 1 | 0 | 131 | 331 |
| 05:15 PM | 10 | 4 | 20 | 0 | 34 | 1 | 0 | 0 | 0 | 1 | 6 | 124 | 7 | 0 | 137 | 44 | 118 | 0 | 0 | 162 | 334 |
| 05:30 PM | 7 | 1 | 25 | 0 | 33 | 4 | 1 | 1 | 0 | 6 | 4 | 110 | 3 | 0 | 117 | 44 | 109 | 1 | 0 | 154 | 310 |
| 05:45 PM | 6 | 2 | 14 | 0 | 22 | 2 | 0 | 0 | 0 | 2 | 4 | 105 | 6 | 0 | 115 | 40 | 118 | 1 | 0 | 159 | 298 |
| Total | 29 | 11 | 85 | 0 | 125 | 10 | 2 | 1 | 0 | 13 | 16 | 487 | 26 | 0 | 529 | 158 | 445 | 3 | 0 | 606 | 1273 |
| 06:00 PM | 4 | 2 | 18 | 0 | 24 | 4 | 0 | 1 | 0 | 5 | 2 | 132 | 6 | 0 | 140 | 43 | 95 | 0 | 0 | 138 | 307 |
| 06:15 PM | 7 | 1 | 27 | 0 | 35 | 2 | 0 | 1 | 0 | 3 | 2 | 124 | 5 | 0 | 131 | 60 | 99 | 0 | 0 | 159 | 328 |
| 06:30 PM | 5 | 7 | 22 | 0 | 34 | 8 | 0 | 0 | 0 | 8 | 4 | 104 | 4 | 0 | 112 | 31 | 90 | 0 | 0 | 121 | 275 |
| 06:45 PM | 11 | 2 | 30 | 0 | 43 | 4 | 0 | 1 | 0 | 5 | 2 | 96 | 4 | 0 | 102 | 46 | 89 | 1 | 0 | 136 | 286 |
| Total | 27 | 12 | 97 | 0 | 136 | 18 | 0 | 3 | 0 | 21 | 10 | 456 | 19 | 0 | 485 | 180 | 373 | 1 | 0 | 554 | 1196 |
| Grand Total | 310 | 120 | 1549 | 0 | 1979 | 120 | 22 | 140 | 0 | 282 | 118 | 4184 | 329 | 0 | 4631 | 1874 | 5186 | 10 | 0 | 7070 | 13962 |
| Apprch % | 15.7 | 6.1 | 78.3 | 0 | | 42.6 | 7.8 | 49.6 | 0 | | 2.5 | 90.3 | 7.1 | 0 | | 26.5 | 73.4 | 0.1 | 0 | | |
| Total % | 2.2 | 0.9 | 11.1 | 0 | 14.2 | 0.9 | 0.2 | 1 | 0 | 2 | 0.8 | 30 | 2.4 | 0 | 33.2 | 13.4 | 37.1 | 0.1 | 0 | 50.6 | |

# Reliable Traffic Data Services, LLC

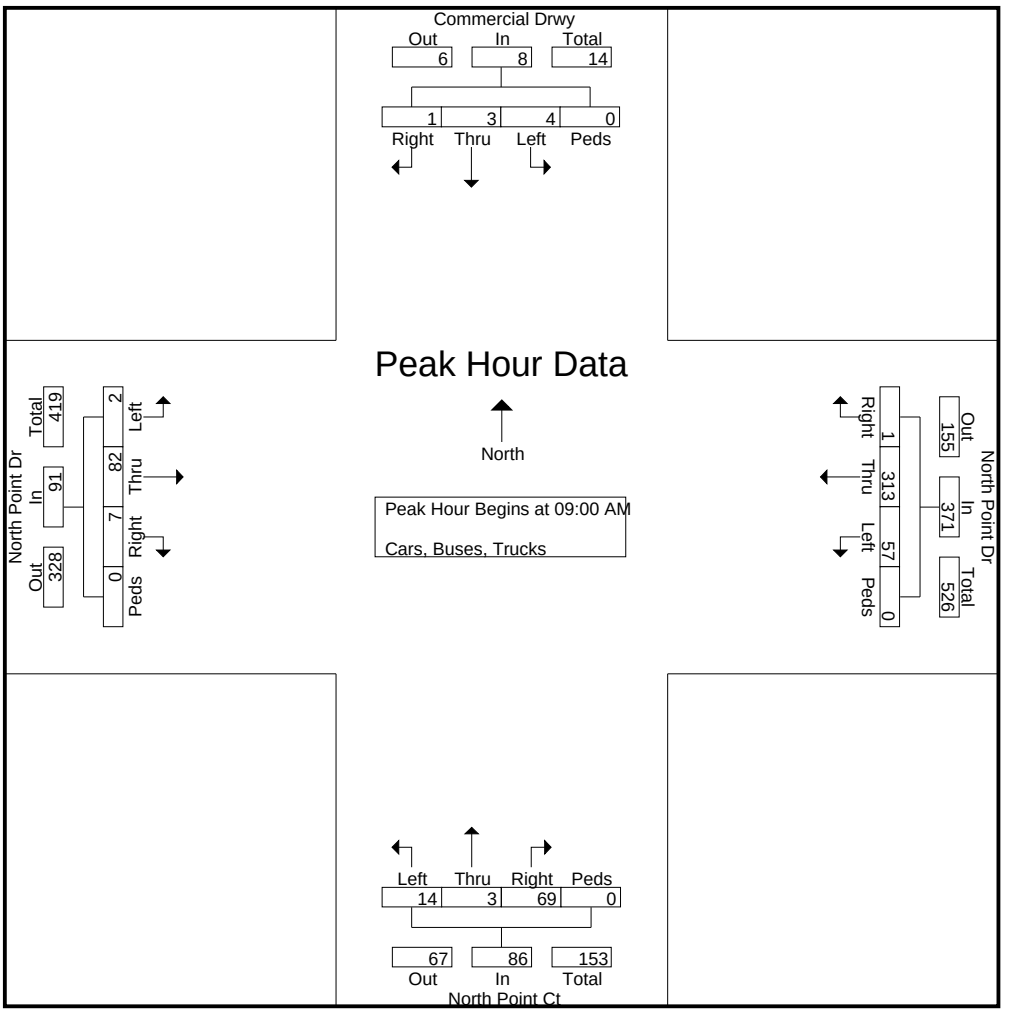
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

7am - 7pm

File Name : 38850001
Site Code : 38850001
Start Date : 8/2/2016
Page No : 3

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 09:00 AM | | | | | | | | | | | | | | | | | | | | | |
| 09:00 AM | 2 | 0 | **23** | 0 | 25 | 1 | 1 | 0 | 0 | 2 | 0 | 20 | 1 | 0 | 21 | 15 | 75 | 0 | 0 | 90 | 138 |
| 09:15 AM | 1 | 0 | 15 | 0 | 16 | **3** | 0 | 0 | 0 | **3** | **1** | **22** | **4** | 0 | **27** | **16** | 63 | 0 | 0 | 79 | 125 |
| 09:30 AM | 4 | 1 | 14 | 0 | 19 | 0 | 0 | **1** | 0 | 1 | 0 | 18 | 0 | 0 | 18 | 10 | 85 | 0 | 0 | 95 | 133 |
| 09:45 AM | **7** | **2** | 17 | 0 | **26** | 0 | **2** | 0 | 0 | 2 | 1 | 22 | 2 | 0 | 25 | 16 | **90** | **1** | 0 | **107** | **160** |
| Total Volume | 14 | 3 | 69 | 0 | 86 | 4 | 3 | 1 | 0 | 8 | 2 | 82 | 7 | 0 | 91 | 57 | 313 | 1 | 0 | 371 | 556 |
| % App. Total | 16.3 | 3.5 | 80.2 | 0 | | 50 | 37.5 | 12.5 | 0 | | 2.2 | 90.1 | 7.7 | 0 | | 15.4 | 84.4 | 0.3 | 0 | | |
| PHF | .500 | .375 | .750 | .000 | .827 | .333 | .375 | .250 | .000 | .667 | .500 | .932 | .438 | .000 | .843 | .891 | .869 | .250 | .000 | .867 | .869 |



# Reliable Traffic Data Services, LLC

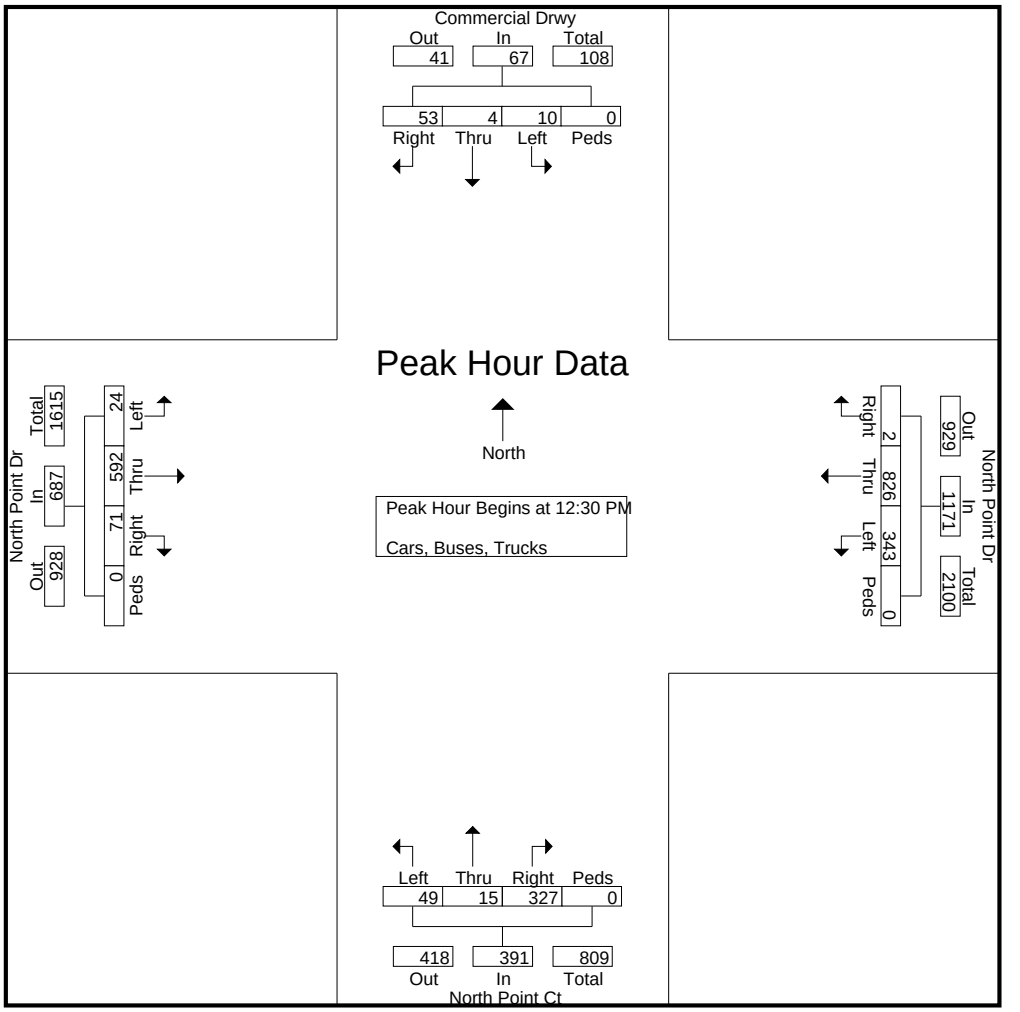
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

7am - 7pm

File Name : 38850001
Site Code : 38850001
Start Date : 8/2/2016
Page No : 4

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 12:30 PM | | | | | | | | | | | | | | | | | | | | | |
| 12:30 PM | 10 | **6** | 91 | 0 | 107 | **5** | 0 | **15** | 0 | **20** | **9** | 127 | **21** | 0 | 157 | 57 | **252** | **1** | 0 | 310 | **594** |
| 12:45 PM | 10 | 4 | 76 | 0 | 90 | 2 | **2** | 12 | 0 | 16 | 4 | **163** | 15 | 0 | **182** | 55 | 221 | 1 | 0 | 277 | 565 |
| 01:00 PM | 9 | 1 | 63 | 0 | 73 | 1 | 1 | 13 | 0 | 15 | 7 | 144 | 20 | 0 | 171 | **135** | 183 | 0 | 0 | **318** | 577 |
| 01:15 PM | **20** | 4 | **97** | 0 | **121** | 2 | 1 | 13 | 0 | 16 | 4 | 158 | 15 | 0 | 177 | 96 | 170 | 0 | 0 | 266 | 580 |
| Total Volume | 49 | 15 | 327 | 0 | 391 | 10 | 4 | 53 | 0 | 67 | 24 | 592 | 71 | 0 | 687 | 343 | 826 | 2 | 0 | 1171 | 2316 |
| % App. Total | 12.5 | 3.8 | 83.6 | 0 | | 14.9 | 6 | 79.1 | 0 | | 3.5 | 86.2 | 10.3 | 0 | | 29.3 | 70.5 | 0.2 | 0 | | |
| PHF | .613 | .625 | .843 | .000 | .808 | .500 | .500 | .883 | .000 | .838 | .667 | .908 | .845 | .000 | .944 | .635 | .819 | .500 | .000 | .921 | .975 |



# Reliable Traffic Data Services, LLC

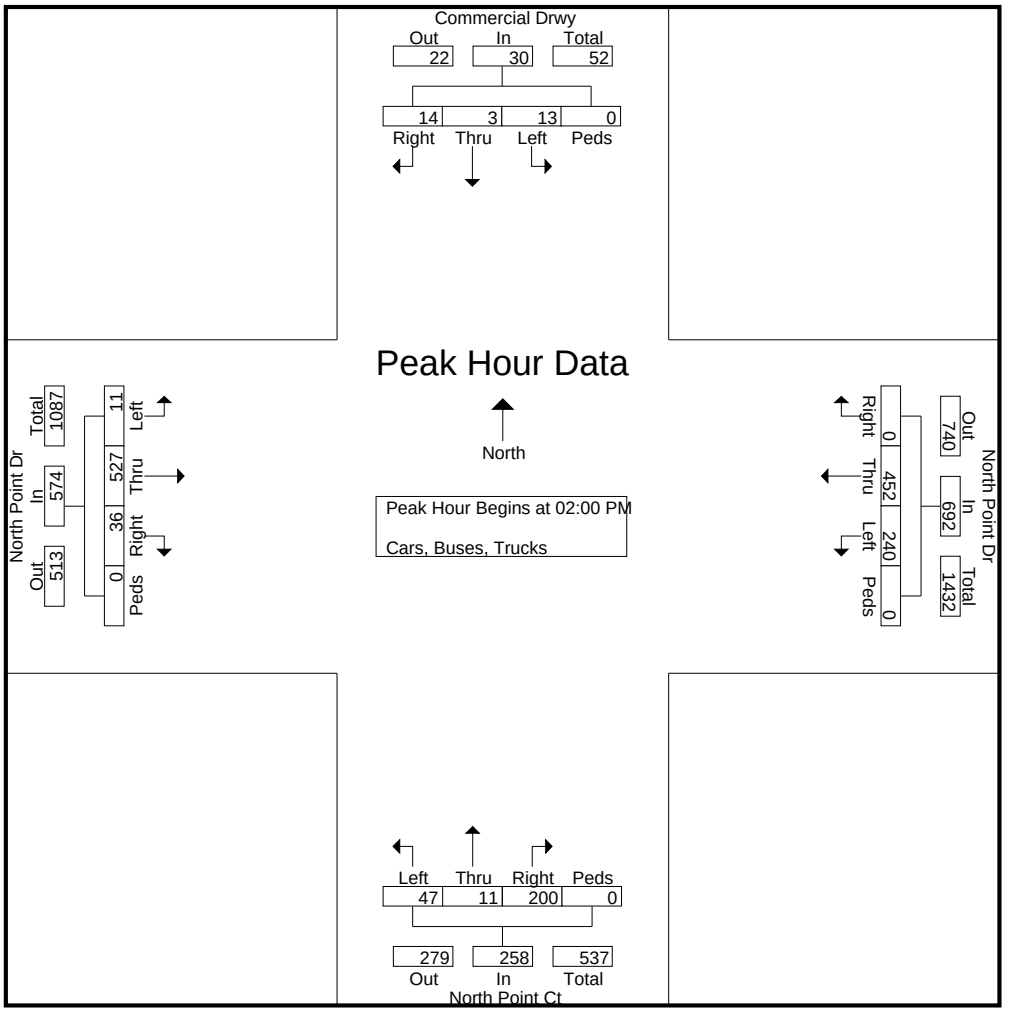
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

7am - 7pm

File Name : 38850001
Site Code : 38850001
Start Date : 8/2/2016
Page No : 5

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| Peak Hour Analysis From 02:00 PM to 06:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 02:00 PM | | | | | | | | | | | | | | | | | | | | | |
| 02:00 PM | 11 | **5** | 45 | 0 | 61 | 2 | 0 | 5 | 0 | 7 | **5** | 139 | **14** | 0 | 158 | **80** | **130** | 0 | 0 | **210** | **436** |
| 02:15 PM | 6 | 1 | **69** | 0 | **76** | 1 | 0 | **6** | 0 | 7 | 3 | **156** | 8 | 0 | **167** | 62 | 114 | 0 | 0 | 176 | 426 |
| 02:30 PM | 13 | 3 | 50 | 0 | 66 | 2 | 1 | 2 | 0 | 5 | 1 | 111 | 7 | 0 | 119 | 57 | 103 | 0 | 0 | 160 | 350 |
| 02:45 PM | **17** | 2 | 36 | 0 | 55 | **8** | **2** | 1 | 0 | **11** | 2 | 121 | 7 | 0 | 130 | 41 | 105 | 0 | 0 | 146 | 342 |
| Total Volume | 47 | 11 | 200 | 0 | 258 | 13 | 3 | 14 | 0 | 30 | 11 | 527 | 36 | 0 | 574 | 240 | 452 | 0 | 0 | 692 | 1554 |
| % App. Total | 18.2 | 4.3 | 77.5 | 0 | | 43.3 | 10 | 46.7 | 0 | | 1.9 | 91.8 | 6.3 | 0 | | 34.7 | 65.3 | 0 | 0 | | |
| PHF | .691 | .550 | .725 | .000 | .849 | .406 | .375 | .583 | .000 | .682 | .550 | .845 | .643 | .000 | .859 | .750 | .869 | .000 | .000 | .824 | .891 |



# Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

6pm - 8pm

File Name : 39070002
Site Code : 39070002
Start Date : 9/13/2016
Page No : 1

**Groups Printed- Cars, Buses, Trucks**

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | U-Turns | App. Total | Int. Total |
| 06:00 PM | 4 | 6 | 18 | 0 | 28 | 4 | 0 | 0 | 0 | 4 | 3 | 88 | 5 | 0 | 96 | 21 | 62 | 0 | 16 | 99 | 227 |
| 06:15 PM | 5 | 2 | 22 | 0 | 29 | 3 | 0 | 0 | 0 | 3 | 3 | 78 | 3 | 0 | 84 | 26 | 76 | 0 | 18 | 120 | 236 |
| 06:30 PM | 3 | 6 | 16 | 0 | 25 | 5 | 1 | 2 | 0 | 8 | 4 | 69 | 6 | 0 | 79 | 16 | 66 | 0 | 20 | 102 | 214 |
| 06:45 PM | 1 | 3 | 21 | 0 | 25 | 9 | 2 | 1 | 0 | 12 | 2 | 92 | 4 | 0 | 98 | 24 | 68 | 0 | 13 | 105 | 240 |
| Total | 13 | 17 | 77 | 0 | 107 | 21 | 3 | 3 | 0 | 27 | 12 | 327 | 18 | 0 | 357 | 87 | 272 | 0 | 67 | 426 | 917 |
| | | | | | | | | | | | | | | | | | | | | | |
| 07:00 PM | 9 | 5 | 15 | 0 | 29 | 4 | 0 | 2 | 0 | 6 | 4 | 80 | 8 | 0 | 92 | 32 | 55 | 0 | 18 | 105 | 232 |
| 07:15 PM | 4 | 2 | 21 | 0 | 27 | 2 | 0 | 0 | 0 | 2 | 1 | 69 | 3 | 0 | 73 | 16 | 71 | 0 | 19 | 106 | 208 |
| 07:30 PM | 6 | 3 | 24 | 0 | 33 | 3 | 0 | 0 | 0 | 3 | 1 | 66 | 2 | 0 | 69 | 14 | 53 | 0 | 16 | 83 | 188 |
| 07:45 PM | 2 | 0 | 19 | 0 | 21 | 2 | 1 | 3 | 0 | 6 | 0 | 62 | 3 | 0 | 65 | 22 | 54 | 0 | 12 | 88 | 180 |
| Total | 21 | 10 | 79 | 0 | 110 | 11 | 1 | 5 | 0 | 17 | 6 | 277 | 16 | 0 | 299 | 84 | 233 | 0 | 65 | 382 | 808 |
| | | | | | | | | | | | | | | | | | | | | | |
| Grand Total | 34 | 27 | 156 | 0 | 217 | 32 | 4 | 8 | 0 | 44 | 18 | 604 | 34 | 0 | 656 | 171 | 505 | 0 | 132 | 808 | 1725 |
| Apprch % | 15.7 | 12.4 | 71.9 | 0 | | 72.7 | 9.1 | 18.2 | 0 | | 2.7 | 92.1 | 5.2 | 0 | | 21.2 | 62.5 | 0 | 16.3 | | |
| Total % | 2 | 1.6 | 9 | 0 | 12.6 | 1.9 | 0.2 | 0.5 | 0 | 2.6 | 1 | 35 | 2 | 0 | 38 | 9.9 | 29.3 | 0 | 7.7 | 46.8 | |

# Reliable Traffic Data Services, LLC

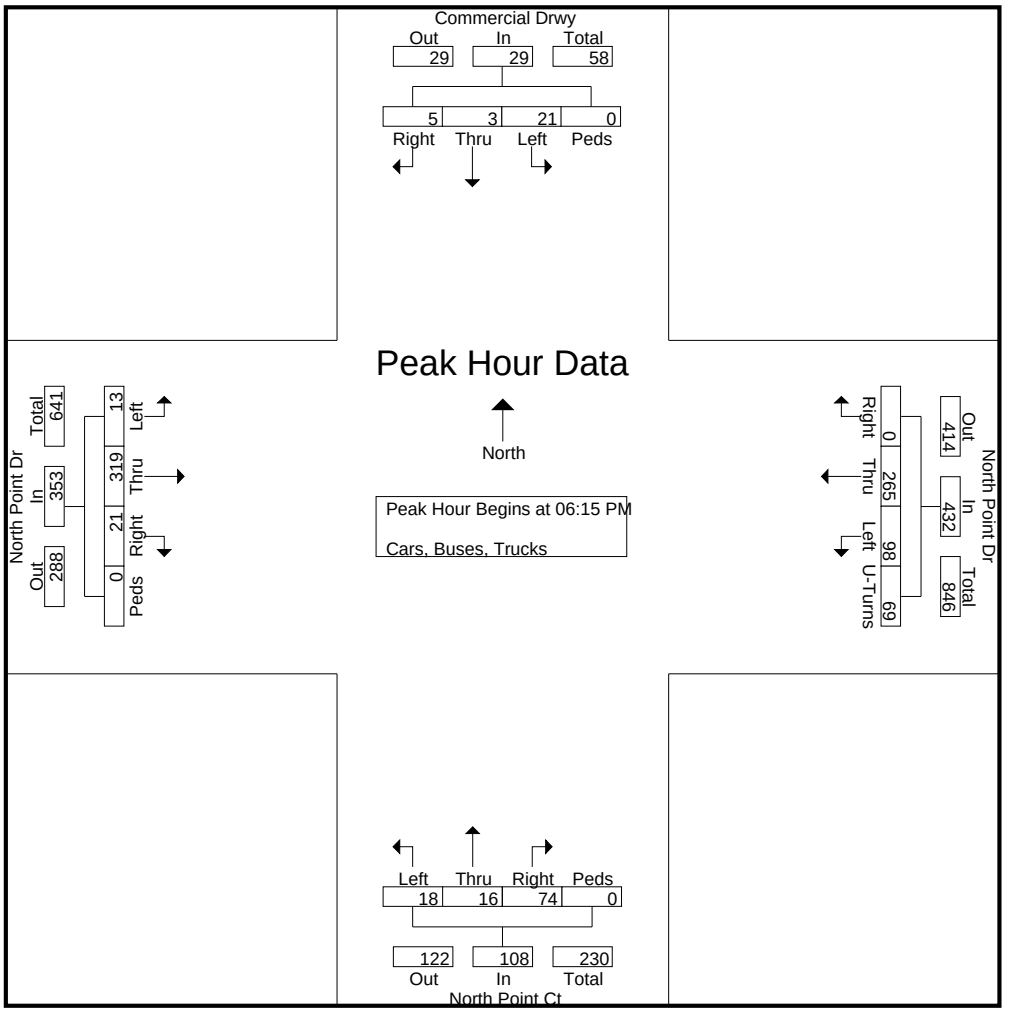
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

6pm - 8pm

File Name : 39070002
Site Code : 39070002
Start Date : 9/13/2016
Page No : 2

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | U-Turns | App. Total | Int. Total |
| Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 06:15 PM | | | | | | | | | | | | | | | | | | | | | |
| 06:15 PM | 5 | 2 | **22** | 0 | **29** | 3 | 0 | 0 | 0 | 3 | 3 | 78 | 3 | 0 | 84 | 26 | **76** | 0 | 18 | **120** | 236 |
| 06:30 PM | 3 | **6** | 16 | 0 | 25 | 5 | 1 | **2** | 0 | 8 | **4** | 69 | 6 | 0 | 79 | 16 | 66 | 0 | **20** | 102 | 214 |
| 06:45 PM | 1 | 3 | 21 | 0 | 25 | **9** | **2** | 1 | 0 | **12** | 2 | **92** | 4 | 0 | **98** | 24 | 68 | 0 | 13 | 105 | **240** |
| 07:00 PM | **9** | 5 | 15 | 0 | 29 | 4 | 0 | 2 | 0 | 6 | 4 | 80 | **8** | 0 | 92 | **32** | 55 | 0 | 18 | 105 | 232 |
| Total Volume | 18 | 16 | 74 | 0 | 108 | 21 | 3 | 5 | 0 | 29 | 13 | 319 | 21 | 0 | 353 | 98 | 265 | 0 | 69 | 432 | 922 |
| % App. Total | 16.7 | 14.8 | 68.5 | 0 | | 72.4 | 10.3 | 17.2 | 0 | | 3.7 | 90.4 | 5.9 | 0 | | 22.7 | 61.3 | 0 | 16 | | |
| PHF | .500 | .667 | .841 | .000 | .931 | .583 | .375 | .625 | .000 | .604 | .813 | .867 | .656 | .000 | .901 | .766 | .872 | .000 | .863 | .900 | .960 |



# Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

12 - 2pm Sat

File Name : 39070002-Sat
Site Code : 39070002
Start Date : 9/10/2016
Page No : 1

**Groups Printed- Cars, Buses, Trucks**

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | U-Turns | App. Total | Int. Total |
| 12:00 PM | 6 | 3 | 24 | 0 | 33 | 3 | 1 | 1 | 0 | 5 | 2 | 113 | 13 | 0 | 128 | 45 | 142 | 1 | 11 | 199 | 365 |
| 12:15 PM | 6 | 2 | 27 | 0 | 35 | 2 | 1 | 3 | 0 | 6 | 0 | 95 | 9 | 0 | 104 | 29 | 145 | 0 | 13 | 187 | 332 |
| 12:30 PM | 7 | 5 | 28 | 0 | 40 | 3 | 0 | 4 | 0 | 7 | 2 | 92 | 10 | 0 | 104 | 40 | 161 | 0 | 12 | 213 | 364 |
| 12:45 PM | 13 | 4 | 33 | 0 | 50 | 4 | 0 | 3 | 0 | 7 | 2 | 104 | 11 | 0 | 117 | 32 | 167 | 0 | 11 | 210 | 384 |
| Total | 32 | 14 | 112 | 0 | 158 | 12 | 2 | 11 | 0 | 25 | 6 | 404 | 43 | 0 | 453 | 146 | 615 | 1 | 47 | 809 | 1445 |
| | | | | | | | | | | | | | | | | | | | | | |
| 01:00 PM | 4 | 6 | 30 | 0 | 40 | 5 | 1 | 5 | 0 | 11 | 4 | 126 | 8 | 0 | 138 | 40 | 167 | 1 | 23 | 231 | 420 |
| 01:15 PM | 15 | 3 | 35 | 0 | 53 | 2 | 4 | 2 | 0 | 8 | 5 | 140 | 17 | 0 | 162 | 37 | 171 | 0 | 13 | 221 | 444 |
| 01:30 PM | 3 | 4 | 41 | 0 | 48 | 1 | 3 | 4 | 0 | 8 | 7 | 140 | 15 | 0 | 162 | 31 | 167 | 0 | 19 | 217 | 435 |
| 01:45 PM | 9 | 4 | 39 | 0 | 52 | 2 | 1 | 3 | 0 | 6 | 4 | 147 | 6 | 0 | 157 | 38 | 166 | 0 | 20 | 224 | 439 |
| Total | 31 | 17 | 145 | 0 | 193 | 10 | 9 | 14 | 0 | 33 | 20 | 553 | 46 | 0 | 619 | 146 | 671 | 1 | 75 | 893 | 1738 |
| | | | | | | | | | | | | | | | | | | | | | |
| Grand Total | 63 | 31 | 257 | 0 | 351 | 22 | 11 | 25 | 0 | 58 | 26 | 957 | 89 | 0 | 1072 | 292 | 1286 | 2 | 122 | 1702 | 3183 |
| Apprch % | 17.9 | 8.8 | 73.2 | 0 | | 37.9 | 19 | 43.1 | 0 | | 2.4 | 89.3 | 8.3 | 0 | | 17.2 | 75.6 | 0.1 | 7.2 | | |
| Total % | 2 | 1 | 8.1 | 0 | 11 | 0.7 | 0.3 | 0.8 | 0 | 1.8 | 0.8 | 30.1 | 2.8 | 0 | 33.7 | 9.2 | 40.4 | 0.1 | 3.8 | 53.5 | |

# Reliable Traffic Data Services, LLC

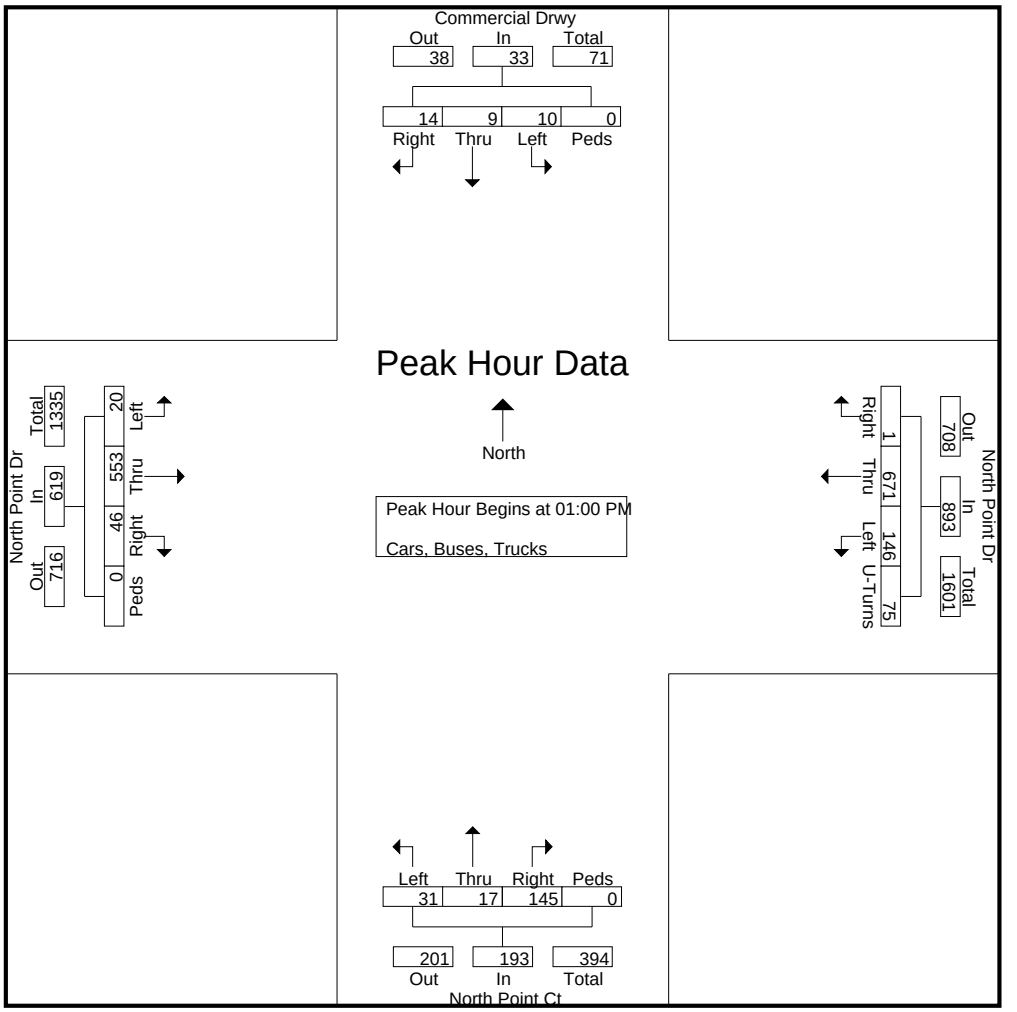
Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org


TMC Data
North Point Dr @ North Point Ct

12 - 2pm Sat

File Name : 39070002-Sat
Site Code : 39070002
Start Date : 9/10/2016
Page No : 2

| | North Point Ct Northbound | | | | | Commercial Drwy Southbound | | | | | North Point Dr Eastbound | | | | | North Point Dr Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | U-Turns | App. Total | Int. Total |
| Peak Hour Analysis From 12:00 PM to 01:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 01:00 PM | | | | | | | | | | | | | | | | | | | | | |
| 01:00 PM | 4 | **6** | 30 | 0 | 40 | **5** | 1 | **5** | 0 | **11** | 4 | 126 | 8 | 0 | 138 | **40** | 167 | **1** | **23** | **231** | 420 |
| 01:15 PM | **15** | 3 | 35 | 0 | **53** | 2 | **4** | 2 | 0 | 8 | 5 | 140 | **17** | 0 | **162** | 37 | **171** | 0 | 13 | 221 | **444** |
| 01:30 PM | 3 | 4 | **41** | 0 | 48 | 1 | 3 | 4 | 0 | 8 | **7** | 140 | 15 | 0 | 162 | 31 | 167 | 0 | 19 | 217 | 435 |
| 01:45 PM | 9 | 4 | 39 | 0 | 52 | 2 | 1 | 3 | 0 | 6 | 4 | **147** | 6 | 0 | 157 | 38 | 166 | 0 | 20 | 224 | 439 |
| Total Volume | 31 | 17 | 145 | 0 | 193 | 10 | 9 | 14 | 0 | 33 | 20 | 553 | 46 | 0 | 619 | 146 | 671 | 1 | 75 | 893 | 1738 |
| % App. Total | 16.1 | 8.8 | 75.1 | 0 | | 30.3 | 27.3 | 42.4 | 0 | | 3.2 | 89.3 | 7.4 | 0 | | 16.3 | 75.1 | 0.1 | 8.4 | | |
| PHF | .517 | .708 | .884 | .000 | .910 | .500 | .563 | .700 | .000 | .750 | .714 | .940 | .676 | .000 | .955 | .913 | .981 | .250 | .815 | .966 | .979 |



# MUTCD (2009 EDITION)
# WARRANT ANALYSIS SHEETS

# A&R ENGINEERING, INC.

## SIGNAL WARRANT ANALYSIS SUMMARY REPORT - North Point Dr @ North Point Ct

| | | | |
|---|---|---|---|
| Project Number : | 16-063 | Report Date : | August 23, 2016 |
| | | Counts Date : | August 2, 2016 |
| Major Street : | North Point Dr | | |
| Minor Street : | North Point Ct | | |
| Speed on Major Street : | 30 | | |
| Lanes @ Intersection : | Major Street - 2 | | |
| | Minor Street - 1 | | |
| Analyst : | ALR | | |

**WARRANT 1, EIGHT-HOUR VEHICULAR VOLUME**

| | | | | | |
|---|---|---|---|---|---|
| **WARRANT 1** | **SATISFIED** | | | | |
| | **STANDARD 1** | **SATISFIED** | CONDITION A | 7 | HOURS |
| | | | CONDITION B | 8 | HOURS |
| | **STANDARD 2** | **SATISFIED** | CONDITION A | 8 | HOURS |
| | | | CONDITION B | 8 | HOURS |

**WARRANT 2, FOUR-HOUR VEHICULAR VOLUME**

| | | | |
|---|---|---|---|
| **WARRANT 2** | **SATISFIED** | 8 | HOURS |

**WARRANT 3, PEAK HOUR**

| | | | | |
|---|---|---|---|---|
| **WARRANT 3** | **SATISFIED** | | | |
| | **STANDARD A** | **NOT EVALUATED** | 0 | VEHICLE HOURS |
| | **STANDARD B** | **SATISFIED** | 3 | HOURS |

**WARRANT 4, PEDESTRIAN VOLUME**

| | | | | |
|---|---|---|---|---|
| **WARRANT 4** | **NOT EVALUATED** | | | |
| | **STANDARD A** | **NOT SATISFIED** | 0 | HOURS |
| | **STANDARD B** | **NOT SATISFIED** | 0 | HOURS |

**WARRANT 5, SCHOOL CROSSING**

**WARRANT 5** **NOT EVALUATED**

**WARRANT 6, COORDINATED SIGNAL SYSTEM**

**WARRANT 6** **NOT EVALUATED**

**WARRANT 7, CRASH EXPERIENCE**

**WARRANT 7** **NOT EVALUATED**

**WARRANT 8, ROADWAY NETWORK**

**WARRANT 8** **NOT EVALUATED**

**WARRANT 9, INTERSECTION NEAR A GRADE CROSSING**

**WARRANT 9** **NOT EVALUATED**

# A&R ENGINEERING, INC.

## SIGNAL WARRANT ANALYSIS SUMMARY REPORT - North Point Dr @ North Point Ct

Project Number : 16-063
Report Date : August 23, 2016
Counts Date : August 2, 2016
Major Street : North Point Dr
Lanes @ Intersection : Major Street - 2
Minor Street : North Point Ct
Minor Street - 1
Speed on Major Street : 30
Analyst : ALR

**24-HOUR TRAFFIC VOLUME**

TABLE 1

| Time | Minor Street Northbound | | | | Minor Street Southbound | | | |
|---|---|---|---|---|---|---|---|---|
| 24 Hours | Total Approach Volume | Right Turn | % Right Turn | With 100 % RT Turn Reduction | Total Approach Volume | Right Turn | % Right Turn | With 100% RT Turn Reduction |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 85 | 78 | 92 | 7 | 21 | 2 | 10 | 19 |
| 8:00 AM | 88 | 78 | 89 | 10 | 36 | 5 | 14 | 31 |
| 9:00 AM | 86 | 69 | 80 | 17 | 49 | 6 | 12 | 43 |
| 10:00 AM | 79 | 57 | 72 | 22 | 98 | 11 | 11 | 87 |
| 11:00 AM | 164 | 110 | 67 | 54 | 146 | 22 | 15 | 124 |
| 12:00 PM | 347 | 287 | 83 | 60 | 238 | 70 | 29 | 168 |
| 1:00 PM | 334 | 272 | 81 | 62 | 242 | 71 | 29 | 171 |
| 2:00 PM | 258 | 200 | 78 | 58 | 213 | 36 | 17 | 177 |
| 3:00 PM | 165 | 132 | 80 | 33 | 206 | 33 | 16 | 173 |
| 4:00 PM | 112 | 84 | 75 | 28 | 197 | 26 | 13 | 171 |
| 5:00 PM | 125 | 85 | 68 | 40 | 202 | 24 | 12 | 178 |
| 6:00 PM | 136 | 97 | 71 | 39 | 175 | 22 | 13 | 153 |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Total | | 430 | | 1495 |
|---|---|---|---|---|

# A&R ENGINEERING, INC.

**24-HOUR TRAFFIC VOLUME**

TABLE 2

| Time | Major Street Eastbound | | | | Major Street Westbound | | | |
|---|---|---|---|---|---|---|---|---|
| 24 Hours | Total Approach Volume | Right Turn | % Right Turn | With 0% RT Turn Reduction | Total Approach Volume | Right Turn | % Right Turn | With 0% RT Turn Reduction |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 52 | 0 | 0 | 52 | 231 | 0 | 0 | 231 |
| 8:00 AM | 64 | 0 | 0 | 64 | 346 | 0 | 0 | 346 |
| 9:00 AM | 105 | 0 | 0 | 105 | 469 | 0 | 0 | 469 |
| 10:00 AM | 175 | 0 | 0 | 175 | 531 | 0 | 0 | 531 |
| 11:00 AM | 331 | 0 | 0 | 331 | 883 | 0 | 0 | 883 |
| 12:00 PM | 648 | 0 | 0 | 648 | 1306 | 0 | 0 | 1306 |
| 1:00 PM | 687 | 0 | 0 | 687 | 1182 | 0 | 0 | 1182 |
| 2:00 PM | 593 | 0 | 0 | 593 | 848 | 0 | 0 | 848 |
| 3:00 PM | 582 | 0 | 0 | 582 | 712 | 0 | 0 | 712 |
| 4:00 PM | 550 | 0 | 0 | 550 | 705 | 0 | 0 | 705 |
| 5:00 PM | 550 | 0 | 0 | 550 | 774 | 0 | 0 | 774 |
| 6:00 PM | 505 | 0 | 0 | 505 | 711 | 0 | 0 | 711 |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | |
|---|---|---|---|---|
| Total | | 4842 | | 8698 |

# A&R ENGINEERING, INC.

## WARRANT ANALYSIS RESULTS - North Point Dr @ North Point Ct

**WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME**

**WARRANT 1 SATISFIED**

| | | | | |
|---|---|---|---|---|
| STANDARD 1 | SATISFIED | CONDITION A | 7 | HOURS |
| | | CONDITION B | 8 | HOURS |
| STANDARD 2 | SATISFIED | CONDITION A | 8 | HOURS |
| | | CONDITION B | 8 | HOURS |

**24-HOUR TRAFFIC VOLUME EVALUATION**

TABLE 3

| HOUR OF DAY | MAJOR ST TOTAL OF BOTH APPROACHES | MINOR ST HIGH VOLUME APPROACH | WARRANT 1 | | | |
|---|---|---|---|---|---|---|
| | | | STANDARD 1 | | STANDARD 2 | |
| | | | CONDITION A | CONDITION B | CONDITION A | CONDITION B |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 AM | 283 | 19 | 0 | 0 | 0 | 0 |
| 8:00 AM | 410 | 31 | 0 | 0 | 0 | 0 |
| 9:00 AM | 574 | 43 | 0 | 0 | MAJOR | 0 |
| 10:00 AM | 706 | 87 | MAJOR | MINOR | MAJOR | MINOR |
| 11:00 AM | 1214 | 124 | MAJOR | BOTH | BOTH | BOTH |
| 12:00 PM | 1954 | 168 | BOTH | BOTH | BOTH | BOTH |
| 1:00 PM | 1869 | 171 | BOTH | BOTH | BOTH | BOTH |
| 2:00 PM | 1441 | 177 | BOTH | BOTH | BOTH | BOTH |
| 3:00 PM | 1294 | 173 | BOTH | BOTH | BOTH | BOTH |
| 4:00 PM | 1255 | 171 | BOTH | BOTH | BOTH | BOTH |
| 5:00 PM | 1324 | 178 | BOTH | BOTH | BOTH | BOTH |
| 6:00 PM | 1216 | 153 | BOTH | BOTH | BOTH | BOTH |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 13540 | 1495 | | | | |

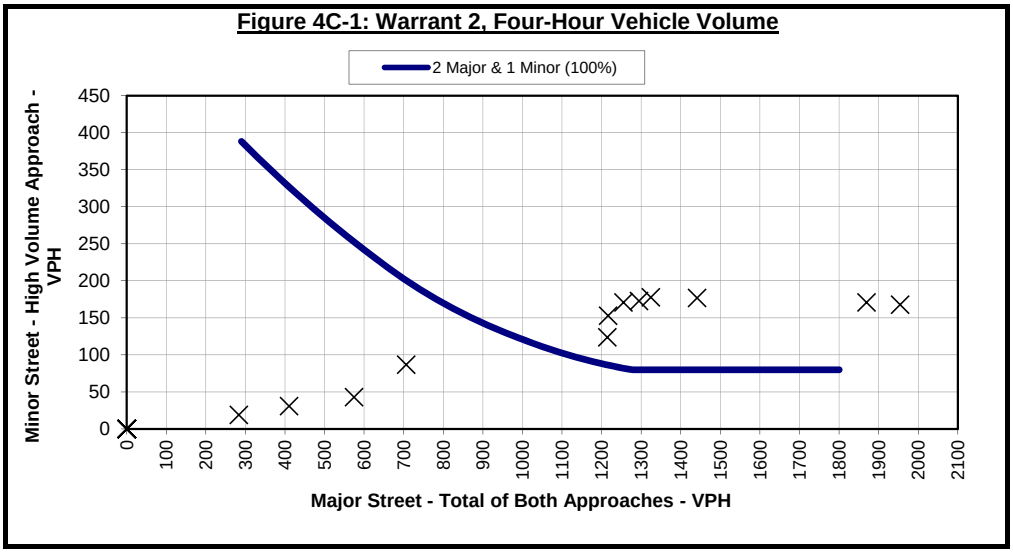
| CRITERIA** | | STANDARD 1 - 100% | | STANDARD 2 - 80% | |
|---|---|---|---|---|---|
| | | CONDITION A | CONDITION B | CONDITION A | CONDITION B |
| | MAJOR ST | 600 | 900 | 480 | 720 |
| | MINOR ST | 150 | 75 | 120 | 60 |
| NO. OF HOURS MET | | 7 | 8 | 8 | 8 |

# A&R ENGINEERING, INC.

**WARRANT 2, FOUR-HOUR VEHICULAR VOLUME**

**WARRANT 2* SATISFIED** 8 HOURS

**Figure 4C-1: Warrant 2, Four-Hour Vehicle Volume**



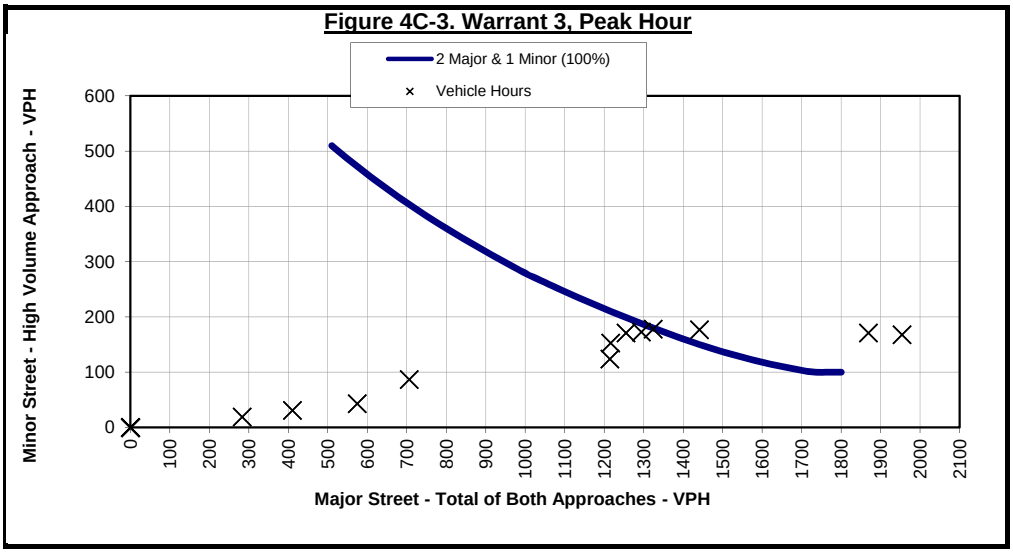

**WARRANT 3, PEAK HOUR**

**STANDARD A NOT EVALUATED** 0 VEHICLE HOURS

| | |
|---|---|
| 0 | Peak Hour Minor-Street Volume |
| 0 | Average Minor-Street Delay (seconds) |
| 1 | Number of Approach Lanes (Minor Street) |

**STANDARD B* SATISFIED** 3 HOURS

**Figure 4C-3. Warrant 3, Peak Hour**




*Note: Curves for minimum volumes are based on the curves from FIGURES 4C-1 & 4C-2, Page 4C-7 for WARRANT 2, and FIGURES 4C-3 & 4C-4, Page 4C-9 in section C of the MUTCD 2009 edition for WARRANT 3.

# A&R ENGINEERING, INC.

**WARRANT 4, PEDESTRIAN VOLUME**

| | | | |
|---|---|---|---|
| **WARRANT 4** | **NOT EVALUATED** | | |
| **STANDARD A** | **NOT SATISFIED** | 0 | HOURS |
| **STANDARD B** | **NOT SATISFIED** | 0 | HOURS |

**WARRANT 5, SCHOOL CROSSING**

**WARRANT 5** **NOT EVALUATED**

**WARRANT 6, COORDINATED SIGNAL SYSTEM**

**WARRANT 6** **NOT EVALUATED**

**WARRANT 7, CRASH EXPERIENCE**

**WARRANT 7** **NOT EVALUATED**

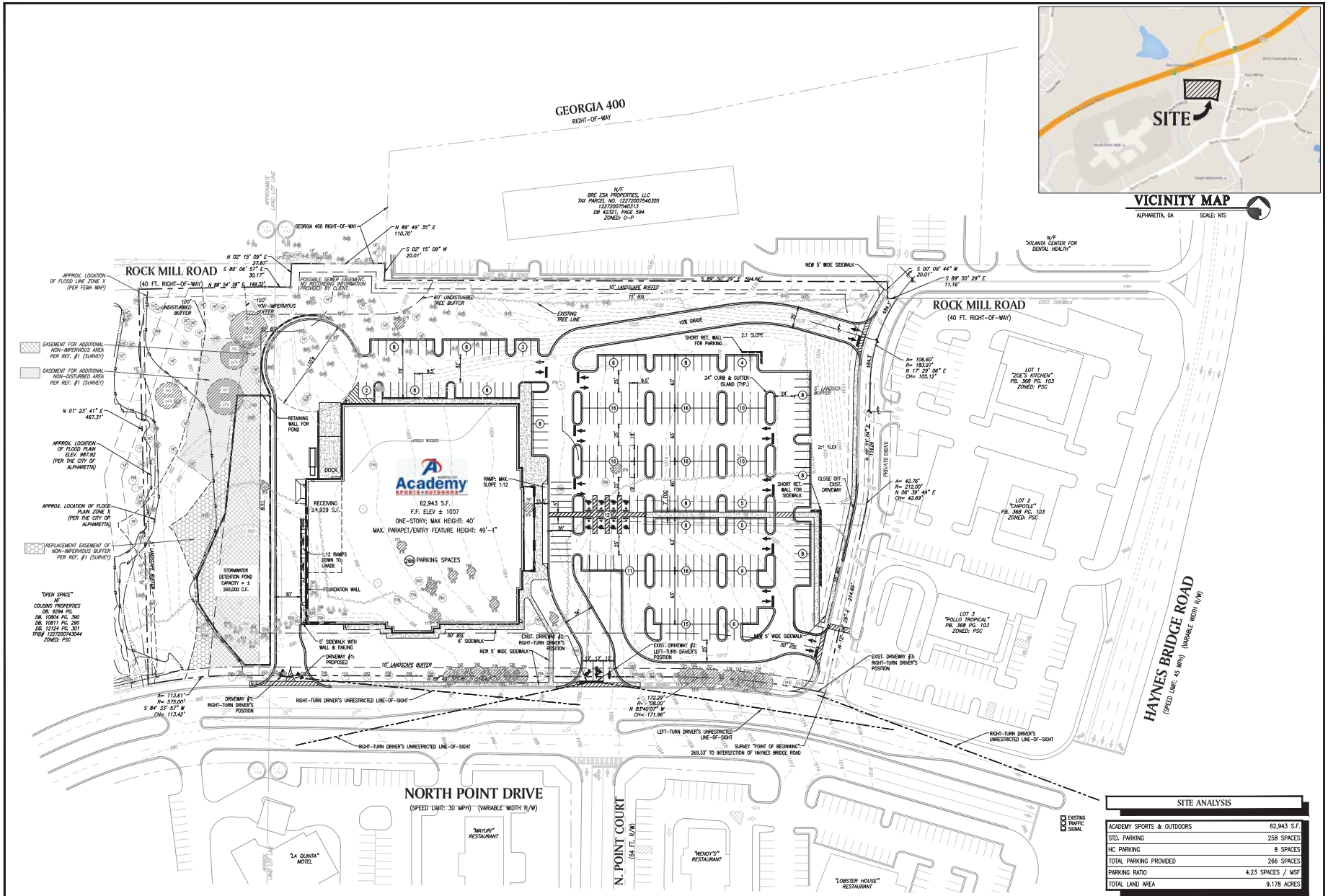
**WARRANT 8, ROADWAY NETWORK**

**WARRANT 8** **NOT EVALUATED**

**WARRANT 9, INTERSECTION NEAR A GRADE CROSSING**

**WARRANT 9** **NOT EVALUATED**

# SITE PLAN







VICINITY MAP
ALPHARETTA, GA SCALE: NTS

| SITE ANALYSIS | |
|---|---|
| ACADEMY SPORTS & OUTDOORS | 62,943 S.F. |
| STD. PARKING | 258 SPACES |
| HC PARKING | 8 SPACES |
| TOTAL PARKING PROVIDED | 266 SPACES |
| PARKING RATIO | 4.23 SPACES / MSF |
| TOTAL LAND AREA | 9.178 ACRES |

**TREE LEGEND**

| | |
|---|---|
| 200 / 10"♥ | SPECIMEN TREE (TREE NUMBER & SIZE) |
| 700 | NON-SPECIMEN TREE (TREE NUMBER) |
| 10" | PINE TREE (SIZE) |

TREE INFORMATION TAKEN FROM SITE ARBORIST REPORT BY "OUTDOOR SPACES, LLC", # 16-05-12-01, DATED 5-19-16.

**SITE LEGEND**

| | |
|---|---|
| 1000 | EXISTING 10-FT CONTOURS |
| 990 | EXISTING 2-FT CONTOURS |
| | 24" CONC. CURB & GUTTER ISLAND |

PROPERTY METES & BOUNDS AND EXISTING TOPOGRAPHY TAKEN FROM SURVEY BY TERRAMARK, #2022-139, DATED 12-28-11.

# MASTER PLAN AMENDMENT

0 25 50 100 200
SCALE: 1 = 50


Land Planning
Site Development
Transportation
Landscape Architecture

45A Mill Street
Suite 300
Roswell, Georgia 30075

Voice (770) 518-9502
Fax (770) 518-9503
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED


PROJECT:

## PROPOSED DEVELOPMENT

LAND LOTS 743, 754, 1ST DIST.
NORTH POINT DR. @ ROCK MILL RD.
CITY OF ALPHARETTA
FULTON CO., GA 30022

FOR:

## TSTR ENTERPRISES, LLC

5949 SHERRY LANE, SUITE 755
DALLAS, TX. 75225

## ZONING INFORMATION

ZONING RESEARCH DATE: FEB. 2016

| ZONING CLASSIFICATION | |
|---|---|
| JURISDICTION: | CITY OF ALPHARETTA |
| EX. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| PR. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| **BUILDING SETBACKS** | |
| FRONT: | 50' (LOCAL), 65' (ALL OTHERS) |
| SIDE: | 15' |
| REAR: | 15' |
| **BUFFERS** | |
| FRONT/STREET: | --' |
| SIDE: | 100' UNDIST. & 150' NON-IMP. |
| REAR: | 60' ALONG GA 400 R/W |
| **BUILDING SUMMARY** | |
| MAX. BLDG. HT. W/ PARAPET: | 49'-4" |
| MAX. BUILDING COVERAGE: | 40% |
| **PARKING SUMMARY** | |
| RETAIL REQ.: | 4.0 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | N/A |
| CITY STD. STALL DIMENSIONS: | 9' x 19' |
| CITY COMPACT STALL DIMENSIONS: | 8' x 16' |
| COMPACT STALLS ALLOWED: | 20% |
| MIN. 90°/60° DRIVE WIDTH: | 22'/22' |
| **LANDSCAPE REGULATIONS** | |
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | 1 / 8 SPACES |
| MIN. ISLAND SIZE/WIDTH: | 200 S.F. |
| GREENSPACE %: | --% |
| **FEMA MAP** | |
| FIRM PANEL #: | 13121C0006E (6.22.98) |
| **DRAWING RECORD** | |
| DRAWN BY: | MLM |
| 2016109 MP5.dwg | 08.12.16 |

MASTER PLAN AMENDMENT

SHEET MP-5

# FUTURE TRAFFIC VOLUMES

**Project Name**
**Traffic Volumes**
**Future Conditions**

**A&R Engineering**
**August 2016**

**1. N. Pt Dr @ N. Pt Cir**

**A.M. Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 14 | 3 | 69 | 86 | 0 | 4 | 3 | 1 | 8 | 0 | 2 | 82 | 7 | 91 | 0 | 57 | 313 | 1 | 371 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 14 | 3 | 70 | 87 | 0 | 4 | 3 | 1 | 8 | 0 | 2 | 84 | 7 | 93 | 0 | 58 | 319 | 1 | 378 |
| Total New Trips | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 5 | 37 | 0 | 7 | 0 | 0 | 7 | 5 | 0 | 3 | 46 | 54 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future Traffic Volumes: | 0 | 14 | 3 | 70 | 87 | 0 | 36 | 3 | 6 | 45 | 0 | 9 | 84 | 7 | 100 | 5 | 58 | 322 | 47 | 432 |

**Midday Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 49 | 15 | 327 | 391 | 0 | 10 | 4 | 53 | 67 | 0 | 24 | 592 | 71 | 687 | 0 | 343 | 826 | 2 | 1171 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 50 | 15 | 334 | 399 | 0 | 10 | 4 | 54 | 68 | 0 | 24 | 604 | 72 | 700 | 0 | 350 | 843 | 2 | 1195 |
| Total New Trips | 0 | 0 | 0 | 0 | 0 | 0 | 101 | 0 | 14 | 115 | 0 | 18 | 0 | 0 | 18 | 17 | 0 | 8 | 115 | 140 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 38 | 72 | 0 | 18 | -18 | 0 | 0 | 0 | 0 | -20 | 20 | 0 |
| Future Traffic Volumes: | 0 | 50 | 15 | 334 | 399 | 0 | 145 | 4 | 106 | 255 | 0 | 60 | 586 | 72 | 718 | 17 | 350 | 831 | 137 | 1335 |

**P.M. Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 47 | 11 | 200 | 258 | 0 | 13 | 3 | 14 | 30 | 0 | 11 | 527 | 36 | 574 | 0 | 240 | 452 | 0 | 692 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 48 | 11 | 204 | 263 | 0 | 13 | 3 | 14 | 30 | 0 | 11 | 538 | 37 | 586 | 0 | 245 | 461 | 0 | 706 |
| Total New Trips | 0 | 0 | 0 | 0 | 0 | 0 | 108 | 0 | 15 | 123 | 0 | 14 | 0 | 0 | 14 | 18 | 0 | 6 | 87 | 111 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 41 | 78 | 0 | 34 | -34 | 0 | 0 | 0 | 0 | -38 | 38 | 0 |
| Future Traffic Volumes: | 0 | 48 | 11 | 204 | 263 | 0 | 158 | 3 | 70 | 231 | 0 | 59 | 504 | 37 | 600 | 18 | 245 | 429 | 125 | 817 |

**Project Name**
**Traffic Volumes**
**Future Conditions**

**A&R Engineering**
**August 2016**

**2. Haynes Bridge @ North Point**

**A.M. Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 40 | 803 | 13 | 856 | 0 | 508 | 1197 | 201 | 1906 | 0 | 94 | 29 | 16 | 139 | 0 | 9 | 34 | 262 | 305 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 41 | 819 | 13 | 873 | 0 | 518 | 1221 | 205 | 1944 | 0 | 96 | 30 | 16 | 142 | 0 | 9 | 35 | 267 | 311 |
| Total New Trips | 0 | 23 | 0 | 0 | 23 | 0 | 0 | 3 | 20 | 23 | 0 | 21 | 6 | 11 | 38 | 0 | 0 | 9 | 0 | 9 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future Traffic Volumes: | 0 | 64 | 819 | 13 | 896 | 0 | 518 | 1224 | 225 | 1967 | 0 | 117 | 36 | 27 | 180 | 0 | 9 | 44 | 267 | 320 |

**Midday Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 68 | 869 | 50 | 987 | 0 | 367 | 1059 | 544 | 1970 | 0 | 610 | 183 | 101 | 894 | 0 | 124 | 132 | 328 | 584 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 69 | 886 | 51 | 1006 | 0 | 374 | 1080 | 555 | 2009 | 0 | 622 | 187 | 103 | 912 | 0 | 126 | 135 | 335 | 596 |
| Total New Trips | 0 | 57 | 0 | 0 | 57 | 0 | 0 | 9 | 51 | 60 | 0 | 64 | 18 | 35 | 117 | 0 | 0 | 24 | 0 | 24 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future Traffic Volumes: | 0 | 126 | 886 | 51 | 1063 | 0 | 374 | 1089 | 606 | 2069 | 0 | 686 | 205 | 138 | 1029 | 0 | 126 | 159 | 335 | 620 |

**P.M. Peak Hour**

| | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Condition | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot | U | L | T | R | Tot |
| Existing: | 0 | 48 | 1146 | 57 | 1251 | 0 | 446 | 969 | 306 | 1721 | 0 | 417 | 100 | 60 | 577 | 0 | 64 | 71 | 511 | 646 |
| Growth Factor (%): | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | |
| Base Condition: | 0 | 49 | 1169 | 58 | 1276 | 0 | 455 | 988 | 312 | 1755 | 0 | 425 | 102 | 61 | 588 | 0 | 65 | 72 | 521 | 658 |
| Total New Trips | 0 | 43 | 0 | 0 | 43 | 0 | 0 | 9 | 38 | 47 | 0 | 69 | 20 | 37 | 126 | 0 | 0 | 18 | 0 | 18 |
| Pass-by Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Future Traffic Volumes: | 0 | 92 | 1169 | 58 | 1319 | 0 | 455 | 997 | 350 | 1802 | 0 | 494 | 122 | 98 | 714 | 0 | 65 | 90 | 521 | 676 |

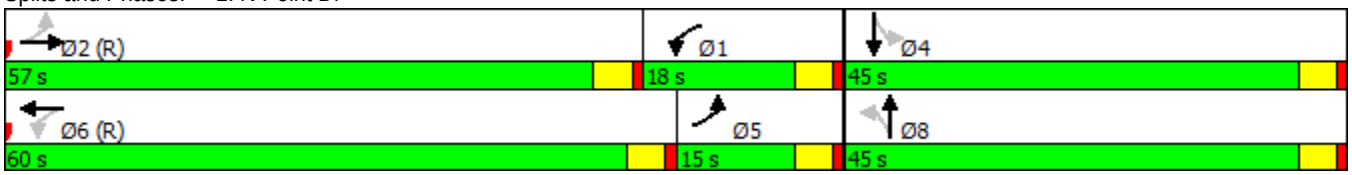
# INTERSECTION OPERATIONS
# (SIGNALIZED)

| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | |
| Traffic Volume (vph) | 9 | 84 | 63 | 322 | 14 | 3 | 36 | 3 |
| Future Volume (vph) | 9 | 84 | 63 | 322 | 14 | 3 | 36 | 3 |
| Turn Type | pm+pt | NA | pm+pt | NA | Perm | NA | Perm | NA |
| Protected Phases | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Permitted Phases | 2 | | 6 | | 8 | | 4 | |
| Detector Phase | 5 | 2 | 1 | 6 | 8 | 8 | 4 | 4 |
| Switch Phase | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 9.5 | 22.5 | 9.5 | 22.5 | 22.5 | 22.5 | 22.5 | 22.5 |
| Total Split (s) | 15.0 | 57.0 | 18.0 | 60.0 | 45.0 | 45.0 | 45.0 | 45.0 |
| Total Split (%) | 12.5% | 47.5% | 15.0% | 50.0% | 37.5% | 37.5% | 37.5% | 37.5% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lag | Lead | Lag | Lead | | | | |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | | | | |
| Recall Mode | None | C-Min | None | C-Min | None | None | None | None |

## Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 59 (49%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 55
Control Type: Actuated-Coordinated

Splits and Phases: 1: N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 9 | 84 | 7 | 63 | 322 | 47 | 14 | 3 | 70 | 36 | 3 | 6 |
| Future Volume (veh/h) | 9 | 84 | 7 | 63 | 322 | 47 | 14 | 3 | 70 | 36 | 3 | 6 |
| Number | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 |
| Adj Flow Rate, veh/h | 18 | 90 | 16 | 71 | 370 | 188 | 28 | 8 | 93 | 109 | 8 | 24 |
| Adj No. of Lanes | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 |
| Peak Hour Factor | 0.50 | 0.93 | 0.44 | 0.89 | 0.87 | 0.25 | 0.50 | 0.38 | 0.75 | 0.33 | 0.38 | 0.25 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 913 | 172 | 30 | 1257 | 556 | 278 | 261 | 21 | 241 | 198 | 67 | 202 |
| Arrive On Green | 0.48 | 0.06 | 0.06 | 0.22 | 0.08 | 0.08 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 |
| Sat Flow, veh/h | 1774 | 3016 | 524 | 1774 | 2286 | 1144 | 1372 | 127 | 1475 | 1288 | 411 | 1234 |
| Grp Volume(v), veh/h | 18 | 52 | 54 | 71 | 285 | 273 | 28 | 0 | 101 | 109 | 0 | 32 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1770 | 1774 | 1770 | 1661 | 1372 | 0 | 1602 | 1288 | 0 | 1645 |
| Q Serve(g_s), s | 0.0 | 3.4 | 3.6 | 0.0 | 18.8 | 19.2 | 2.1 | 0.0 | 6.8 | 9.9 | 0.0 | 2.0 |
| Cycle Q Clear(g_c), s | 0.0 | 3.4 | 3.6 | 0.0 | 18.8 | 19.2 | 4.1 | 0.0 | 6.8 | 16.7 | 0.0 | 2.0 |
| Prop In Lane | 1.00 | | 0.30 | 1.00 | | 0.69 | 1.00 | | 0.92 | 1.00 | | 0.75 |
| Lane Grp Cap(c), veh/h | 913 | 101 | 101 | 1257 | 431 | 404 | 261 | 0 | 262 | 198 | 0 | 269 |
| V/C Ratio(X) | 0.02 | 0.51 | 0.53 | 0.06 | 0.66 | 0.68 | 0.11 | 0.00 | 0.39 | 0.55 | 0.00 | 0.12 |
| Avail Cap(c_a), veh/h | 913 | 774 | 775 | 1257 | 818 | 768 | 500 | 0 | 541 | 422 | 0 | 555 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 0.97 | 0.97 | 0.97 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 16.2 | 55.0 | 55.0 | 15.5 | 50.4 | 50.6 | 44.6 | 0.0 | 44.8 | 52.2 | 0.0 | 42.8 |
| Incr Delay (d2), s/veh | 0.0 | 17.4 | 18.8 | 0.0 | 7.6 | 8.5 | 0.2 | 0.0 | 0.9 | 2.4 | 0.0 | 0.2 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 0.6 | 3.9 | 4.1 | 3.3 | 15.3 | 14.8 | 1.5 | 0.0 | 5.5 | 6.6 | 0.0 | 1.7 |
| LnGrp Delay(d),s/veh | 16.2 | 72.4 | 73.8 | 15.5 | 58.0 | 59.1 | 44.8 | 0.0 | 45.7 | 54.6 | 0.0 | 43.0 |
| LnGrp LOS | B | E | E | B | E | E | D | | D | D | | D |
| Approach Vol, veh/h | | 124 | | | 629 | | | 129 | | | 141 | |
| Approach Delay, s/veh | | 64.8 | | | 53.7 | | | 45.5 | | | 52.0 | |
| Approach LOS | | E | | | D | | | D | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | 5 | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 84.5 | 11.4 | | 24.1 | 62.2 | 33.7 | | 24.1 |
| Change Period (Y+Rc), s | 4.5 | 4.5 | | 4.5 | 4.5 | 4.5 | | 4.5 |
| Max Green Setting (Gmax), s | 13.5 | 52.5 | | 40.5 | 10.5 | 55.5 | | 40.5 |
| Max Q Clear Time (g_c+I1), s | 2.0 | 5.6 | | 18.7 | 2.0 | 21.2 | | 8.8 |
| Green Ext Time (p_c), s | 0.2 | 1.3 | | 1.0 | 0.0 | 8.0 | | 1.0 |

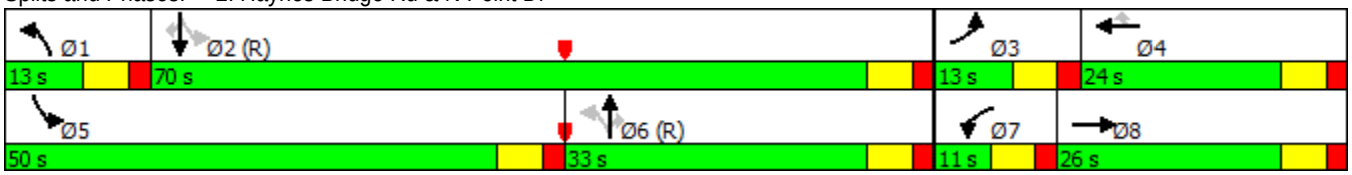
| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 53.8 |
| HCM 2010 LOS | D |

| Lane Group | EBL | EBT | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | |
| Traffic Volume (vph) | 117 | 36 | 9 | 44 | 267 | 64 | 819 | 13 | 518 | 1224 | 225 |
| Future Volume (vph) | 117 | 36 | 9 | 44 | 267 | 64 | 819 | 13 | 518 | 1224 | 225 |
| Turn Type | Prot | NA | Prot | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Permitted Phases | | | | | 4 | 6 | | 6 | 2 | | 2 |
| Detector Phase | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Switch Phase | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 11.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 |
| Total Split (s) | 13.0 | 26.0 | 11.0 | 24.0 | 24.0 | 13.0 | 33.0 | 33.0 | 50.0 | 70.0 | 70.0 |
| Total Split (%) | 10.8% | 21.7% | 9.2% | 20.0% | 20.0% | 10.8% | 27.5% | 27.5% | 41.7% | 58.3% | 58.3% |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lead/Lag | Lead | Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | | | | | | | | | | | |
| Recall Mode | None | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |

**Intersection Summary**

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 88 (73%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 2: Haynes Bridge Rd & N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 117 | 36 | 27 | 9 | 44 | 267 | 64 | 819 | 13 | 518 | 1224 | 225 |
| Future Volume (veh/h) | 117 | 36 | 27 | 9 | 44 | 267 | 64 | 819 | 13 | 518 | 1224 | 225 |
| Number | 3 | 8 | 18 | 7 | 4 | 14 | 1 | 6 | 16 | 5 | 2 | 12 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 136 | 41 | 44 | 12 | 55 | 0 | 74 | 844 | 0 | 589 | 1423 | 250 |
| Adj No. of Lanes | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 3 | 1 |
| Peak Hour Factor | 0.86 | 0.88 | 0.62 | 0.75 | 0.80 | 0.89 | 0.86 | 0.97 | 0.75 | 0.88 | 0.86 | 0.90 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 190 | 78 | 83 | 24 | 99 | 84 | 278 | 2601 | 810 | 649 | 3324 | 1035 |
| Arrive On Green | 0.06 | 0.09 | 0.09 | 0.01 | 0.05 | 0.00 | 0.04 | 0.51 | 0.00 | 0.18 | 0.65 | 0.65 |
| Sat Flow, veh/h | 3442 | 823 | 884 | 1774 | 1863 | 1583 | 1774 | 5085 | 1583 | 1774 | 5085 | 1583 |
| Grp Volume(v), veh/h | 136 | 0 | 85 | 12 | 55 | 0 | 74 | 844 | 0 | 589 | 1423 | 250 |
| Grp Sat Flow(s),veh/h/ln | 1721 | 0 | 1707 | 1774 | 1863 | 1583 | 1774 | 1695 | 1583 | 1774 | 1695 | 1583 |
| Q Serve(g_s), s | 4.7 | 0.0 | 5.7 | 0.8 | 3.5 | 0.0 | 2.4 | 11.7 | 0.0 | 17.4 | 16.1 | 7.8 |
| Cycle Q Clear(g_c), s | 4.7 | 0.0 | 5.7 | 0.8 | 3.5 | 0.0 | 2.4 | 11.7 | 0.0 | 17.4 | 16.1 | 7.8 |
| Prop In Lane | 1.00 | | 0.52 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 190 | 0 | 161 | 24 | 99 | 84 | 278 | 2601 | 810 | 649 | 3324 | 1035 |
| V/C Ratio(X) | 0.72 | 0.00 | 0.53 | 0.49 | 0.56 | 0.00 | 0.27 | 0.32 | 0.00 | 0.91 | 0.43 | 0.24 |
| Avail Cap(c_a), veh/h | 201 | 0 | 284 | 74 | 279 | 237 | 314 | 2601 | 810 | 980 | 3324 | 1035 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 0.93 | 0.00 | 0.93 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 55.8 | 0.0 | 51.8 | 58.8 | 55.4 | 0.0 | 12.7 | 17.2 | 0.0 | 13.0 | 10.0 | 8.5 |
| Incr Delay (d2), s/veh | 10.2 | 0.0 | 2.5 | 14.6 | 4.8 | 0.0 | 0.5 | 0.3 | 0.0 | 8.5 | 0.4 | 0.6 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 4.5 | 0.0 | 5.0 | 0.9 | 3.5 | 0.0 | 2.1 | 9.4 | 0.0 | 17.5 | 12.2 | 6.4 |
| LnGrp Delay(d),s/veh | 66.0 | 0.0 | 54.3 | 73.3 | 60.3 | 0.0 | 13.2 | 17.5 | 0.0 | 21.5 | 10.4 | 9.1 |
| LnGrp LOS | E | | D | E | E | | B | B | | C | B | A |
| Approach Vol, veh/h | | 221 | | | 67 | | | 918 | | | 2262 | |
| Approach Delay, s/veh | | 61.5 | | | 62.6 | | | 17.2 | | | 13.1 | |
| Approach LOS | | E | | | E | | | B | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Phs Duration (G+Y+Rc), s | 10.6 | 84.4 | 12.6 | 12.4 | 27.7 | 67.4 | 7.6 | 17.3 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 7.0 | 64.0 | 7.0 | 18.0 | 44.0 | 27.0 | 5.0 | 20.0 |
| Max Q Clear Time (g_c+I1), s | 4.4 | 18.1 | 6.7 | 5.5 | 19.4 | 13.7 | 2.8 | 7.7 |
| Green Ext Time (p_c), s | 0.0 | 43.8 | 0.0 | 1.0 | 2.3 | 13.1 | 0.0 | 0.9 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 18.2 |
| HCM 2010 LOS | B |

| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | |
| Traffic Volume (vph) | 60 | 586 | 367 | 831 | 50 | 15 | 145 | 4 |
| Future Volume (vph) | 60 | 586 | 367 | 831 | 50 | 15 | 145 | 4 |
| Turn Type | pm+pt | NA | pm+pt | NA | Perm | NA | Perm | NA |
| Protected Phases | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Permitted Phases | 2 | | 6 | | 8 | | 4 | |
| Detector Phase | 5 | 2 | 1 | 6 | 8 | 8 | 4 | 4 |
| Switch Phase | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 9.5 | 22.5 | 9.5 | 22.5 | 22.5 | 22.5 | 22.5 | 22.5 |
| Total Split (s) | 11.2 | 36.0 | 34.0 | 58.8 | 50.0 | 50.0 | 50.0 | 50.0 |
| Total Split (%) | 9.3% | 30.0% | 28.3% | 49.0% | 41.7% | 41.7% | 41.7% | 41.7% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lead | Lag | | | | |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | | | | |
| Recall Mode | None | C-Min | None | C-Min | None | None | None | None |

## Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 101 (84%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: N Point Dr

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 60 | 586 | 72 | 367 | 831 | 137 | 50 | 15 | 334 | 145 | 4 | 106 |
| Future Volume (veh/h) | 60 | 586 | 72 | 367 | 831 | 137 | 50 | 15 | 334 | 145 | 4 | 106 |
| Number | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 |
| Adj Flow Rate, veh/h | 90 | 644 | 86 | 399 | 1013 | 149 | 82 | 24 | 398 | 158 | 8 | 120 |
| Adj No. of Lanes | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 |
| Peak Hour Factor | 0.67 | 0.91 | 0.84 | 0.92 | 0.82 | 0.92 | 0.61 | 0.62 | 0.84 | 0.92 | 0.50 | 0.88 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 215 | 1104 | 147 | 471 | 1430 | 210 | 469 | 34 | 571 | 210 | 38 | 568 |
| Arrive On Green | 0.05 | 0.35 | 0.35 | 0.05 | 0.15 | 0.15 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 |
| Sat Flow, veh/h | 1774 | 3140 | 419 | 1774 | 3097 | 455 | 1257 | 91 | 1506 | 961 | 100 | 1498 |
| Grp Volume(v), veh/h | 90 | 363 | 367 | 399 | 578 | 584 | 82 | 0 | 422 | 158 | 0 | 128 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1789 | 1774 | 1770 | 1782 | 1257 | 0 | 1597 | 961 | 0 | 1598 |
| Q Serve(g_s), s | 3.9 | 20.0 | 20.1 | 15.6 | 37.3 | 37.3 | 5.7 | 0.0 | 26.8 | 18.7 | 0.0 | 6.5 |
| Cycle Q Clear(g_c), s | 3.9 | 20.0 | 20.1 | 15.6 | 37.3 | 37.3 | 12.1 | 0.0 | 26.8 | 45.5 | 0.0 | 6.5 |
| Prop In Lane | 1.00 | | 0.23 | 1.00 | | 0.26 | 1.00 | | 0.94 | 1.00 | | 0.94 |
| Lane Grp Cap(c), veh/h | 215 | 623 | 629 | 471 | 817 | 823 | 469 | 0 | 606 | 210 | 0 | 606 |
| V/C Ratio(X) | 0.42 | 0.58 | 0.58 | 0.85 | 0.71 | 0.71 | 0.17 | 0.00 | 0.70 | 0.75 | 0.00 | 0.21 |
| Avail Cap(c_a), veh/h | 232 | 623 | 629 | 629 | 817 | 823 | 469 | 0 | 606 | 210 | 0 | 606 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 0.70 | 0.70 | 0.70 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 25.9 | 31.7 | 31.7 | 24.8 | 43.2 | 43.2 | 29.2 | 0.0 | 31.4 | 51.1 | 0.0 | 25.1 |
| Incr Delay (d2), s/veh | 1.3 | 4.0 | 3.9 | 5.8 | 3.6 | 3.6 | 0.2 | 0.0 | 3.5 | 14.1 | 0.0 | 0.2 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 3.5 | 15.8 | 15.9 | 12.3 | 25.1 | 25.3 | 3.6 | 0.0 | 18.1 | 10.1 | 0.0 | 5.2 |
| LnGrp Delay(d),s/veh | 27.2 | 35.7 | 35.7 | 30.7 | 46.8 | 46.8 | 29.4 | 0.0 | 34.9 | 65.2 | 0.0 | 25.3 |
| LnGrp LOS | C | D | D | C | D | D | C | | C | E | | C |
| Approach Vol, veh/h | | 820 | | | 1561 | | | 504 | | | 286 | |
| Approach Delay, s/veh | | 34.7 | | | 42.7 | | | 34.0 | | | 47.3 | |
| Approach LOS | | C | | | D | | | C | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | 5 | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 23.3 | 46.7 | | 50.0 | 10.1 | 59.9 | | 50.0 |
| Change Period (Y+Rc), s | 4.5 | 4.5 | | 4.5 | 4.5 | 4.5 | | 4.5 |
| Max Green Setting (Gmax), s | 29.5 | 31.5 | | 45.5 | 6.7 | 54.3 | | 45.5 |
| Max Q Clear Time (g_c+I1), s | 17.6 | 22.1 | | 47.5 | 5.9 | 39.3 | | 28.8 |
| Green Ext Time (p_c), s | 1.2 | 8.7 | | 0.0 | 0.0 | 13.5 | | 3.4 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 39.7 |
| HCM 2010 LOS | D |

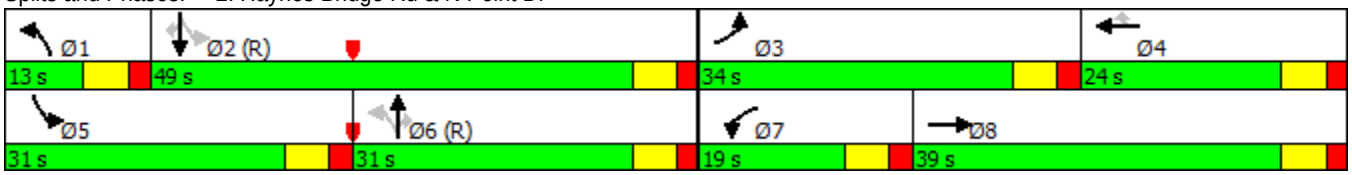
Notes

| Lane Group | EBL | EBT | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | |
| Traffic Volume (vph) | 686 | 205 | 126 | 159 | 335 | 126 | 886 | 51 | 374 | 1089 | 606 |
| Future Volume (vph) | 686 | 205 | 126 | 159 | 335 | 126 | 886 | 51 | 374 | 1089 | 606 |
| Turn Type | Prot | NA | Prot | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Permitted Phases | | | | | 4 | 6 | | 6 | 2 | | 2 |
| Detector Phase | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Switch Phase | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 11.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 |
| Total Split (s) | 34.0 | 39.0 | 19.0 | 24.0 | 24.0 | 13.0 | 31.0 | 31.0 | 31.0 | 49.0 | 49.0 |
| Total Split (%) | 28.3% | 32.5% | 15.8% | 20.0% | 20.0% | 10.8% | 25.8% | 25.8% | 25.8% | 40.8% | 40.8% |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lead/Lag | Lead | Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | | | | | | | | | | | |
| Recall Mode | None | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |

**Intersection Summary**

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 88 (73%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 2: Haynes Bridge Rd & N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 686 | 205 | 138 | 126 | 159 | 335 | 126 | 886 | 51 | 374 | 1089 | 606 |
| Future Volume (veh/h) | 686 | 205 | 138 | 126 | 159 | 335 | 126 | 886 | 51 | 374 | 1089 | 606 |
| Number | 3 | 8 | 18 | 7 | 4 | 14 | 1 | 6 | 16 | 5 | 2 | 12 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 780 | 230 | 166 | 145 | 177 | 0 | 140 | 913 | 0 | 435 | 1146 | 625 |
| Adj No. of Lanes | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 3 | 1 |
| Peak Hour Factor | 0.88 | 0.89 | 0.83 | 0.87 | 0.90 | 0.93 | 0.90 | 0.97 | 0.80 | 0.86 | 0.95 | 0.97 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 803 | 267 | 193 | 172 | 240 | 204 | 217 | 1204 | 375 | 460 | 1931 | 601 |
| Arrive On Green | 0.08 | 0.09 | 0.09 | 0.10 | 0.13 | 0.00 | 0.06 | 0.24 | 0.00 | 0.20 | 0.38 | 0.38 |
| Sat Flow, veh/h | 3442 | 1007 | 727 | 1774 | 1863 | 1583 | 1774 | 5085 | 1583 | 1774 | 5085 | 1583 |
| Grp Volume(v), veh/h | 780 | 0 | 396 | 145 | 177 | 0 | 140 | 913 | 0 | 435 | 1146 | 625 |
| Grp Sat Flow(s),veh/h/ln | 1721 | 0 | 1734 | 1774 | 1863 | 1583 | 1774 | 1695 | 1583 | 1774 | 1695 | 1583 |
| Q Serve(g_s), s | 27.1 | 0.0 | 27.0 | 9.6 | 11.0 | 0.0 | 7.0 | 20.0 | 0.0 | 22.0 | 21.7 | 45.6 |
| Cycle Q Clear(g_c), s | 27.1 | 0.0 | 27.0 | 9.6 | 11.0 | 0.0 | 7.0 | 20.0 | 0.0 | 22.0 | 21.7 | 45.6 |
| Prop In Lane | 1.00 | | 0.42 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 803 | 0 | 460 | 172 | 240 | 204 | 217 | 1204 | 375 | 460 | 1931 | 601 |
| V/C Ratio(X) | 0.97 | 0.00 | 0.86 | 0.84 | 0.74 | 0.00 | 0.65 | 0.76 | 0.00 | 0.95 | 0.59 | 1.04 |
| Avail Cap(c_a), veh/h | 803 | 0 | 477 | 192 | 279 | 237 | 217 | 1204 | 375 | 472 | 1931 | 601 |
| HCM Platoon Ratio | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 0.67 | 0.00 | 0.67 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 55.0 | 0.0 | 52.6 | 53.3 | 50.3 | 0.0 | 32.8 | 42.6 | 0.0 | 28.6 | 29.8 | 37.2 |
| Incr Delay (d2), s/veh | 19.4 | 0.0 | 10.2 | 25.7 | 8.4 | 0.0 | 6.4 | 4.5 | 0.0 | 28.1 | 1.4 | 47.4 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 20.3 | 0.0 | 19.4 | 9.9 | 10.3 | 0.0 | 7.0 | 15.0 | 0.0 | 24.6 | 15.6 | 49.8 |
| LnGrp Delay(d),s/veh | 74.4 | 0.0 | 62.8 | 79.0 | 58.8 | 0.0 | 39.2 | 47.1 | 0.0 | 56.7 | 31.1 | 84.6 |
| LnGrp LOS | E | | E | E | E | | D | D | | E | C | F |
| Approach Vol, veh/h | | 1176 | | | 322 | | | 1053 | | | 2206 | |
| Approach Delay, s/veh | | 70.5 | | | 67.9 | | | 46.0 | | | 51.3 | |
| Approach LOS | | E | | | E | | | D | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Phs Duration (G+Y+Rc), s | 13.0 | 51.6 | 34.0 | 21.4 | 30.2 | 34.4 | 17.6 | 37.8 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 7.0 | 43.0 | 28.0 | 18.0 | 25.0 | 25.0 | 13.0 | 33.0 |
| Max Q Clear Time (g_c+I1), s | 9.0 | 47.6 | 29.1 | 13.0 | 24.0 | 22.0 | 11.6 | 29.0 |
| Green Ext Time (p_c), s | 0.0 | 0.0 | 0.0 | 2.5 | 0.2 | 2.9 | 0.1 | 2.0 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 56.0 |
| HCM 2010 LOS | E |

| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | |
| Traffic Volume (vph) | 59 | 504 | 263 | 429 | 48 | 11 | 158 | 3 |
| Future Volume (vph) | 59 | 504 | 263 | 429 | 48 | 11 | 158 | 3 |
| Turn Type | pm+pt | NA | pm+pt | NA | Perm | NA | Perm | NA |
| Protected Phases | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Permitted Phases | 2 | | 6 | | 8 | | 4 | |
| Detector Phase | 5 | 2 | 1 | 6 | 8 | 8 | 4 | 4 |
| Switch Phase | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 9.5 | 22.5 | 9.5 | 22.5 | 22.5 | 22.5 | 22.5 | 22.5 |
| Total Split (s) | 14.0 | 41.0 | 32.0 | 59.0 | 47.0 | 47.0 | 47.0 | 47.0 |
| Total Split (%) | 11.7% | 34.2% | 26.7% | 49.2% | 39.2% | 39.2% | 39.2% | 39.2% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lead | Lag | | | | |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | | | | |
| Recall Mode | None | C-Min | None | C-Min | None | None | None | None |

## Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 119 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 1: N Point Dr

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 59 | 504 | 37 | 263 | 429 | 125 | 48 | 11 | 204 | 158 | 3 | 70 |
| Future Volume (veh/h) | 59 | 504 | 37 | 263 | 429 | 125 | 48 | 11 | 204 | 158 | 3 | 70 |
| Number | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 |
| Adj Flow Rate, veh/h | 107 | 600 | 58 | 286 | 493 | 137 | 70 | 20 | 222 | 174 | 8 | 77 |
| Adj No. of Lanes | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 |
| Peak Hour Factor | 0.55 | 0.84 | 0.64 | 0.92 | 0.87 | 0.91 | 0.69 | 0.55 | 0.92 | 0.91 | 0.38 | 0.91 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 443 | 1591 | 154 | 520 | 1477 | 408 | 405 | 40 | 445 | 263 | 46 | 440 |
| Arrive On Green | 0.05 | 0.49 | 0.49 | 0.03 | 0.18 | 0.18 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 |
| Sat Flow, veh/h | 1774 | 3262 | 315 | 1774 | 2741 | 757 | 1307 | 132 | 1471 | 1133 | 151 | 1455 |
| Grp Volume(v), veh/h | 107 | 325 | 333 | 286 | 317 | 313 | 70 | 0 | 242 | 174 | 0 | 85 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1807 | 1774 | 1770 | 1729 | 1307 | 0 | 1603 | 1133 | 0 | 1606 |
| Q Serve(g_s), s | 3.6 | 13.8 | 13.9 | 8.7 | 18.8 | 19.0 | 5.0 | 0.0 | 14.9 | 17.9 | 0.0 | 4.7 |
| Cycle Q Clear(g_c), s | 3.6 | 13.8 | 13.9 | 8.7 | 18.8 | 19.0 | 9.7 | 0.0 | 14.9 | 32.8 | 0.0 | 4.7 |
| Prop In Lane | 1.00 | | 0.17 | 1.00 | | 0.44 | 1.00 | | 0.92 | 1.00 | | 0.91 |
| Lane Grp Cap(c), veh/h | 443 | 863 | 881 | 520 | 954 | 932 | 405 | 0 | 485 | 263 | 0 | 486 |
| V/C Ratio(X) | 0.24 | 0.38 | 0.38 | 0.55 | 0.33 | 0.34 | 0.17 | 0.00 | 0.50 | 0.66 | 0.00 | 0.17 |
| Avail Cap(c_a), veh/h | 502 | 863 | 881 | 754 | 954 | 932 | 472 | 0 | 568 | 321 | 0 | 569 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 0.91 | 0.91 | 0.91 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 14.7 | 19.3 | 19.3 | 13.9 | 30.5 | 30.6 | 34.4 | 0.0 | 34.4 | 47.8 | 0.0 | 30.8 |
| Incr Delay (d2), s/veh | 0.3 | 1.3 | 1.2 | 0.8 | 0.9 | 0.9 | 0.2 | 0.0 | 0.8 | 3.7 | 0.0 | 0.2 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 3.2 | 11.4 | 11.7 | 7.7 | 14.3 | 14.1 | 3.3 | 0.0 | 10.9 | 9.9 | 0.0 | 3.8 |
| LnGrp Delay(d),s/veh | 15.0 | 20.5 | 20.5 | 14.8 | 31.3 | 31.4 | 34.6 | 0.0 | 35.2 | 51.5 | 0.0 | 31.0 |
| LnGrp LOS | B | C | C | B | C | C | C | | D | D | | C |
| Approach Vol, veh/h | | 765 | | | 916 | | | 312 | | | 259 | |
| Approach Delay, s/veh | | 19.8 | | | 26.2 | | | 35.0 | | | 44.8 | |
| Approach LOS | | B | | | C | | | D | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | 5 | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 16.1 | 63.0 | | 40.8 | 10.0 | 69.2 | | 40.8 |
| Change Period (Y+Rc), s | 4.5 | 4.5 | | 4.5 | 4.5 | 4.5 | | 4.5 |
| Max Green Setting (Gmax), s | 27.5 | 36.5 | | 42.5 | 9.5 | 54.5 | | 42.5 |
| Max Q Clear Time (g_c+I1), s | 10.7 | 15.9 | | 34.8 | 5.6 | 21.0 | | 16.9 |
| Green Ext Time (p_c), s | 0.9 | 14.1 | | 1.6 | 0.1 | 19.6 | | 2.5 |

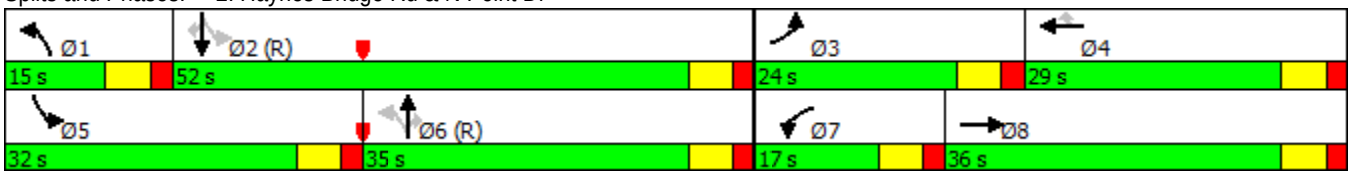
| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 27.4 |
| HCM 2010 LOS | C |

| Lane Group | EBL | EBT | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | |
| Traffic Volume (vph) | 494 | 122 | 65 | 90 | 521 | 92 | 1169 | 58 | 455 | 997 | 350 |
| Future Volume (vph) | 494 | 122 | 65 | 90 | 521 | 92 | 1169 | 58 | 455 | 997 | 350 |
| Turn Type | Prot | NA | Prot | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Permitted Phases | | | | | 4 | 6 | | 6 | 2 | | 2 |
| Detector Phase | 3 | 8 | 7 | 4 | 4 | 1 | 6 | 6 | 5 | 2 | 2 |
| Switch Phase | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 11.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 |
| Total Split (s) | 24.0 | 36.0 | 17.0 | 29.0 | 29.0 | 15.0 | 35.0 | 35.0 | 32.0 | 52.0 | 52.0 |
| Total Split (%) | 20.0% | 30.0% | 14.2% | 24.2% | 24.2% | 12.5% | 29.2% | 29.2% | 26.7% | 43.3% | 43.3% |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lead/Lag | Lead | Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | | | | | | | | | | | |
| Recall Mode | None | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |

**Intersection Summary**

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 112 (93%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 2: Haynes Bridge Rd & N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 494 | 122 | 98 | 65 | 90 | 521 | 92 | 1169 | 58 | 455 | 997 | 350 |
| Future Volume (veh/h) | 494 | 122 | 98 | 65 | 90 | 521 | 92 | 1169 | 58 | 455 | 997 | 350 |
| Number | 3 | 8 | 18 | 7 | 4 | 14 | 1 | 6 | 16 | 5 | 2 | 12 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 526 | 144 | 117 | 76 | 100 | 0 | 112 | 1218 | 0 | 479 | 1049 | 365 |
| Adj No. of Lanes | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 3 | 1 |
| Peak Hour Factor | 0.94 | 0.85 | 0.84 | 0.85 | 0.90 | 0.91 | 0.82 | 0.96 | 0.75 | 0.95 | 0.95 | 0.96 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 516 | 182 | 148 | 97 | 179 | 152 | 288 | 1723 | 537 | 501 | 2530 | 788 |
| Arrive On Green | 0.05 | 0.06 | 0.06 | 0.05 | 0.10 | 0.00 | 0.06 | 0.34 | 0.00 | 0.22 | 0.50 | 0.50 |
| Sat Flow, veh/h | 3442 | 952 | 774 | 1774 | 1863 | 1583 | 1774 | 5085 | 1583 | 1774 | 5085 | 1583 |
| Grp Volume(v), veh/h | 526 | 0 | 261 | 76 | 100 | 0 | 112 | 1218 | 0 | 479 | 1049 | 365 |
| Grp Sat Flow(s),veh/h/ln | 1721 | 0 | 1726 | 1774 | 1863 | 1583 | 1774 | 1695 | 1583 | 1774 | 1695 | 1583 |
| Q Serve(g_s), s | 18.0 | 0.0 | 17.9 | 5.1 | 6.2 | 0.0 | 4.9 | 25.0 | 0.0 | 23.8 | 15.7 | 18.1 |
| Cycle Q Clear(g_c), s | 18.0 | 0.0 | 17.9 | 5.1 | 6.2 | 0.0 | 4.9 | 25.0 | 0.0 | 23.8 | 15.7 | 18.1 |
| Prop In Lane | 1.00 | | 0.45 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 516 | 0 | 330 | 97 | 179 | 152 | 288 | 1723 | 537 | 501 | 2530 | 788 |
| V/C Ratio(X) | 1.02 | 0.00 | 0.79 | 0.78 | 0.56 | 0.00 | 0.39 | 0.71 | 0.00 | 0.96 | 0.41 | 0.46 |
| Avail Cap(c_a), veh/h | 516 | 0 | 432 | 163 | 357 | 303 | 321 | 1723 | 537 | 504 | 2530 | 788 |
| HCM Platoon Ratio | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 0.86 | 0.00 | 0.86 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 57.0 | 0.0 | 53.8 | 56.0 | 51.8 | 0.0 | 23.4 | 34.5 | 0.0 | 29.5 | 19.1 | 19.7 |
| Incr Delay (d2), s/veh | 41.6 | 0.0 | 6.3 | 12.8 | 2.7 | 0.0 | 0.9 | 2.5 | 0.0 | 29.1 | 0.5 | 2.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 20.8 | 0.0 | 13.7 | 5.1 | 5.9 | 0.0 | 4.4 | 17.8 | 0.0 | 26.9 | 11.9 | 13.0 |
| LnGrp Delay(d),s/veh | 98.6 | 0.0 | 60.1 | 68.8 | 54.5 | 0.0 | 24.3 | 37.0 | 0.0 | 58.6 | 19.6 | 21.6 |
| LnGrp LOS | F | | E | E | D | | C | D | | E | B | C |
| Approach Vol, veh/h | | 787 | | | 176 | | | 1330 | | | 1893 | |
| Approach Delay, s/veh | | 85.8 | | | 60.7 | | | 35.9 | | | 29.8 | |
| Approach LOS | | F | | | E | | | D | | | C | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Phs Duration (G+Y+Rc), s | 12.8 | 65.7 | 24.0 | 17.5 | 31.8 | 46.7 | 12.6 | 29.0 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 9.0 | 46.0 | 18.0 | 23.0 | 26.0 | 29.0 | 11.0 | 30.0 |
| Max Q Clear Time (g_c+I1), s | 6.9 | 20.1 | 20.0 | 8.2 | 25.8 | 27.0 | 7.1 | 19.9 |
| Green Ext Time (p_c), s | 0.1 | 25.3 | 0.0 | 3.4 | 0.1 | 2.0 | 0.1 | 2.6 |

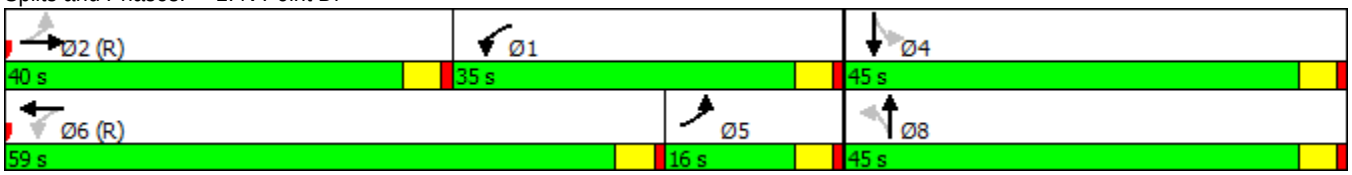
| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 43.6 |
| HCM 2010 LOS | D |

| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | |
| Traffic Volume (vph) | 46 | 309 | 184 | 259 | 18 | 16 | 139 | 3 |
| Future Volume (vph) | 46 | 309 | 184 | 259 | 18 | 16 | 139 | 3 |
| Turn Type | pm+pt | NA | pm+pt | NA | Perm | NA | Perm | NA |
| Protected Phases | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Permitted Phases | 2 | | 6 | | 8 | | 4 | |
| Detector Phase | 5 | 2 | 1 | 6 | 8 | 8 | 4 | 4 |
| Switch Phase | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 9.5 | 22.5 | 9.5 | 22.5 | 22.5 | 22.5 | 22.5 | 22.5 |
| Total Split (s) | 16.0 | 40.0 | 35.0 | 59.0 | 45.0 | 45.0 | 45.0 | 45.0 |
| Total Split (%) | 13.3% | 33.3% | 29.2% | 49.2% | 37.5% | 37.5% | 37.5% | 37.5% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lag | Lead | Lag | Lead | | | | |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | | | | |
| Recall Mode | None | C-Min | None | C-Min | None | None | None | None |

## Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 46 (38%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 55
Control Type: Actuated-Coordinated

Splits and Phases: 1: N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 46 | 309 | 21 | 184 | 259 | 122 | 18 | 16 | 75 | 139 | 3 | 50 |
| Future Volume (veh/h) | 46 | 309 | 21 | 184 | 259 | 122 | 18 | 16 | 75 | 139 | 3 | 50 |
| Number | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 |
| Adj Flow Rate, veh/h | 57 | 355 | 32 | 239 | 298 | 133 | 36 | 24 | 89 | 151 | 8 | 81 |
| Adj No. of Lanes | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 |
| Peak Hour Factor | 0.81 | 0.87 | 0.66 | 0.77 | 0.87 | 0.92 | 0.50 | 0.67 | 0.84 | 0.92 | 0.38 | 0.62 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 966 | 511 | 46 | 1037 | 459 | 200 | 263 | 70 | 261 | 243 | 29 | 296 |
| Arrive On Green | 0.49 | 0.16 | 0.16 | 0.17 | 0.06 | 0.06 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 |
| Sat Flow, veh/h | 1774 | 3286 | 295 | 1774 | 2401 | 1047 | 1303 | 347 | 1288 | 1275 | 144 | 1461 |
| Grp Volume(v), veh/h | 57 | 190 | 197 | 239 | 218 | 213 | 36 | 0 | 113 | 151 | 0 | 89 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1811 | 1774 | 1770 | 1678 | 1303 | 0 | 1635 | 1275 | 0 | 1605 |
| Q Serve(g_s), s | 0.0 | 12.2 | 12.3 | 7.1 | 14.4 | 14.9 | 2.9 | 0.0 | 7.1 | 13.8 | 0.0 | 5.6 |
| Cycle Q Clear(g_c), s | 0.0 | 12.2 | 12.3 | 7.1 | 14.4 | 14.9 | 8.5 | 0.0 | 7.1 | 20.9 | 0.0 | 5.6 |
| Prop In Lane | 1.00 | | 0.16 | 1.00 | | 0.62 | 1.00 | | 0.79 | 1.00 | | 0.91 |
| Lane Grp Cap(c), veh/h | 966 | 275 | 282 | 1037 | 339 | 321 | 263 | 0 | 331 | 243 | 0 | 325 |
| V/C Ratio(X) | 0.06 | 0.69 | 0.70 | 0.23 | 0.64 | 0.66 | 0.14 | 0.00 | 0.34 | 0.62 | 0.00 | 0.27 |
| Avail Cap(c_a), veh/h | 966 | 524 | 536 | 1037 | 804 | 762 | 439 | 0 | 552 | 415 | 0 | 542 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 0.92 | 0.92 | 0.92 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 14.4 | 47.9 | 48.0 | 24.4 | 52.2 | 52.4 | 44.0 | 0.0 | 41.0 | 49.9 | 0.0 | 40.4 |
| Incr Delay (d2), s/veh | 0.0 | 13.3 | 13.4 | 0.1 | 8.4 | 9.6 | 0.2 | 0.0 | 0.6 | 2.6 | 0.0 | 0.5 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 1.7 | 11.3 | 11.6 | 10.8 | 12.3 | 12.2 | 1.9 | 0.0 | 5.9 | 8.7 | 0.0 | 4.6 |
| LnGrp Delay(d),s/veh | 14.4 | 61.3 | 61.4 | 24.5 | 60.6 | 62.0 | 44.2 | 0.0 | 41.6 | 52.5 | 0.0 | 40.8 |
| LnGrp LOS | B | E | E | C | E | E | D | | D | D | | D |
| Approach Vol, veh/h | | 444 | | | 670 | | | 149 | | | 240 | |
| Approach Delay, s/veh | | 55.3 | | | 48.2 | | | 42.2 | | | 48.2 | |
| Approach LOS | | E | | | D | | | D | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | 5 | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 68.0 | 23.2 | | 28.8 | 63.7 | 27.5 | | 28.8 |
| Change Period (Y+Rc), s | 4.5 | 4.5 | | 4.5 | 4.5 | 4.5 | | 4.5 |
| Max Green Setting (Gmax), s | 30.5 | 35.5 | | 40.5 | 11.5 | 54.5 | | 40.5 |
| Max Q Clear Time (g_c+I1), s | 9.1 | 14.3 | | 22.9 | 2.0 | 16.9 | | 10.5 |
| Green Ext Time (p_c), s | 1.0 | 4.3 | | 1.4 | 0.7 | 6.1 | | 1.5 |

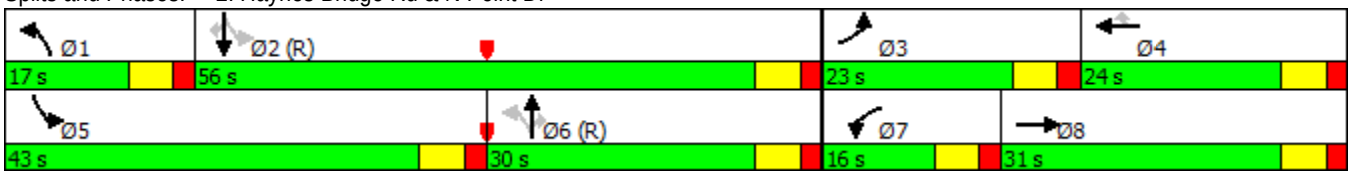
| Intersection Summary | | |
|---|---|---|
| HCM 2010 Ctrl Delay | | 49.7 |
| HCM 2010 LOS | | D |

| Lane Group | EBL | EBT | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | |
| Traffic Volume (vph) | 398 | 88 | 63 | 83 | 171 | 117 | 740 | 19 | 502 | 957 | 244 |
| Future Volume (vph) | 398 | 88 | 63 | 83 | 171 | 117 | 740 | 19 | 502 | 957 | 244 |
| Turn Type | Prot | NA | Prot | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Permitted Phases | | | | | 4 | 6 | | 6 | 2 | | 2 |
| Detector Phase | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Switch Phase | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 11.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 |
| Total Split (s) | 23.0 | 31.0 | 16.0 | 24.0 | 24.0 | 17.0 | 30.0 | 30.0 | 43.0 | 56.0 | 56.0 |
| Total Split (%) | 19.2% | 25.8% | 13.3% | 20.0% | 20.0% | 14.2% | 25.0% | 25.0% | 35.8% | 46.7% | 46.7% |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lead/Lag | Lead | Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | | | | | | | | | | | |
| Recall Mode | None | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |

**Intersection Summary**

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 88 (73%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 2: Haynes Bridge Rd & N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 398 | 88 | 93 | 63 | 83 | 171 | 117 | 740 | 19 | 502 | 957 | 244 |
| Future Volume (veh/h) | 398 | 88 | 93 | 63 | 83 | 171 | 117 | 740 | 19 | 502 | 957 | 244 |
| Number | 3 | 8 | 18 | 7 | 4 | 14 | 1 | 6 | 16 | 5 | 2 | 12 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 428 | 105 | 119 | 69 | 105 | 0 | 138 | 831 | 0 | 558 | 997 | 271 |
| Adj No. of Lanes | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 3 | 1 |
| Peak Hour Factor | 0.93 | 0.84 | 0.78 | 0.91 | 0.79 | 0.91 | 0.85 | 0.89 | 0.53 | 0.90 | 0.96 | 0.90 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 484 | 144 | 163 | 88 | 167 | 142 | 329 | 1772 | 552 | 598 | 2559 | 797 |
| Arrive On Green | 0.05 | 0.06 | 0.06 | 0.05 | 0.09 | 0.00 | 0.07 | 0.35 | 0.00 | 0.22 | 0.50 | 0.50 |
| Sat Flow, veh/h | 3442 | 798 | 905 | 1774 | 1863 | 1583 | 1774 | 5085 | 1583 | 1774 | 5085 | 1583 |
| Grp Volume(v), veh/h | 428 | 0 | 224 | 69 | 105 | 0 | 138 | 831 | 0 | 558 | 997 | 271 |
| Grp Sat Flow(s),veh/h/ln | 1721 | 0 | 1703 | 1774 | 1863 | 1583 | 1774 | 1695 | 1583 | 1774 | 1695 | 1583 |
| Q Serve(g_s), s | 14.8 | 0.0 | 15.5 | 4.6 | 6.5 | 0.0 | 5.9 | 15.3 | 0.0 | 22.8 | 14.5 | 12.3 |
| Cycle Q Clear(g_c), s | 14.8 | 0.0 | 15.5 | 4.6 | 6.5 | 0.0 | 5.9 | 15.3 | 0.0 | 22.8 | 14.5 | 12.3 |
| Prop In Lane | 1.00 | | 0.53 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 484 | 0 | 308 | 88 | 167 | 142 | 329 | 1772 | 552 | 598 | 2559 | 797 |
| V/C Ratio(X) | 0.88 | 0.00 | 0.73 | 0.78 | 0.63 | 0.00 | 0.42 | 0.47 | 0.00 | 0.93 | 0.39 | 0.34 |
| Avail Cap(c_a), veh/h | 488 | 0 | 355 | 148 | 279 | 237 | 374 | 1772 | 552 | 752 | 2559 | 797 |
| HCM Platoon Ratio | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 0.95 | 0.00 | 0.95 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 56.2 | 0.0 | 53.5 | 56.4 | 52.7 | 0.0 | 22.3 | 30.5 | 0.0 | 19.5 | 18.4 | 17.9 |
| Incr Delay (d2), s/veh | 16.5 | 0.0 | 6.0 | 13.7 | 3.8 | 0.0 | 0.9 | 0.9 | 0.0 | 16.3 | 0.4 | 1.2 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 12.8 | 0.0 | 12.3 | 4.7 | 6.4 | 0.0 | 5.3 | 11.7 | 0.0 | 19.8 | 11.3 | 9.5 |
| LnGrp Delay(d),s/veh | 72.8 | 0.0 | 59.5 | 70.0 | 56.5 | 0.0 | 23.1 | 31.3 | 0.0 | 35.8 | 18.9 | 19.0 |
| LnGrp LOS | E | | E | E | E | | C | C | | D | B | B |
| Approach Vol, veh/h | | 652 | | | 174 | | | 969 | | | 1826 | |
| Approach Delay, s/veh | | 68.2 | | | 61.9 | | | 30.2 | | | 24.1 | |
| Approach LOS | | E | | | E | | | C | | | C | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Phs Duration (G+Y+Rc), s | 13.9 | 66.4 | 22.9 | 16.8 | 32.5 | 47.8 | 12.0 | 27.7 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 11.0 | 50.0 | 17.0 | 18.0 | 37.0 | 24.0 | 10.0 | 25.0 |
| Max Q Clear Time (g_c+I1), s | 7.9 | 16.5 | 16.8 | 8.5 | 24.8 | 17.3 | 6.6 | 17.5 |
| Green Ext Time (p_c), s | 0.1 | 30.6 | 0.0 | 2.3 | 1.7 | 6.5 | 0.0 | 1.9 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 35.5 |
| HCM 2010 LOS | D |

| Lane Group | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | |
| Traffic Volume (vph) | 86 | 523 | 253 | 649 | 32 | 17 | 214 | 9 |
| Future Volume (vph) | 86 | 523 | 253 | 649 | 32 | 17 | 214 | 9 |
| Turn Type | pm+pt | NA | pm+pt | NA | Perm | NA | Perm | NA |
| Protected Phases | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Permitted Phases | 2 | | 6 | | 8 | | 4 | |
| Detector Phase | 5 | 2 | 1 | 6 | 8 | 8 | 4 | 4 |
| Switch Phase | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 9.5 | 22.5 | 9.5 | 22.5 | 22.5 | 22.5 | 22.5 | 22.5 |
| Total Split (s) | 18.1 | 41.0 | 29.0 | 51.9 | 50.0 | 50.0 | 50.0 | 50.0 |
| Total Split (%) | 15.1% | 34.2% | 24.2% | 43.3% | 41.7% | 41.7% | 41.7% | 41.7% |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lead | Lag | | | | |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | | | | |
| Recall Mode | None | C-Min | None | C-Min | None | None | None | None |

## Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 103 (86%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 1: N Point Dr

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 86 | 523 | 47 | 253 | 649 | 203 | 32 | 17 | 148 | 214 | 9 | 80 |
| Future Volume (veh/h) | 86 | 523 | 47 | 253 | 649 | 203 | 32 | 17 | 148 | 214 | 9 | 80 |
| Number | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 | 1863 | 1863 | 1900 |
| Adj Flow Rate, veh/h | 121 | 556 | 69 | 278 | 662 | 221 | 62 | 24 | 168 | 233 | 16 | 114 |
| Adj No. of Lanes | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 |
| Peak Hour Factor | 0.71 | 0.94 | 0.68 | 0.91 | 0.98 | 0.92 | 0.52 | 0.71 | 0.88 | 0.92 | 0.56 | 0.70 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 334 | 1510 | 187 | 521 | 1358 | 453 | 380 | 64 | 445 | 324 | 63 | 446 |
| Arrive On Green | 0.05 | 0.48 | 0.48 | 0.03 | 0.17 | 0.17 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 |
| Sat Flow, veh/h | 1774 | 3171 | 392 | 1774 | 2608 | 870 | 1255 | 202 | 1412 | 1186 | 199 | 1415 |
| Grp Volume(v), veh/h | 121 | 310 | 315 | 278 | 449 | 434 | 62 | 0 | 192 | 233 | 0 | 130 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1793 | 1774 | 1770 | 1709 | 1255 | 0 | 1614 | 1186 | 0 | 1613 |
| Q Serve(g_s), s | 4.1 | 13.3 | 13.4 | 8.7 | 27.5 | 27.5 | 4.6 | 0.0 | 11.1 | 22.8 | 0.0 | 7.2 |
| Cycle Q Clear(g_c), s | 4.1 | 13.3 | 13.4 | 8.7 | 27.5 | 27.5 | 11.8 | 0.0 | 11.1 | 33.9 | 0.0 | 7.2 |
| Prop In Lane | 1.00 | | 0.22 | 1.00 | | 0.51 | 1.00 | | 0.88 | 1.00 | | 0.88 |
| Lane Grp Cap(c), veh/h | 334 | 843 | 854 | 521 | 921 | 890 | 380 | 0 | 508 | 324 | 0 | 508 |
| V/C Ratio(X) | 0.36 | 0.37 | 0.37 | 0.53 | 0.49 | 0.49 | 0.16 | 0.00 | 0.38 | 0.72 | 0.00 | 0.26 |
| Avail Cap(c_a), veh/h | 443 | 843 | 854 | 712 | 921 | 890 | 461 | 0 | 612 | 400 | 0 | 612 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 0.48 | 0.48 | 0.48 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 16.9 | 20.0 | 20.0 | 14.5 | 35.2 | 35.2 | 35.0 | 0.0 | 31.9 | 45.1 | 0.0 | 30.6 |
| Incr Delay (d2), s/veh | 0.7 | 1.2 | 1.2 | 0.4 | 0.9 | 0.9 | 0.2 | 0.0 | 0.5 | 4.7 | 0.0 | 0.3 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 3.7 | 11.1 | 11.3 | 6.7 | 18.0 | 17.5 | 2.9 | 0.0 | 8.7 | 12.5 | 0.0 | 5.9 |
| LnGrp Delay(d),s/veh | 17.6 | 21.2 | 21.2 | 14.9 | 36.1 | 36.2 | 35.2 | 0.0 | 32.4 | 49.8 | 0.0 | 30.9 |
| LnGrp LOS | B | C | C | B | D | D | D | | C | D | | C |
| Approach Vol, veh/h | | 746 | | | 1161 | | | 254 | | | 363 | |
| Approach Delay, s/veh | | 20.6 | | | 31.1 | | | 33.1 | | | 43.1 | |
| Approach LOS | | C | | | C | | | C | | | D | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | 5 | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 16.1 | 61.6 | | 42.3 | 10.7 | 67.0 | | 42.3 |
| Change Period (Y+Rc), s | 4.5 | 4.5 | | 4.5 | 4.5 | 4.5 | | 4.5 |
| Max Green Setting (Gmax), s | 24.5 | 36.5 | | 45.5 | 13.6 | 47.4 | | 45.5 |
| Max Q Clear Time (g_c+I1), s | 10.7 | 15.4 | | 35.9 | 6.1 | 29.5 | | 13.8 |
| Green Ext Time (p_c), s | 0.8 | 16.2 | | 1.9 | 0.2 | 14.1 | | 2.7 |

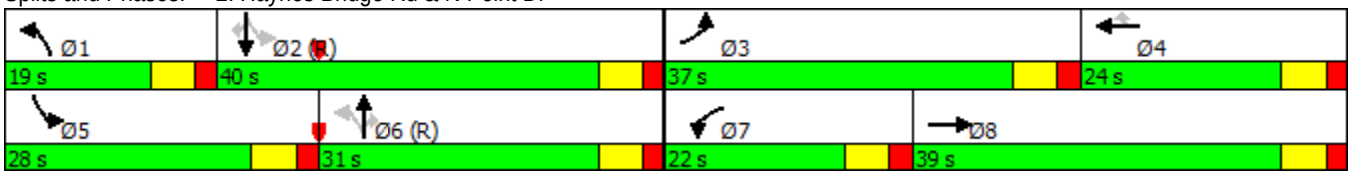
| Intersection Summary | | |
|---|---|---|
| HCM 2010 Ctrl Delay | | 29.9 |
| HCM 2010 LOS | | C |

| Lane Group | EBL | EBT | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | |
| Traffic Volume (vph) | 676 | 177 | 130 | 151 | 252 | 186 | 843 | 78 | 343 | 905 | 685 |
| Future Volume (vph) | 676 | 177 | 130 | 151 | 252 | 186 | 843 | 78 | 343 | 905 | 685 |
| Turn Type | Prot | NA | Prot | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Permitted Phases | | | | | 4 | 6 | | 6 | 2 | | 2 |
| Detector Phase | 3 | 8 | 7 | 4 | | 1 | 6 | | 5 | 2 | |
| Switch Phase | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 11.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 | 11.0 | 24.0 | 24.0 |
| Total Split (s) | 37.0 | 39.0 | 22.0 | 24.0 | 24.0 | 19.0 | 31.0 | 31.0 | 28.0 | 40.0 | 40.0 |
| Total Split (%) | 30.8% | 32.5% | 18.3% | 20.0% | 20.0% | 15.8% | 25.8% | 25.8% | 23.3% | 33.3% | 33.3% |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lead/Lag | Lead | Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | Lag |
| Lead-Lag Optimize? | | | | | | | | | | | |
| Recall Mode | None | None | None | None | None | None | C-Min | C-Min | None | C-Min | C-Min |

**Intersection Summary**

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 100 (83%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 2: Haynes Bridge Rd & N Point Dr



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 676 | 177 | 146 | 130 | 151 | 252 | 186 | 843 | 78 | 343 | 905 | 685 |
| Future Volume (veh/h) | 676 | 177 | 146 | 130 | 151 | 252 | 186 | 843 | 78 | 343 | 905 | 685 |
| Number | 3 | 8 | 18 | 7 | 4 | 14 | 1 | 6 | 16 | 5 | 2 | 12 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 845 | 197 | 187 | 181 | 186 | 0 | 266 | 906 | 0 | 381 | 963 | 692 |
| Adj No. of Lanes | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 3 | 1 |
| Peak Hour Factor | 0.80 | 0.90 | 0.78 | 0.72 | 0.81 | 0.90 | 0.70 | 0.93 | 0.86 | 0.90 | 0.94 | 0.99 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 889 | 239 | 227 | 209 | 245 | 208 | 294 | 1197 | 373 | 413 | 1536 | 478 |
| Arrive On Green | 0.09 | 0.09 | 0.09 | 0.12 | 0.13 | 0.00 | 0.11 | 0.24 | 0.00 | 0.17 | 0.30 | 0.30 |
| Sat Flow, veh/h | 3442 | 880 | 835 | 1774 | 1863 | 1583 | 1774 | 5085 | 1583 | 1774 | 5085 | 1583 |
| Grp Volume(v), veh/h | 845 | 0 | 384 | 181 | 186 | 0 | 266 | 906 | 0 | 381 | 963 | 692 |
| Grp Sat Flow(s),veh/h/ln | 1721 | 0 | 1715 | 1774 | 1863 | 1583 | 1774 | 1695 | 1583 | 1774 | 1695 | 1583 |
| Q Serve(g_s), s | 29.3 | 0.0 | 26.4 | 12.0 | 11.6 | 0.0 | 13.0 | 19.9 | 0.0 | 18.8 | 19.6 | 36.2 |
| Cycle Q Clear(g_c), s | 29.3 | 0.0 | 26.4 | 12.0 | 11.6 | 0.0 | 13.0 | 19.9 | 0.0 | 18.8 | 19.6 | 36.2 |
| Prop In Lane | 1.00 | | 0.49 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 889 | 0 | 467 | 209 | 245 | 208 | 294 | 1197 | 373 | 413 | 1536 | 478 |
| V/C Ratio(X) | 0.95 | 0.00 | 0.82 | 0.87 | 0.76 | 0.00 | 0.91 | 0.76 | 0.00 | 0.92 | 0.63 | 1.45 |
| Avail Cap(c_a), veh/h | 889 | 0 | 472 | 237 | 279 | 237 | 294 | 1197 | 373 | 428 | 1536 | 478 |
| HCM Platoon Ratio | 0.33 | 0.33 | 0.33 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 0.85 | 0.00 | 0.85 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 54.1 | 0.0 | 51.8 | 52.0 | 50.3 | 0.0 | 33.6 | 42.7 | 0.0 | 28.4 | 36.1 | 41.9 |
| Incr Delay (d2), s/veh | 17.1 | 0.0 | 9.6 | 25.2 | 10.2 | 0.0 | 29.4 | 4.5 | 0.0 | 25.0 | 1.9 | 212.7 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(95%),veh/ln | 22.2 | 0.0 | 19.4 | 11.8 | 10.9 | 0.0 | 14.0 | 14.9 | 0.0 | 17.6 | 14.5 | 79.3 |
| LnGrp Delay(d),s/veh | 71.2 | 0.0 | 61.3 | 77.2 | 60.5 | 0.0 | 63.0 | 47.2 | 0.0 | 53.4 | 38.0 | 254.6 |
| LnGrp LOS | E | | E | E | E | | E | D | | D | D | F |
| Approach Vol, veh/h | | 1229 | | | 367 | | | 1172 | | | 2036 | |
| Approach Delay, s/veh | | 68.1 | | | 68.7 | | | 50.8 | | | 114.5 | |
| Approach LOS | | E | | | E | | | D | | | F | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Phs Duration (G+Y+Rc), s | 19.0 | 42.2 | 37.0 | 21.8 | 27.0 | 34.3 | 20.1 | 38.7 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 13.0 | 34.0 | 31.0 | 18.0 | 22.0 | 25.0 | 16.0 | 33.0 |
| Max Q Clear Time (g_c+I1), s | 15.0 | 38.2 | 31.3 | 13.6 | 20.8 | 21.9 | 14.0 | 28.4 |
| Green Ext Time (p_c), s | 0.0 | 0.0 | 0.0 | 2.2 | 0.2 | 3.1 | 0.1 | 2.3 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 83.6 |
| HCM 2010 LOS | F |

# REVISED SITE PLAN 6.17.16

L:\2015\2015100\5 Preliminary\2016109 MP3.dwg, ARCH FULL BLEED D (24.00 X 24.00 INCHES), SCHEME PAKSTER, DWG TO PDF.PCS, MICHAEL MEDINA, 17/06/2016 11:26:28 AM

VICINITY MAP

ALPHARETTA, GA SCALE: NTS

GEORGIA 400
RIGHT-OF-WAY

N/F
BRE ESA PROPERTIES, LLC
TAX PARCEL NO. 12272007540305
12272007540313
DB 42321, PAGE 594
ZONED: O-P

APPROXIMATE LAND LOT LINE

L.L. 754 L.L. 743

GEORGIA 400 RIGHT-OF-WAY

N 89° 49' 35" E 110.70'

S 02° 15' 09" W 20.01'

N 02° 15' 09" E 27.87'

S 89° 06' 57" E 30.17'

ROCK MILL ROAD
(40 FT. RIGHT-OF-WAY)

N 89° 54' 28" E 149.32'

APPROX. LOCATION OF FLOOD LINE ZONE X (PER FEMA MAP)

POSSIBLE SEWER EASEMENT, NO RECORDING INFORMATION PROVIDED BY CLIENT.

EXIST. WALL & FENCE

S 89° 50' 29" E 594.66'

10' LANDSCAPE BUFFER

15' BSL

100' UNDISTURBED BUFFER

150' NON-IMPERVIOUS BUFFER

60' UNDISTURBED TREE BUFFER

EXISTING TREE LINE

50' BSL

12% GRADE

2:1 SLOPE

RETAINING WALL

24" CURB & GUTTER (ISLAND (TYP.)

5' LANDSCAPE BUFFER

EASEMENT FOR ADDITIONAL NON-IMPERVIOUS AREA PER REF. #1 (SURVEY)

EASEMENT FOR ADDITIONAL NON-DISTURBED AREA PER REF. #1 (SURVEY)

N 01° 23' 41" E 467.31'

APPROX. LOCATION OF FLOOD PLAIN ELEV. 987.92 (PER THE CITY OF ALPHARETTA)

APPROX. LOCATION OF FLOOD PLAIN ZONE X (PER THE CITY OF ALPHARETTA)

REPLACEMENT EASEMENT OF NON-IMPERVIOUS BUFFER PER REF. #1 (SURVEY)

RETAINING WALL FOR POND

DOCK

RECEIVING ±4,929 S.F.

LENSLY WOODED

Academy.com SPORTS+OUTDOORS

62,943 S.F.
F.F. ELEV ± 1007
ONE-STORY; MAX HEIGHT: 40'
MAX. PARAPET/ENTRY FEATURE HEIGHT: 49'-4"

RAMP: MAX SLOPE 1:12

266 PARKING SPACES

1:12 RAMPS DOWN TO GRADE

FOUNDATION WALL

STORMWATER DETENTION POND CAPACITY = ± 260,000 C.F.

5' LANDSCAPE BUFFER

30'

"OPEN SPACE" NF
COUSINS PROPERTIES
DB. 9294 PG.
DB. 10804 PG. 390
DB. 10811 PG. 290
DB. 12124 PG. 301
TPID# 12272007043044
ZONED: PSC

5' SIDEWALK WITH WALL & RAILING

DRIVEWAY #1: PROPOSED

6' SIDEWALK

NEW 5' WIDE SIDEWALK

EXIST. DRIVEWAY #2: RIGHT-TURN DRIVER'S POSITION

EXIST. DRIVEWAY #2: LEFT-TURN DRIVER'S POSITION

10' LANDSCAPE BUFFER

N 89° 46' 57" W 513.46'

A= 113.61'
R= 575.00'
S 84° 33' 57" W
CH= 113.42'

DRIVEWAY #1: RIGHT-TURN DRIVER'S POSITION

RIGHT-TURN DRIVER'S UNRESTRICTED LINE-OF-SIGHT

RIGHT-TURN DRIVER'S UNRESTRICTED LINE-OF-SIGHT

A= 172.29'
R= 308.00'
N 83°40'07" W
CH= 171.96'

LEFT-TURN DRIVER'S UNRESTRICTED LINE-OF-SIGHT

SURVEY "POINT OF BEGINNING": 269.33' TO INTERSECTION OF HAYNES BRIDGE ROAD

N/F
"ATLANTA CENTER FOR DENTAL HEALTH"

NEW 5' WIDE SIDEWALK

S 00° 09' 44" W 20.01'

S 89° 50' 29" E 11.16'

ROCK MILL ROAD
(40 FT. RIGHT-OF-WAY)

EXIST. SIDEWALK

A= 106.60'
R= 183.97'
N 17° 29' 06" E
CH= 105.12'

LOT 1
"ZOE'S KITCHEN"
PB. 368 PG. 103
ZONED: PSC

2:1 SLOPE

CLOSE OFF EXIST. DRIVEWAY

PRIVATE DRIVE

A= 42.76'
R= 212.00'
N 06° 39' 44" E
CH= 42.69'

LOT 2
"CHIPOTLE"
PB. 368 PG. 103
ZONED: PSC

EXIST. DRIVE

50' BSL

NEW 5' WIDE SIDEWALK

N 12° 56' 25" E 214.65'

LOT 3
"POLLO TROPICAL"
PB. 368 PG. 103
ZONED: PSC

EXIST. DRIVEWAY #3: RIGHT-TURN DRIVER'S POSITION

HAYNES BRIDGE ROAD
(SPEED LIMIT: 45 MPH) (VARIABLE WIDTH R/W)

NORTH POINT DRIVE
(SPEED LIMIT: 30 MPH) (VARIABLE WIDTH R/W)

. POINT COURT
(64 FT. R/W)

"MAYURI" RESTAURANT

"LA QUINTA" MOTEL

"WENDY'S" RESTAURANT

"LOBSTER HOUSE" RESTAURANT

EXISTING TRAFFIC SIGNAL

GEORGIA REGISTERED No. 20037 PROFESSIONAL ENGINEER 6-16-16 DANIEL S. MITCHELL

## SITE ANALYSIS

| | |
|---|---|
| ACADEMY SPORTS & OUTDOORS | 62,943 S.F. |
| STD. PARKING | 258 SPACES |
| HC PARKING | 8 SPACES |
| TOTAL PARKING PROVIDED | 266 SPACES |
| PARKING RATIO | 4.23 SPACES / MSF |
| TOTAL LAND AREA | 9.178 ACRES |

## TREE LEGEND

| | |
|---|---|
| 700 / 10"Ø | SPECIMEN TREE (TREE NUMBER & SIZE) |
| 700 | NON-SPECIMEN TREE (TREE NUMBER) |
| 10" | PINE TREE (SIZE) |

TREE INFORMATION TAKEN FROM SITE ARBORIST REPORT BY "OUTDOOR SPACES, LLC", # 16-05-12-01, DATED 5-19-16.

## SITE LEGEND

| | |
|---|---|
| 1000 | EXISTING 10-FT CONTOURS |
| 998 | EXISTING 2-FT CONTOURS |
| | 24" CONC. CURB & GUTTER ISLAND |

PROPERTY METES & BOUNDS AND EXISTING TOPOGRAPHY TAKEN FROM SURVEY BY TERRAMARK, #2022-135V, DATED 12-28-11.

# MASTER PLAN AMENDMENT

0 25 50 100 200

SCALE: 1 = 50

NORTH

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

## PROPOSED DEVELOPMENT

LAND LOTS 743, 754, 1ST DIST.
NORTH POINT DR. @ ROCK MILL RD.
CITY OF ALPHARETTA
FULTON CO., GA 30022

FOR:

## TSTR ENTERPRISES, LLC

5949 SHERRY LANE, SUITE 755
DALLAS, TX. 75225

## ZONING INFORMATION

ZONING RESEARCH DATE: FEB. 2016

**ZONING CLASSIFICATION**

| | |
|---|---|
| JURISDICTION: | CITY OF ALPHARETTA |
| EX. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| PR. ZONING: | PSC (PLANNED SHOPPING CTR.) |

**BUILDING SETBACKS**

| | |
|---|---|
| FRONT: | 50' (LOCAL), 65' (ALL OTHERS) |
| SIDE: | 15' |
| REAR: | 15' |

**BUFFERS**

| | |
|---|---|
| FRONT/STREET: | --' |
| SIDE: | 100' UNDIST. & 150' NON-IMP. |
| REAR: | 60' ALONG GA 400 R/W |

**BUILDING SUMMARY**

| | |
|---|---|
| MAX. BLDG. HT. W/ PARAPET: | 49'-4" |
| MAX. BUILDING COVERAGE: | 40% |

**PARKING SUMMARY**

| | |
|---|---|
| RETAIL REQ.: | 4.0 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | N/A |
| CITY STD. STALL DIMENSIONS: | 9' x 19' |
| CITY COMPACT STALL DIMENSIONS: | 8' x 16' |
| COMPACT STALLS ALLOWED: | 20% |
| MIN. 90°/60° DRIVE WIDTH: | 22'/22' |

**LANDSCAPE REGULATIONS**

| | |
|---|---|
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | 1 / 8 SPACES |
| MIN. ISLAND SIZE/WIDTH: | 200 S.F. |
| GREENSPACE %: | --% |

**FEMA MAP**

| | |
|---|---|
| FIRM PANEL #: | 13121C006E (6.22.98) |

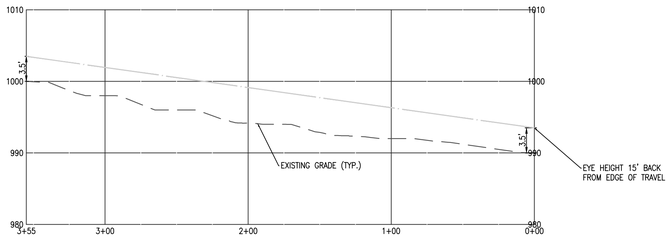
**DRAWING RECORD**

| | |
|---|---|
| DRAWN BY: | MLM |
| 2016109 MP3.dwg | 06.16.16 |

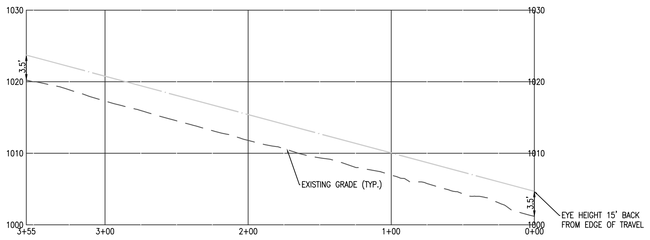
MASTER PLAN AMENDMENT

SHEET **MP-3**

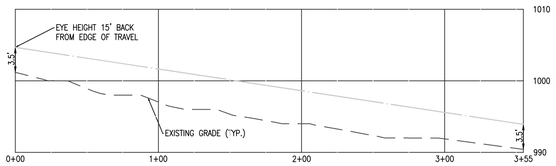
I:\2016\2016109\0 Preliminary\2016109 MP2.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCRIBE, KATE, ONG TO PDF.PC3, MICHAEL MITCHELL, 01/06/2016 12:20:24 PM



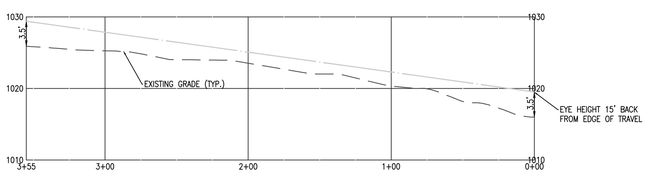

**SIGHT DISTANCE PROFILE**
**DRIVE 1 LEFT**




**SIGHT DISTANCE PROFILE**
**DRIVE 2 LEFT**




**SITE DISTANCE PROFILE**
**DRIVE 2 RIGHT**




**SIGHT DISTANCE PROFILE**
**DRIVE 3 LEFT**

**VICINITY MAP**
ALPHARETTA, GA SCALE: NTS

"NORTH POINT COUSINS – TRACT TWO"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 743 & 754, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF HAYNES BRIDGE ROAD (HAVING A VARIABLE RIGHT OF WAY) WITH THE NORTHERLY RIGHT–OF–WAY OF NORTH POINT DRIVE (HAVING A VARIABLE RIGHT OF WAY), IF THE RIGHT OF WAYS WERE EXTENDED TO INTERSECT; THENCE, LEAVE THE AFORESAID POINT AND RIGHT–OF–WAY OF HAYNES BRIDGE ROAD NORTH 73° 40' 07" WEST, 20.00 FEET TO A POINT ON THE AFORESAID RIGHT–OF–WAY OF NORTH POINT DRIVE; THENCE, CONTINUING WITH THE AFORESAID RIGHT–OF–WAY OF NORTH POINT DRIVE NORTH 73° 40' 07" WEST, 214.45 FEET; THENCE, 54.88 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 808.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75° 36' 50" WEST, 54.87 FEET TO THE TO THE POINT OF BEGINNING.

THENCE, FROM SAID POINT OF BEGINNING AND CONTINUING WITH THE AFORESAID RIGHT–OF–WAY OF NORTH POINT DRIVE THE FOLLOWING COURSES AND DISTANCES:

1. 172.29 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 808.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83° 40' 07" WEST, 171.96 FEET; THENCE,
2. NORTH 89° 46' 37" WEST, 516.49 FEET; THENCE,
3. 113.61 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84° 33' 57" WEST, 113.42 FEET; THENCE, LEAVING THE AFORESAID RIGHT–OF–WAY OF NORTH POINT PARKWAY AND RUNNING ALONG AN AREA DESIGNATED AS OPEN SPACE
4. NORTH 01° 23' 41" WEST, 467.31 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY OF ROCK MILL ROAD (HAVING AN APPARENT 40' RIGHT–OF–WAY); THENCE, CONTINUING WITH THE SOUTHERLY RIGHT–OF–WAY OF ROCK MILL ROAD
5. NORTH 88° 54' 28" EAST, 149.32 FEET; THENCE,
6. SOUTH 89° 06' 57" EAST, 30.17 FEET; THENCE,
7. NORTH 02° 15' 09" EAST, 27.87 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY OF GEORGIA STATE ROUTE 400 (HAVING A VARIABLE RIGHT–OF–WAY); THENCE, LEAVING THE AFORESAID RIGHT–OF–WAY OF ROCK MILL ROAD AND CONTINUING WITH THE SOUTHERLY RIGHT–OF–WAY OF GEORGIA STATE ROUTE 400;
8. NORTH 89° 49' 35" EAST, 110.70 FEET; THENCE, LEAVING THE AFORESAID RIGHT–OF–WAY OF GEORGIA STATE ROUTE 400 AND CONTINUING ALONG THE PROPERTY NOW OR FORMERLY OWNED BY BRE ESA PROPERTIES, LLC RECORDED IN DB 42321 PAGE 594 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA
9. SOUTH 02° 15' 09" WEST, 20.01 FEET; THENCE,
10. SOUTH 89° 50' 29" EAST, 594.66 FEET TO A POINT ON THE AFORESAID RIGHT–OF–WAY OF ROCK MILL ROAD; THENCE, LEAVING THE PROPERTY OF BRE ESA PROPERTIES, LLC AND CONTINUING WITH THE AFORESAID RIGHT–OF–WAY OF ROCK MILL ROAD
11. SOUTH 00° 09' 44" WEST, 20.01 FEET; THENCE,
12. SOUTH 89° 50' 29" EAST, 11.16 FEET; THENCE, LEAVING THE AFORESAID RIGHT–OF–WAY OF ROCK MILL ROAD AND RUNNING ALONG THE LINE SEPARATING TRACT ONE AND TRACT TWO AS SHOWN ON THAT CERTAIN MINOR PLAT OF COUSINS PROPERTIES NORTH POINT PREPARED BY TERRAMARK LAND SURVEYING, INC., BEARING THE SEAL AND SIGNATURE OF PAUL B. CANNON, RLS AND DATED DECEMBER 8, 2011
13. 106.60 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 183.97 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17° 29' 06" WEST, 105.12 FEET; THENCE,
14. SOUTH 00° 53' 04" WEST, 114.04 FEET; THENCE,
15. 42.76 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 212.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 06° 39' 44" WEST, 42.69 FEET; THENCE,
16. SOUTH 12° 26' 25" WEST, 214.65 FEET TO THE POINT OF BEGINNING, CONTAINING 399,800 SQUARE FEET OR 9.1781 ACRES OF LAND, MORE OR LESS.

DESCRIBED PROPERTY IS SUBJECT TO ALL RIGHTS–OF–WAY AND EASEMENTS, BOTH RECORDED AND UNRECORDED.

GEORGIA REGISTERED No. 20037 PROFESSIONAL 6-1-16 ENGINEER DANIEL S. MITCHELL

# SIGHT DISTANCE PROFILES

0 25 50 100 200
SCALE: 1 = 50

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

## PROPOSED DEVELOPMENT

LAND LOTS 743, 754, 1ST DIST.
NORTH POINT DR. @ ROCK MILL RD.
CITY OF ALPHARETTA
FULTON CO., GA 30022

FOR:

## TSTR ENTERPRISES, LLC

5949 SHERRY LANE, SUITE 755
DALLAS, TX. 75225

## ZONING INFORMATION

ZONING RESEARCH DATE: FEB. 2016

| ZONING CLASSIFICATION | |
|---|---|
| JURISDICTION: | CITY OF ALPHARETTA |
| EX. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| PR. ZONING: | PSC (PLANNED SHOPPING CTR.) |

| BUILDING SETBACKS | |
|---|---|
| FRONT: | 50' (LOCAL), 65' (ALL OTHERS) |
| SIDE: | 15' |
| REAR: | 15' |

| BUFFERS | |
|---|---|
| FRONT/STREET: | --' |
| SIDE: | 100' UNDIST. & 150' NON–IMP. |
| REAR: | 60' ALONG GA 400 R/W |

| BUILDING SUMMARY | |
|---|---|
| MAX. BLDG. HT. W/ PARAPET: | 49'–4" |
| MAX. BUILDING COVERAGE: | 40% |

| PARKING SUMMARY | |
|---|---|
| RETAIL REQ.: | 4.0 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | N/A |
| CITY STD. STALL DIMENSIONS: | 9' x 19' |
| CITY COMPACT STALL DIMENSIONS: | 8' x 16' |
| COMPACT STALLS ALLOWED: | 20% |
| MIN. 90'/60' DRIVE WIDTH: | 22'/22' |

| LANDSCAPE REGULATIONS | |
|---|---|
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | 1 / 8 SPACES |
| MIN. ISLAND SIZE/WIDTH: | 200 S.F. |
| GREENSPACE %: | --% |

| FEMA MAP | |
|---|---|
| FIRM PANEL #: | 13121C006E (6.22.98) |

| DRAWING RECORD | |
|---|---|
| DRAWN BY: | MLM |
| 2016109 MP2.dwg | 05.27.16 |

SIGHT DISTANCE PROFILES

SHEET **MP-2**

# 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: North Point Drive Retail

Contact Name: Don Rolader Telephone: 770-442-0330

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.

Applicant contacted Bruce Williams who represents outparcel owners Greene Hogg NP 1 and Greene Hogg NP. These entities own two of the three restaurant outparcels. He requested some site plan modifications which Applicant is addressing. Applicant contacted BFC Properties which owns the other (Chipotle) outparcel. BFC supports the application. Applicant contacted Hal Hobgood at Chipotle and Glenn Rozansky at Pollo Tropical. Both support the application. Applicant will amend the report as additional responses are received.

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

- ☒ Letter
- ☐ Telephone
- ☐ Email
- ☐ Personal Visits
- ☐ Group Meeting
- ☐ 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.

All persons listed on Exhibit A attached hereto.

*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: Don Rolader Date: 7/15/2016

Don Rolader

Print Form

July 14, 2016

Property Owner
(insert address)
_____

RE: Master Plan Amendment and Variance Application by TSTR Enterprises, LLC for property located on North Point Drive, Alpharetta, GA

Dear Property Owner:

TSTR Enterprises, LLC has filed an application for a Master Plan Amendment on 9.178 acres on North Point Drive for the development of an approximately 63,000 square foot single user retail facility on this property, which is zoned PSC. The variance request is for a reduction of the North Point Activity Center Design Criteria requirement of 25% clear glass on the building frontage facing North Point Drive.

The Planning Commission meeting is scheduled for August 4, 2016 at 7:30 p.m. at City Hall. The City Council meeting is scheduled for August 22, 2016 at 6:30 p.m. at City Hall. If you have questions or would like additional information, please contact Don Rolader at 770-442-0330. His fax number is 770-442-0641 and his email is don@roladerandrolader.com. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004.

Sincerely,

_____ for
TSTR Enterprises, LLC

# Citizen Participation Form – Exhibit A

**Subject Parcel**

0 North Point Drive
Parcel ID 12 272007430382
Cousins Properties Incorporated
191 Peachtree Street, Suite 500
Atlanta, GA 30303

**Parcels within 500 feet of Subject Parcel**

10850 Haynes Bridge Road
Parcel ID 12 273007540212
Village Creative Labs
940 Emmett Avenue, Suite 200
Belmont, CA 04022

10885 Haynes Bridge Road
Parcel ID 12 273007540453
1085 Haynes Bridge Road, LLC
P.O. Box 660066
Atlanta, GA 30366

10890 Haynes Bridge Road
Parcel ID 12 273007540220
Alan B & Elaine S Kolodkin
3530 Piedmont Road, #PH2
Atlanta, GA 30305

10900 Haynes Bridge Road
Parcel ID 12 272007540503
Greene Hogg NP I LLC
3425 Duluth Park Lane
Duluth, GA 30096

10905 Haynes Bridge Road
Parcel ID 12 272007540461
North Point Investments LLC
3055 River North Parkway
Atlanta GA30328

10910 Haynes Bridge Road
Parcel ID 12 272007540495
BFC Properties Inc ET AL
515 Lyell Drive, Suite 101
Modesto, CA 95356

10920 Haynes Bridge Road
Parcel ID 12 272007540487
Greene Hogg NP II LLC
c\o Brogdon Consulting
3425 Duluth Park
Duluth, GA 30096

11190 Haynes Bridge Road
Parcel ID 12 272007540321
Haynes Rock LLC
11190 Hanes Bridge Road
Alpharetta, GA 30022

975 North Point Drive
Parcel ID 12 286007970312
Larose LLC & Clinging Vide LLC
11911 San Vicente Boulevard, Suite 310
Los Angeles, CA 90049

1325 North Point Drive
Parcel ID 12 272007430374
HPTM II Properties Trust
PO Box 579
Louisville, TN 37777-0579

1100 North Point Drive
Parcel ID 12 273007540238
DPH LLC
4030 Johns Creek Parkway
Suwanee, GA 30024

6000 North Point Circle
Parcel ID 12 272007430416
Sears
3333 Beverly Road
Hoffman Estates, IL 60179-0001

2355 North Point Court
Parcel ID 12 273007540246
Ansley Investment Partners LP
P.O. Box 460169
Houston, TX 77056

1350 North Point Court
Parcel ID 12 273007430265
BRE LQ Properties LLC
909 Hidden Ridge, #600
Irving, TX 75038

2500 North Point Court
Parcel ID 12 273007540279
Village Creative Labs
940 Emmett Est, #200
Belmont, CA 94002-3881

0 North Point Parkway
Parcel ID 12 272007430440
BRI 1870 North Point LLC
1140 E Hallandale Beach Boulevard
Hallandale, FL 33009

1000 North Point Parkway
Parcel ID 12 273007420431
GGP North Point Inc.
P.O. Box 617905
Chicago, IL 60661-7905

0 Rock Mill Road
Parcel ID 12 272007540313
BRE/ESA P Portfolio LLC
P.O. Box 49550-Prop Tax
Charlotte, NC 28277-9550

1950 Rock Mill Road
Parcel ID 12 272007540305
BRE/ESA P Portfolio LLC
P.O. Box 49550-Prop Tax
Charlotte, NC 28277-9550

# 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: Richard Turcotte, TSTR Enterprises, LLC Telephone: (214) 750-6828

Address: 5949 Sherry Lane Suite: 755

City Dallas State: TX Zip: 75225 Fax: _____

Mobile Tel: (214) 629-1886 Email: rt@turcottedevelopment.com

## Subject Property Information:

Address: Northwest Quadrant of Haynes Bridge Road and North Point Drive Current Zoning: PSC

District: 1ST Section: 2ND Land Lot: 743 & 754 Parcel ID: 1227200743038

Proposed Zoning: PSC Current Use: Undeveloped

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

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

# Applicant Request And Intent

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

Retail - Academy Sports + Outdoors store with associated site work improvements

Applicant's Request (Please itemize the proposal):

Amend the currently-approved Master Plan to allow for the additional retail use and shown on the attached Site Plan

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

The Applicant intends to construct an Academy Sports + Outdoors store on this property once this Master Plan amendment is approved.

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The majority of surrounding properties have been developed as retail or restaurant uses. This retail use is compatible with the surrounding uses.

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

The retail development of this parcel will have a positive effect on the value of surrounding properties. The use is similar and will have no negative effect.

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

The property cannot be reasonably developed for office use. It has been offered for sale for office use for years with no offers. There is no node of office development close by to create an office market. It is in a retail node of development.

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

There will be no increase in population. Trip generation figures suggest 16 A.M. peak trips and 148 P.M. peak trips. Not all trips will be new trips.

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

There will be no impact on the school system. There are sufficient utilities available to serve the proposed development.

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

The property is zoned PSC which permits retail development.

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

Surrounding property has developed over the last ten years predominantly as retail/restaurant uses. Recently, the City has added Rooms to Go and Ashley Home Store at Haynes Bridge and North Point Parkway. There has been no significant new office development in the area.

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

# Board Of Zoning Appeals Review Criteria

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

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

Due to the shape and location of the property, the building front will not face North Point Drive. Requiring a minimum of 25% clear glass on a building side elevation is of no benefit and limits Applicant's ability to provide an upscale architectural design for the building exterior. The glass will not provide visibility into the interior of the store from North Point Drive.

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

Requiring 25% clear glass on the side of a retail building creates a hardship which is unnecessary. Merchandise displays and customer service/checkout are oriented to the front of the building. Any view from the side would not be attractive. Additionally, it creates a potential security risk for unauthorized, forced entry.

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

The footprint shape of the property requires that room for "in front" parking and store entry be oriented on an east/west axis. The building front will not face North Point Drive. It will face east. Requiring 25% glass on the south elevation does not benefit the City or the Applicant.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the variance will not cause substantial detriment to the public good and will not impair the purpose and intent of the Zoning Code. It will permit the Applicant to design a more attractive building for the benefit of the City and the Applicant.

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.

# PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Cousins Properties Incorporated Telephone: (404) 407 - 1000

Address: 191 Peachtree Street NE Suite: 500

City Atlanta State: GA Zip: 30303 -

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 Master Plan Amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Richard Turcotte, TSTR Enterprises, LLC Telephone: (214) 750-6828

Address: 5949 Sherry Lane Suite: 755

City Dallas State: TX Zip: 75225 -

So Sworn and Attested:

Owner Signature: William Bassett SVP Date: 5-31-16

Notary:

Notary Signature: Alinna Kerr Date: 5-31-16

ALINNA KERR MY COMMISSION EXPIRES JUNE 28 2016 FULTON COUNTY, GEORGIA NOTARY PUBLIC

# 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: Richard Turcotte, TSTR Enterprises, LLC

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: [signature] Date: 5/27/16

# "North Point Cousins – Tract Two"

All that tract or parcel of land lying and being in Land Lots 743 & 754, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a point at the intersection of the westerly right of way of Haynes Bridge Road (having a variable right of way) with the northerly right-of-way of North Point Drive (having a variable right of way), if the right of ways were extended to intersect; thence, leave the aforesaid point and right-of-way of Haynes Bridge Road North 73° 40' 07" West, 20.00 feet to a point on the aforesaid right-of-way of North Point Drive; thence, continuing with the aforesaid right-of-way of North Point Drive North 73° 40' 07" West, 214.45 feet; thence, 54.88 feet along the arc of a curve deflecting to the left, having a radius of 808.00 feet and a chord bearing and distance of North 75° 36' 50" West, 54.87 feet to the to the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING and continuing with the aforesaid right-of-way of North Point Drive the following courses and distances:

1. 172.29 feet along the arc of a curve deflecting to the left, having a radius of 808.00 feet and a chord bearing and distance of North 83° 40' 07" West, 171.96 feet; thence,
2. North 89° 46' 37" West, 516.49 feet; thence,
3. 113.61 feet along the arc of a curve deflecting to the left, having a radius of 575.00 feet and a chord bearing and distance of South 84° 33' 57" West, 113.42 feet; thence, leaving the aforesaid right-of-way of North Point Parkway and running along an area designated as open space
4. North 01° 23' 41" West, 467.31 feet to a point on the southerly right-of-way of Rock Mill Road (having an apparent 40' right-of-way); thence, continuing with the southerly right-of-way of Rock Mill Road
5. North 88° 54' 28" East, 149.32 feet; thence,
6. South 89° 06' 57" East, 30.17 feet; thence,
7. North 02° 15' 09" East, 27.87 feet to a point on the southerly right-of-way of Georgia State Route 400 (having a variable right-of-way); thence, leaving the aforesaid right-of-way of Rock Mill Road and continuing with the southerly right-of-way of Georgia State Route 400;
8. North 89° 49' 35" East, 110.70 feet; thence, leaving the aforesaid right-of-way of Georgia State Route 400 and continuing along the property now or formerly owned by BRE ESA Properties, LLC recorded in DB 42321 Page 594 among the land records of Fulton County, Georgia
9. South 02° 15' 09" West, 20.01 feet; thence,
10. South 89° 50' 29" East, 594.66 feet to a point on the aforesaid right-of-way of Rock Mill Road; thence, leaving the property of BRE ESA Properties, LLC and continuing with the aforesaid right-of-way of Rock Mill Road
11. South 00° 09' 44" West, 20.01 feet; thence,
12. South 89° 50' 29" East, 11.16 feet; thence, leaving the aforesaid right-of-way of Rock Mill Road and running along the line separating Tract One and Tract Two as shown on that certain Minor Plat of Cousins Properties North Point prepared by TerraMark Land Surveying, Inc., bearing the seal and signature of Paul B. Cannon, RLS and dated December 8, 2011
13. 106.60 feet along the arc of a curve deflecting to the left, having a radius of 183.97 feet and a chord bearing and distance of South 17° 29' 06" West, 105.12 feet; thence,
14. South 00° 53' 04" West, 114.04 feet; thence,
15. 42.76 feet along the arc of a curve deflecting to the right, having a radius of 212.00 feet and a chord bearing and distance of South 06° 39' 44" West, 42.69 feet; thence,
16. South 12° 26' 25" West, 214.65 feet to the POINT OF BEGINNING, containing 399,800 square feet or 9.1781 acres of land, more or less.

Described property is subject to all rights-of-way and easements, both recorded and unrecorded.

# ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011


June 1, 2016

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

RE: Application of TSTR Enterprises, LLC for Master Plan Amendment and Variance on 9.178 acres on North Point Drive, City of Alpharetta, Fulton County, Georgia owned by Cousins Properties, Inc.

Dear Mayor and Councilpersons:

This firm represents TSTR Enterprises, LLC, the Applicant, seeking approval of this Master Plan Amendment and Variance. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 9.178 acres and is located on North Point Drive to the west of Haynes Bridge Road. To the north is a hotel and Georgia 400, a limited access highway. To the east are restaurant locations and a retail shopping center with retail outparcels across Haynes Bridge Road. To the south is North Point Drive and restaurant uses. To the west is undeveloped land and North Point Mall.

Applicant proposes to have site plan approval for the construction of a 62,943 SF retail single user building. The impact on the surrounding area would be minimal because of the amount of retail development in the area. The property has been vacant for more than 15 years, and has received no offers for office development. Due to the location of the property, this tract may not be expected to be developed as office in the near future. The surrounding area is predominantly retail. Surrounding property has been developed for retail and restaurant uses. The proposed development will generate 70% less a.m. peak traffic and 68% less p.m. traffic than an office campus development for which the property is approved. There is substantial demand for retail use in the area. The City has recently approved a large box Rooms To Go furniture store and an Ashley Furniture Store close by.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible supporting retail use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have no impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer.

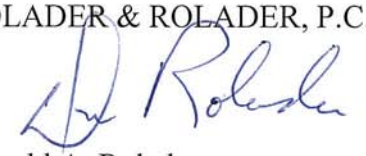
Applicant requests a Variance to the North Point Activity Center Design Criteria requirement that a minimum of twenty five percent of the building frontage facing the street be clear glass. Applicant's design shows less than twenty five percent clear glass on the elevation facing North Point Drive. Requiring twenty five percent clear glass impedes Applicant's ability to provide upscale, desirable architecture on this elevation, and creates a potential security risk for the tenant.

Applicant has attached Constitutional Objections which are incorporated herein by reference and made a part hereof.

Property owner respectfully requests that the Mayor and City Council approve this Application for Master Plan Amendment and the Variance requested to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.



Donald A. Rolader

DAR/ddf

## CONSTITUTIONAL OBJECTIONS

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

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

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

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

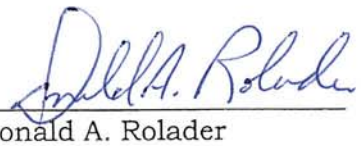
A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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

ROLADER & ROLADER, P.C.

By: 

Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

# 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: North Point Drive Retail

Contact Name: Richard Turcotte Telephone: 214-629-1886

*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.*

All those persons listed on Exhibit A attached hereto and

incorporated herein by reference.

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.

Interested parties may respond by letter, email, telephone, fax, personal meeting or group meeting.

# Citizen Participation Form – Exhibit A

**Subject Parcel**

0 North Point Drive
Parcel ID 12 272007430382
Cousins Properties Incorporated
191 Peachtree Street, Suite 500
Atlanta, GA 30303

**Parcels within 500 feet of Subject Parcel**

10850 Haynes Bridge Road
Parcel ID 12 273007540212
Village Creative Labs
940 Emmett Avenue, Suite 200
Belmont, CA 04022

10885 Haynes Bridge Road
Parcel ID 12 273007540453
1085 Haynes Bridge Road, LLC
P.O. Box 660066
Atlanta, GA 30366

10890 Haynes Bridge Road
Parcel ID 12 273007540220
Alan B & Elaine S Kolodkin
3530 Piedmont Road, #PH2
Atlanta, GA 30305

10900 Haynes Bridge Road
Parcel ID 12 272007540503
Greene Hogg NP I LLC
3425 Duluth Park Lane
Duluth, GA 30096

10905 Haynes Bridge Road
Parcel ID 12 272007540461
North Point Investments LLC
3055 River North Parkway
Atlanta GA30328

10910 Haynes Bridge Road
Parcel ID 12 272007540495
BFC Properties Inc ET AL
515 Lyell Drive, Suite 101
Modesto, CA 95356

10920 Haynes Bridge Road
Parcel ID 12 272007540487
Greene Hogg NP II LLC
c\o Brogdon Consulting
3425 Duluth Park
Duluth, GA 30096

11190 Haynes Bridge Road
Parcel ID 12 272007540321
Haynes Rock LLC
11190 Hanes Bridge Road
Alpharetta, GA 30022

975 North Point Drive
Parcel ID 12 286007970312
Larose LLC & Clinging Vide LLC
11911 San Vicente Boulevard, Suite 310
Los Angeles, CA 90049

1325 North Point Drive
Parcel ID 12 272007430374
HPTM II Properties Trust
PO Box 579
Louisville, TN 37777-0579

1100 North Point Drive
Parcel ID 12 273007540238
DPH LLC
4030 Johns Creek Parkway
Suwanee, GA 30024

6000 North Point Circle
Parcel ID 12 272007430416
Sears
3333 Beverly Road
Hoffman Estates, IL 60179-0001

2355 North Point Court
Parcel ID 12 273007540246
Ansley Investment Partners LP
P.O. Box 460169
Houston, TX 77056

1350 North Point Court
Parcel ID 12 273007430265
BRE LQ Properties LLC
909 Hidden Ridge, #600
Irving, TX 75038

2500 North Point Court
Parcel ID 12 273007540279
Village Creative Labs
940 Emmett Est, #200
Belmont, CA 94002-3881

0 North Point Parkway
Parcel ID 12 272007430440
BRI 1870 North Point LLC
1140 E Hallandale Beach Boulevard
Hallandale, FL 33009

1000 North Point Parkway
Parcel ID 12 273007420431
GGP North Point Inc.
P.O. Box 617905
Chicago, IL 60661-7905

0 Rock Mill Road
Parcel ID 12 272007540313
BRE/ESA P Portfolio LLC
P.O. Box 49550-Prop Tax
Charlotte, NC 28277-9550

1950 Rock Mill Road
Parcel ID 12 272007540305
BRE/ESA P Portfolio LLC
P.O. Box 49550-Prop Tax
Charlotte, NC 28277-9550

# "North Point Cousins – Tract Two"

All that tract or parcel of land lying and being in Land Lots 743 & 754, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a point at the intersection of the westerly right of way of Haynes Bridge Road (having a variable right of way) with the northerly right-of-way of North Point Drive (having a variable right of way), if the right of ways were extended to intersect; thence, leave the aforesaid point and right-of-way of Haynes Bridge Road North 73° 40' 07" West, 20.00 feet to a point on the aforesaid right-of-way of North Point Drive; thence, continuing with the aforesaid right-of-way of North Point Drive North 73° 40' 07" West, 214.45 feet; thence, 54.88 feet along the arc of a curve deflecting to the left, having a radius of 808.00 feet and a chord bearing and distance of North 75° 36' 50" West, 54.87 feet to the to the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING and continuing with the aforesaid right-of-way of North Point Drive the following courses and distances:

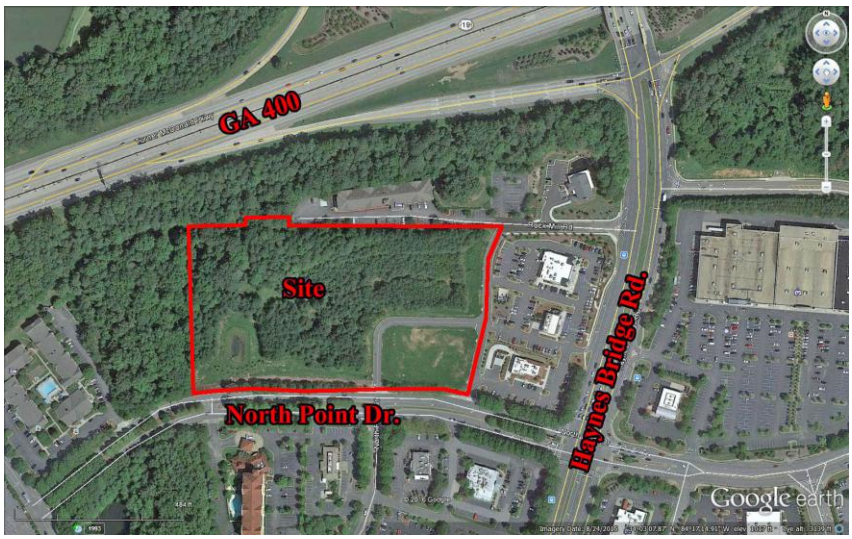
1. 172.29 feet along the arc of a curve deflecting to the left, having a radius of 808.00 feet and a chord bearing and distance of North 83° 40' 07" West, 171.96 feet; thence,
2. North 89° 46' 37" West, 516.49 feet; thence,
3. 113.61 feet along the arc of a curve deflecting to the left, having a radius of 575.00 feet and a chord bearing and distance of South 84° 33' 57" West, 113.42 feet; thence, leaving the aforesaid right-of-way of North Point Parkway and running along an area designated as open space
4. North 01° 23' 41" West, 467.31 feet to a point on the southerly right-of-way of Rock Mill Road (having an apparent 40' right-of-way); thence, continuing with the southerly right-of-way of Rock Mill Road
5. North 88° 54' 28" East, 149.32 feet; thence,
6. South 89° 06' 57" East, 30.17 feet; thence,
7. North 02° 15' 09" East, 27.87 feet to a point on the southerly right-of-way of Georgia State Route 400 (having a variable right-of-way); thence, leaving the aforesaid right-of-way of Rock Mill Road and continuing with the southerly right-of-way of Georgia State Route 400;
8. North 89° 49' 35" East, 110.70 feet; thence, leaving the aforesaid right-of-way of Georgia State Route 400 and continuing along the property now or formerly owned by BRE ESA Properties, LLC recorded in DB 42321 Page 594 among the land records of Fulton County, Georgia
9. South 02° 15' 09" West, 20.01 feet; thence,
10. South 89° 50' 29" East, 594.66 feet to a point on the aforesaid right-of-way of Rock Mill Road; thence, leaving the property of BRE ESA Properties, LLC and continuing with the aforesaid right-of-way of Rock Mill Road
11. South 00° 09' 44" West, 20.01 feet; thence,
12. South 89° 50' 29" East, 11.16 feet; thence, leaving the aforesaid right-of-way of Rock Mill Road and running along the line separating Tract One and Tract Two as shown on that certain Minor Plat of Cousins Properties North Point prepared by TerraMark Land Surveying, Inc., bearing the seal and signature of Paul B. Cannon, RLS and dated December 8, 2011
13. 106.60 feet along the arc of a curve deflecting to the left, having a radius of 183.97 feet and a chord bearing and distance of South 17° 29' 06" West, 105.12 feet; thence,
14. South 00° 53' 04" West, 114.04 feet; thence,
15. 42.76 feet along the arc of a curve deflecting to the right, having a radius of 212.00 feet and a chord bearing and distance of South 06° 39' 44" West, 42.69 feet; thence,
16. South 12° 26' 25" West, 214.65 feet to the POINT OF BEGINNING, containing 399,800 square feet or 9.1781 acres of land, more or less.

Described property is subject to all rights-of-way and easements, both recorded and unrecorded.

# 16-05-12-01 North Point Site Arborist Report Alpharetta

## Arborist Report

Reference UDC
Alpharetta, Georgia




Location Map North

All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: May 17, 18, 2016
Report Date: May 19, 2016
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

**Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

# ARTICLE III. LAND DEVELOPMENT ACTIVITIES

## SECTION 3.2 TREE PROTECTION

### 3.2.1 DEFINITIONS

***Caliper.*** A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

***Diameter Breast-Height (DBH).*** The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

***Hardwood Tree.*** Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

***Softwood Tree.*** Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

***Specimen Tree.*** Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

***Tree.*** Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

***Understory.*** Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

**APPENDIX A**

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

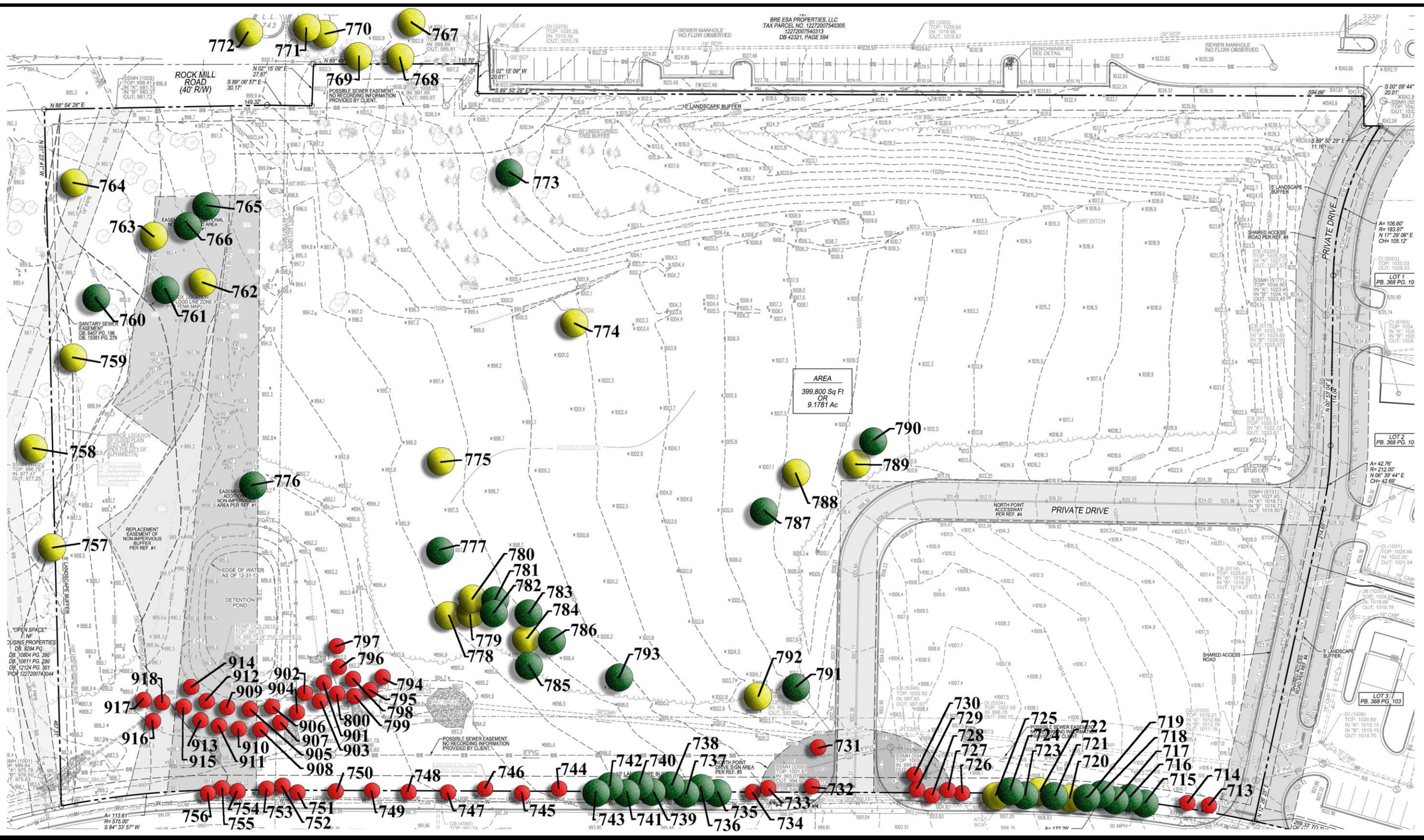
Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.




| | | | | |
|---|---|---|---|---|
| Landscape Tree<br>Specimen<br>Non-Specimen | North | Not To Scale | Notes:<br>-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.<br>-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated. | **Specimen Location Plan** |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 713 | 4" Nuttall Oak | Fair | Good | Not of Size | Yes | Tree stake straps should be removed. Due to condition, this tree should be taken into design consideration. | |
| 714 | 4" Nuttall Oak | Fair | Good | Not of Size | Yes | Tree stake straps should be removed. Due to condition, this tree should be taken into design consideration. | |
| 715 | 18" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 716 | 17" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 717 | 16" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 718 | 13" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 719 | 17" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 720 | 14" Flowering Peach | Poor | Poor | No | Yes | Crown Gall. Severe tip dieback. Active Gummosis. Due to condition tree is not a design consideration. | 1-2 |
| 721 | 18" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 722 | 13" Flowering Peach | Poor | Poor | No | Yes | Crown Gall. Severe tip dieback. Due to condition tree is not a design consideration. | 3 |
| 723 | 20" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 724 | 15" Flowering Peach | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 725 | 13" Flowering Peach | Poor | Poor | No | Yes | Crown Gall. Severe tip dieback. Active Gummosis. Due to condition tree is not a design consideration. | 4-6 |
| 726 | 10" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 727 | 9" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 728 | 9" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 729 | 10" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 730 | 9" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 731 | 4" Nuttall Oak | Poor | Fair | Not of Size | Yes | Tree stake straps should be removed. In decline with severe dieback. Due to condition tree is not a design consideration. | 7 |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 732 | 4" Nuttall Oak | Poor | Fair | Not of Size | Yes | Tree stake straps should be removed. In decline with severe dieback. Due to condition tree is not a design consideration. | 8 |
| 733 | 9" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 734 | 11" Red Maple | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 735 | 14" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 736 | 14" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 737 | 13" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 738 | 12" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 739 | 9" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 740 | 14" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 741 | 9" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 742 | 12" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 743 | 14" Aristocrat Pear | Good | Good | Yes | Yes | Due to condition, this tree should be taken into design consideration. | |
| 744 | 15" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 9 |
| 745 | 12" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 10 |
| 746 | 13" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 11 |
| 747 | 14" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker with severe dieback. Due to condition tree is not a design consideration. | 12-13 |
| 748 | 16" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 14 |
| 749 | 15" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 15 |
| 750 | 15" Willow Oak | Poor | Poor | Not of Size | Yes | Symptoms of Hypoxlyon Canker. Due to condition tree is not a design consideration. | 16 |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 751 | 11" Zelkova | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 752 | 12" Zelkova | Poor | Poor | Not of Size | Yes | Decay in trunk with fruiting bodies. Trunk gall. Due to condition tree is not a design consideration. | 17-18 |
| 753 | 11" Zelkova | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 754 | 11" Zelkova | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 755 | 10" Zelkova | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 756 | 14" Zelkova | Good | Good | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 757 | 23" Tulip Poplar | Fair | Fair | Not of Size | | Off site tree. Due to condition, this tree should be taken into design consideration. | |
| 758 | 26" Red Maple | Poor | Poor | No | | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 19 |
| 759 | 25" Tulip Poplar | Poor | Poor | No | | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 20 |
| 760 | 24" Sweet Gum | Fair | Fair | Yes | | Due to condition, this tree should be taken into design consideration. | |
| 761 | 33" White Oak | Good | Good | Yes | | Due to condition, this tree should be taken into design consideration. | |
| 762 | 30" Tulip Poplar | Poor | Poor | No | | Large hollow cavity with decay. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration. | 21 |
| 763 | 30" White Oak | Poor | Poor | No | | Large hollow cavity with decay. Due to condition tree is not a design consideration. | 22 |
| 764 | 23" Sycamore | Fair | Fair | Not of size | | Off site tree. Due to condition, this tree should be taken into design consideration. | |
| 765 | 34" White Oak | Good | Good | Yes | | Due to condition, this tree should be taken into design consideration. | |
| 766 | 25" Hickory | Fair | Poor | Yes | | Due to condition tree is not a design consideration. | |
| 767 | 30" Pine | Poor | Fair | No | | In severe decline, possible Pine Beetle. Due to condition tree is not a design consideration. | |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 768 | 25" Pine | Poor | Fair | Not of Size | | In severe decline, possible Pine Beetle. Due to condition tree is not a design consideration. | |
| 769 | 21" Sweet Gum | Fair | Fair | Not of Size | | Off site tree. Due to condition, this tree should be taken into design consideration. | |
| 770 | 22" Pine | Fair | Fair | Not of Size | | Due to condition tree is not a design consideration. | |
| 771 | 25" Pine | Fair | Fair | Not of Size | | Due to condition tree is not a design consideration. | |
| 772 | 24" Pine | Fair | Fair | Not of Size | | Due to condition tree is not a design consideration. | |
| 773 | 10" Sourwood | Good | Good | Yes | | Due to condition, this tree should be taken into design consideration. | |
| 774 | 8" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with decay and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | 23 |
| 775 | 10" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk damage with decay. Due to condition tree is not a design consideration. Due to type of tree it is not a design consideration. | 24 |
| 776 | 8" Wild Pear | Good | Good | Yes | | Due to type of tree it is not a design consideration. | |
| 777 | 9" Wild Pear | Good | Good | Yes | | Due to type of tree it is not a design consideration. | |
| 778 | 10" Wild Pear | Poor | Poor | No | | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |
| 779 | 9" Wild Pear | Poor | Poor | No | | Decay in trunk with fruiting bodies. Due to type of tree it is not a design consideration. | 25 |
| 780 | 10" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 781 | 9" Wild Pear | Good | Good | Yes | | Due to type of tree it is not a design consideration. | |
| 782 | 10" Wild Pear | Good | Good | Yes | | Due to type of tree it is not a design consideration. | |
| 783 | 9" Wild Pear | Good | Good | Yes | | Due to type of tree it is not a design consideration. | |
| 784 | 9" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |
| 785 | 11" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 786 | 8" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 787 | 9" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 788 | 9" Wild Pear | Poor | Poor | No | | 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |
| 789 | 11" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |
| 790 | 10" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 791 | 8" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 792 | 11" Wild Pear | Poor | Poor | No | | 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to type of tree it is not a design consideration. | |
| 793 | 9" Wild Pear | Fair | Fair | Yes | | Due to type of tree it is not a design consideration. | |
| 794 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 795 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 796 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |

**Specimen Analysis**

**(General Observations: The site has two distinct areas. The areas along the north and east property lines appear to be between the Pioneer and Climax phase of succession. This area is dominated with Overstory Oaks, Hickories and Pines. The rest of the site is in the Pioneer phase with under brush and/or Pines. Minimal understory trees such as; Sourwoods, Dogwoods and Black Cherries are on the site, however there are several wild Pears that have accumulated.)**

| Tree # | Size/ Species | Health Condition | Structural Condition | Specimen | Landscape Tree | Comments | Photo # (See Attached) |
|---|---|---|---|---|---|---|---|
| 797 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 798 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 799 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 800 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| Skip in tag numbers | | | | | | | |
| 901 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 902 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 903 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 904 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 905 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 906 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 907 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 908 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 909 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 910 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 911 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 912 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 913 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 914 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 915 | 3" Cryptomeria | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 916 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 917 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |
| 918 | 3" Crape Myrtle | Fair | Fair | Not of Size | Yes | Due to condition, this tree should be taken into design consideration. | |

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Severe Dieback
CHIPOTLE
corner bakery
CAFÉ
ZOËS KITCHEN
Pollo Tropical

Photo 6

Photo 7

Photo 8

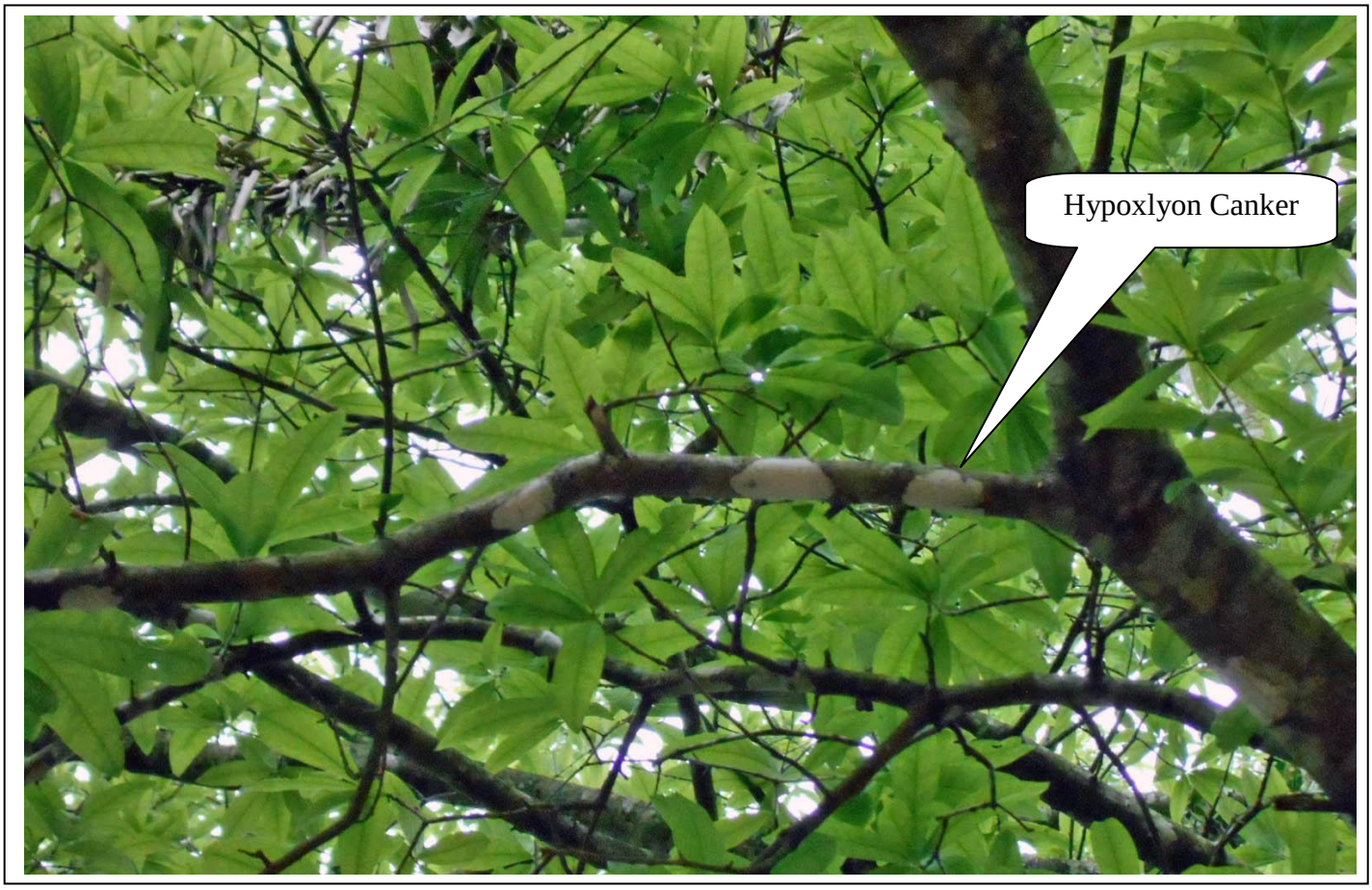



Photo 9

Photo 10

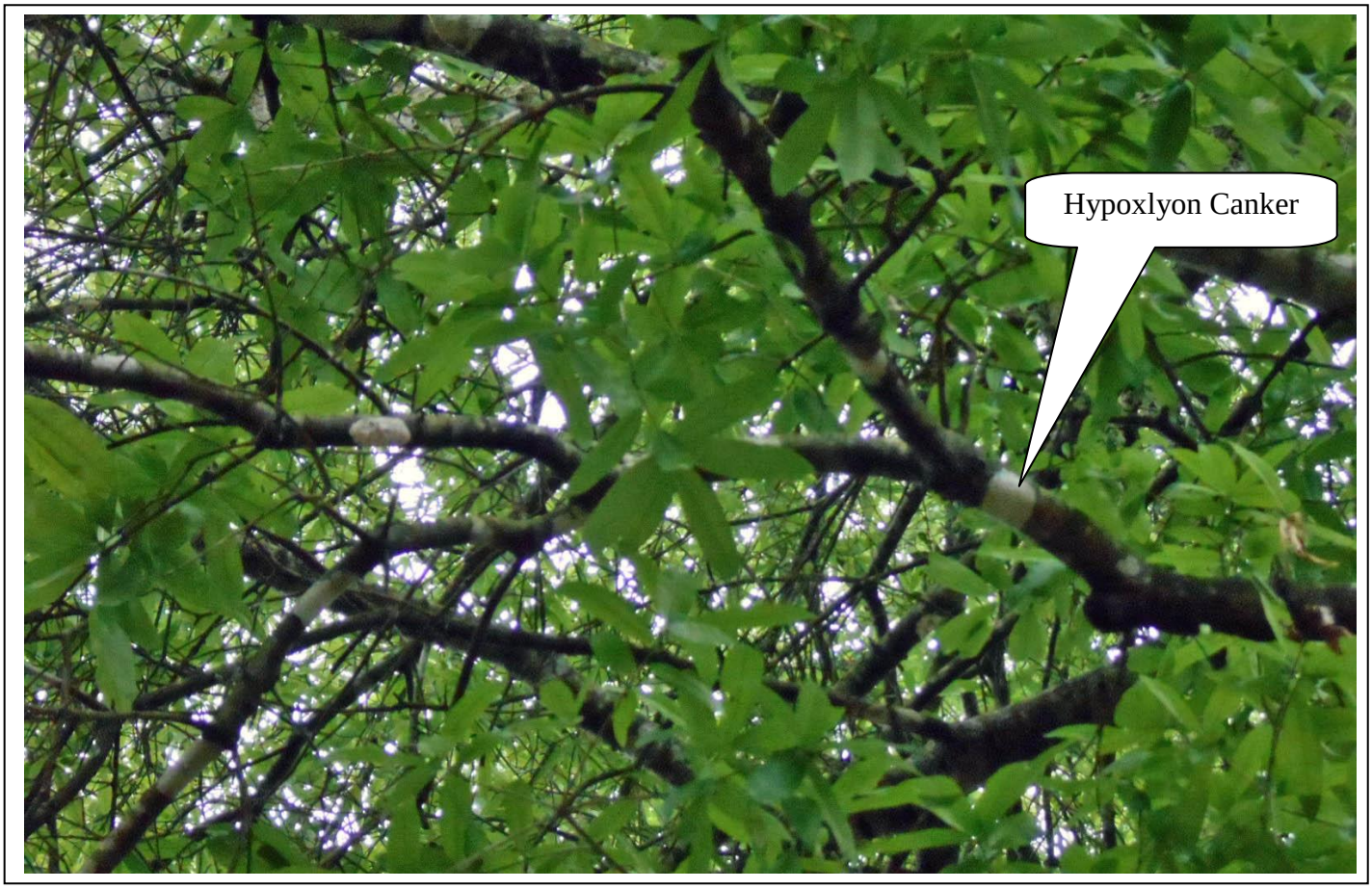



Photo 11

Photo 12

Photo 13

Photo 14

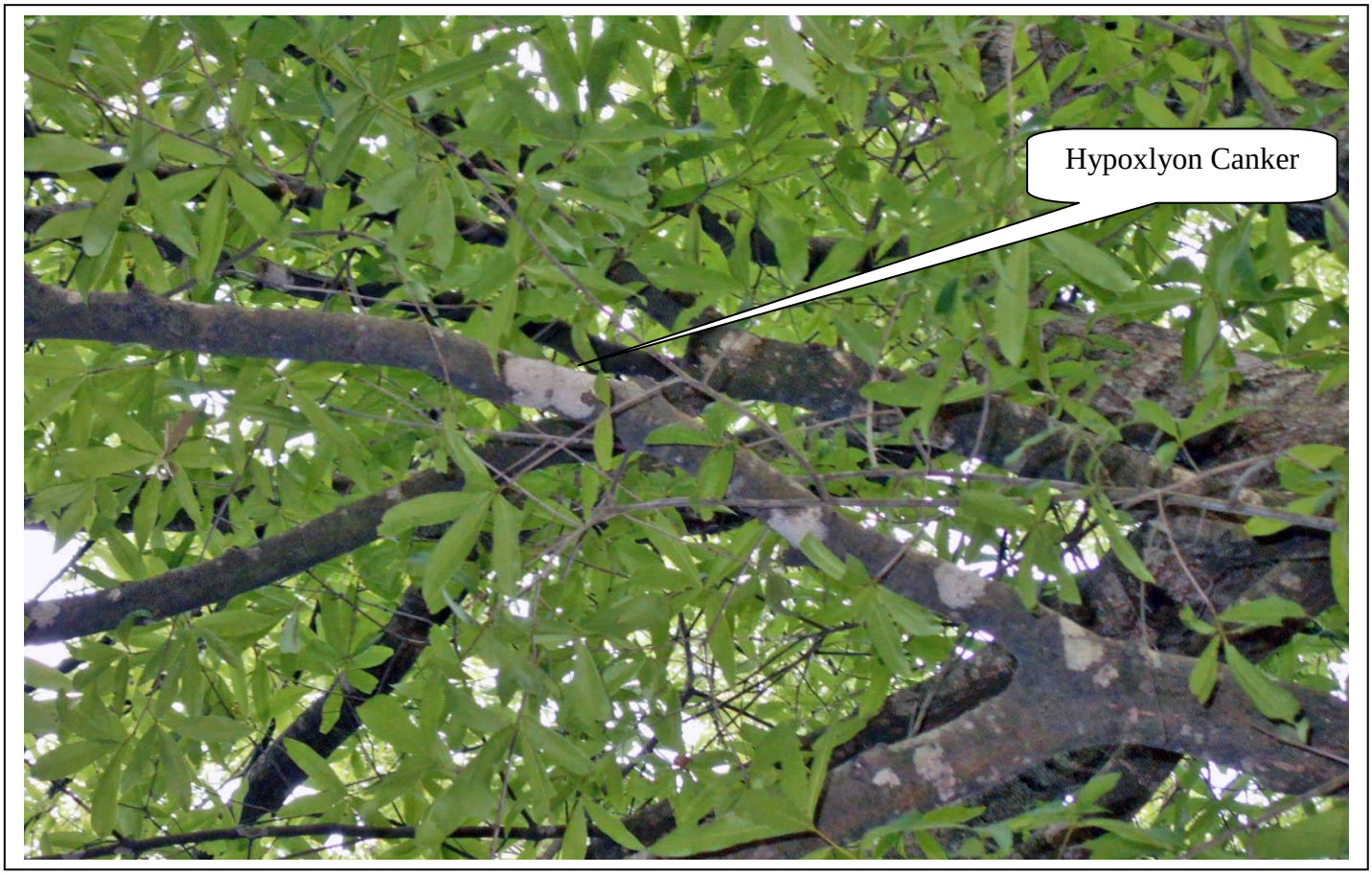



Photo 15

Photo 16

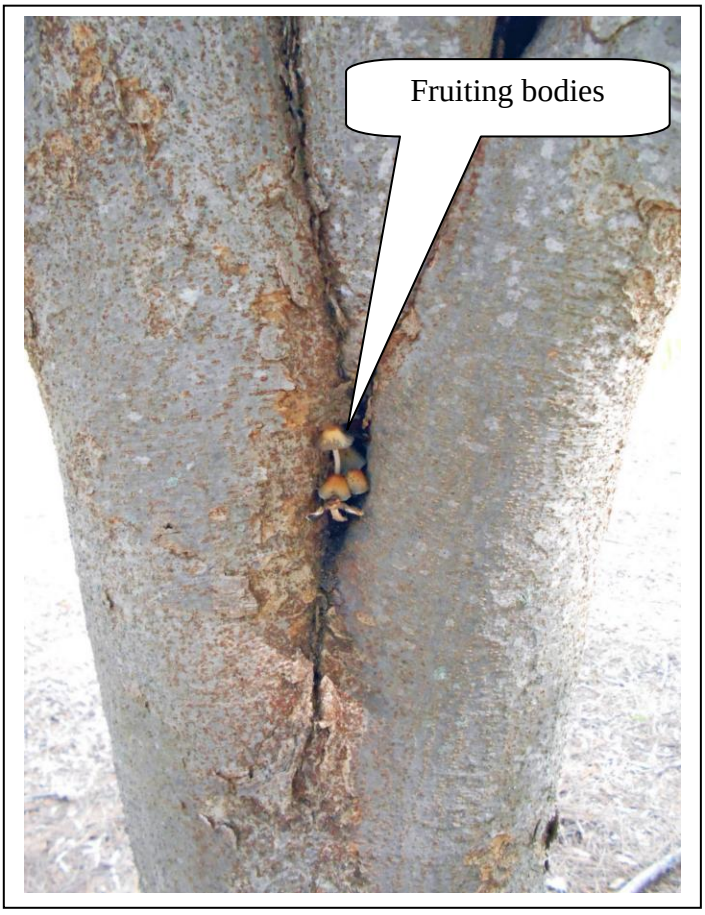



Photo 17

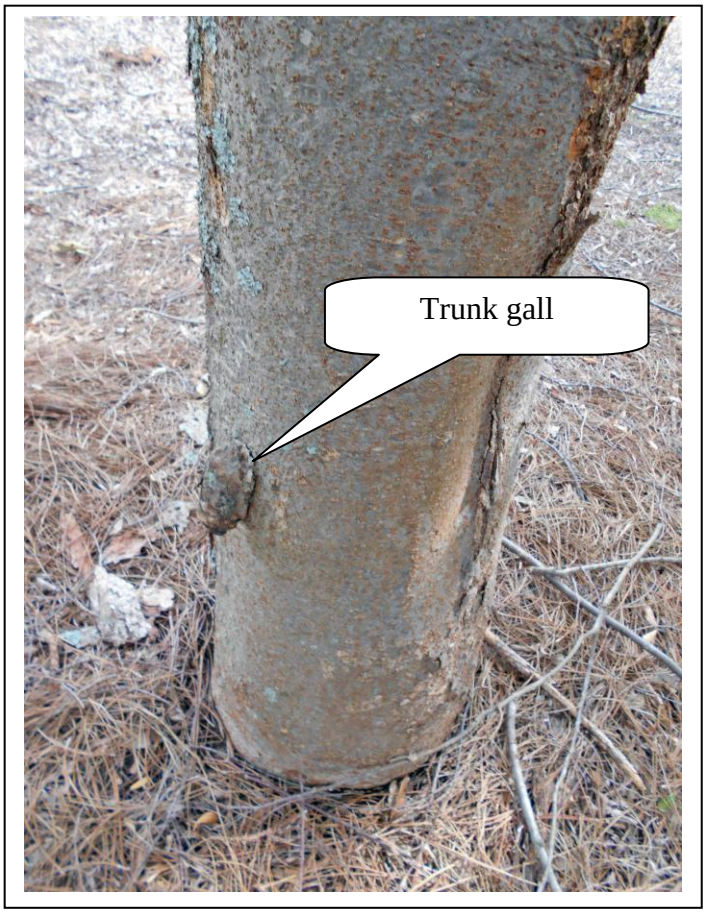



Photo 18

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

# BOUNDARY & TOPOGRAPHIC SURVEY
# FOR
# TURCOTTE DEVELOPMENT GROUP, LLC
# (HAYNES BRIDGE ROAD SITE)
## LOCATED IN
## LAND LOTS 743 & 754, 1ST DISTRICT, 2ND SECTION
## CITY OF ALPHARETTA
## FULTON COUNTY, GEORGIA

## SURVEY NOTES

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 163,103 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 73,737 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

ELEVATIONS ARE BASED ON STATIC GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.

INITIAL FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON FEBRUARY 24, 2012. ADDITIONAL FIELD WORK WAS COMPLETED ON MAY 25, 2016 TO UPDATE TOPOGRAPHIC & TREE LOCATIONS.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

STATE WATERS AND BUFFERS AS SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, PANEL NUMBERS 13121C0066 F, DATED SEPTEMBER 18, 2013: PORTIONS OF THIS PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS ZONE X AND ZONE AE: AREAS OF 500 YEAR FLOODS; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH A DRAINAGE AREA OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF NORTH POINT DRIVE AND ROCK MILL ROAD.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

## SITE INFORMATION

OWNER:COUSINS PROPERTIES, INC

ADDRESS:NOT ASSIGNED

TAX PARCEL #: 1227200743038

ZONING:(PSC) THESE PROPERTIES ARE SUBJECT TO THE ZONING CONDITIONS FOR MP-11-02 AND MP-91-07 FOR POD 1

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| A | ARC LENGTH | IPS | IRON PIN SET (CAPPED) |
| AC | ACRE | N/F | NOW OR FORMERLY |
| AE | ACCESS EASEMENT | OTP | OPEN TOP PIPE |
| BSL | BUILDING SETBACK LINE | PB | PLAT BOOK |
| BW | BARBWIRE | PG | PAGE |
| CH | CHORD LENGTH | POB | POINT OF BEGINNING |
| CLF | CHAINLINK FENCE | POC | POINT OF COMMENCEMENT |
| CMP | CORRUGATED METAL PIPE | R | RADIUS LENGTH |
| CONC | CONCRETE | R/W | RIGHT OF WAY |
| CTP | CRIMP TOP PIPE | R/W MON | RIGHT OF WAY MONUMENT |
| DB | DEED BOOK | RB | REBAR |
| DIP | DUCTILE IRON PIPE | RCP | REINFORCED CONCRETE PIPE |
| FDC | FIRE DEPARTMENT CONNECTION | SDE | STORM DRAINAGE EASEMENT |
| FND | FOUND | SQ. FT. | SQUARE FEET |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | SSE | SANITARY SEWER EASEMENT |
| IPF | IRON PIN FOUND | VCP | VITRIFIED CLAY PIPE |

## REFERENCE MATERIAL

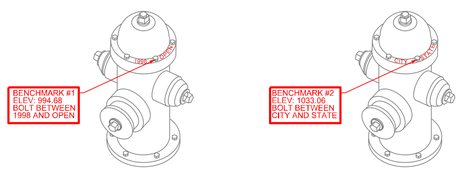
1. SURVEY PREPARED FOR COUSINS PROPERTIES INCORPORATED BY ENGINEERING & INSPECTION SYSTEMS, INC. SURVEY DATED 7-1-08.
2. REZONING / SITE PLAN FOR COUSINS PROPERTIES NORTH POINT PREPARED BY SOUTHERN CIVIL ENGINEERS DATED MARCH 31, 2011; LAST REVISED JUNE 13, 2011
3. BOUNDARY SURVEY COMPLETED IN THE FIELD BY TERRAMARK LAND SURVEYING, INC IN DECEMBER 7, 2011
4. MINOR PLAT FOR COUSINS PROPERTIES NORTH POINT PREPARED BY TERRAMARK LAND SURVEYING, INC. RECORDED IN PB. 358 PG. 109 AMONG THE RECORDS OF FULTON COUNTY GA
5. TOPOGRAPHIC SURVEY FOR FORESITE GROUP, INC. PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED FEBRUARY 29, 2012

## TREE TABLE

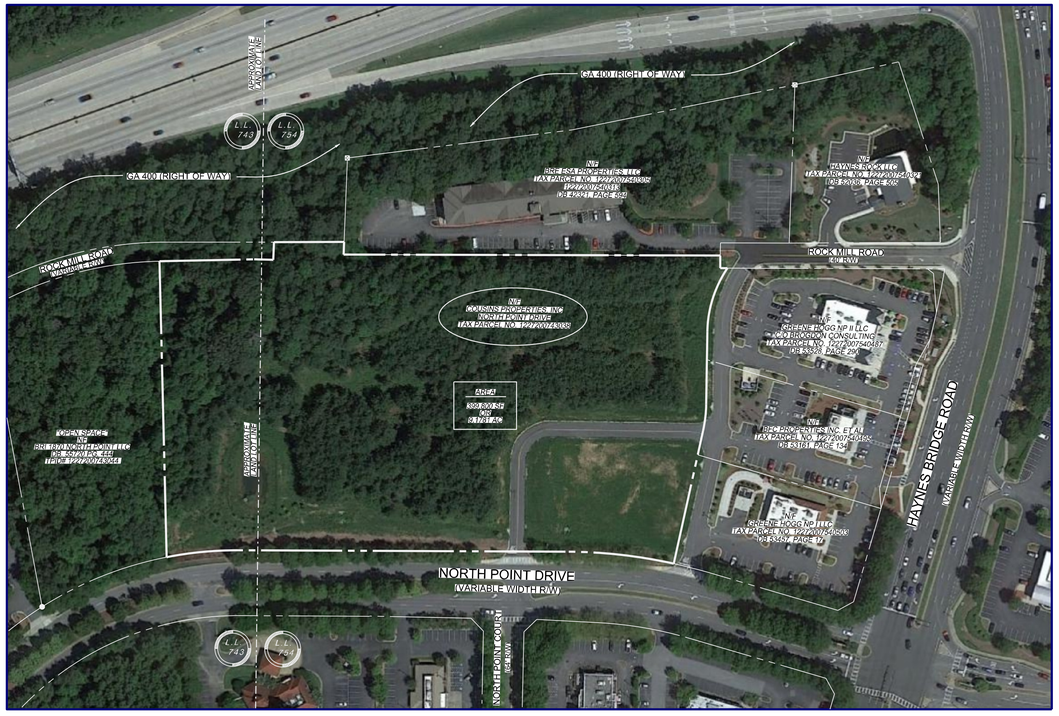
| Tree # | Size/ Species |
|---|---|
| 713 | 4" Nuttall Oak |
| 714 | 4" Nuttall Oak |
| 715 | 18" Flowering Peach |
| 716 | 17" Flowering Peach |
| 717 | 16" Flowering Peach |
| 718 | 13" Flowering Peach |
| 719 | 17" Flowering Peach |
| 720 | 14" Flowering Peach |
| 721 | 18" Flowering Peach |
| 722 | 13" Flowering Peach |
| 723 | 20" Flowering Peach |
| 724 | 15" Flowering Peach |
| 725 | 13" Flowering Peach |
| 726 | 10" Red Maple |
| 727 | 9" Red Maple |
| 728 | 9" Red Maple |
| 729 | 10" Red Maple |
| 730 | 9" Red Maple |
| 731 | 4" Nuttall Oak |
| 732 | 4" Nuttall Oak |
| 733 | 9" Red Maple |
| 734 | 11" Red Maple |
| 735 | 14" Aristocrat Pear |
| 736 | 14" Aristocrat Pear |
| 737 | 13" Aristocrat Pear |
| 738 | 12" Aristocrat Pear |
| 739 | 9" Aristocrat Pear |
| 740 | 14" Aristocrat Pear |
| 741 | 9" Aristocrat Pear |
| 742 | 12" Aristocrat Pear |
| 743 | 14" Aristocrat Pear |
| 744 | 15" Willow Oak |
| 745 | 12" Willow Oak |
| 746 | 13" Willow Oak |
| 747 | 14" Willow Oak |
| 748 | 16" Willow Oak |
| 749 | 15" Willow Oak |
| 750 | 15" Willow Oak |
| 751 | 11" Zelkova |
| 752 | 12" Zelkova |
| 753 | 11" Zelkova |
| 754 | 11" Zelkova |
| 755 | 10" Zelkova |
| 756 | 14" Zelkova |
| 757 | 23" Tulip Poplar |
| 758 | 26" Red Maple |
| 759 | 25" Tulip Poplar |
| 760 | 24" Sweet Gum |
| 761 | 33" White Oak |
| 762 | 30" Tulip Poplar |
| 763 | 30" White Oak |
| 764 | 23" Sycamore |
| 765 | 34" White Oak |
| 766 | 25" Hickory |
| 767 | 30" Pine |
| 768 | 26" Pine |
| 769 | 21" Sweet Gum |
| 770 | 22" Pine |
| 771 | 25" Pine |
| 772 | 24" Pine |
| 773 | 10" Sourwood |
| 774 | 8" Wild Pear |
| 775 | 10" Wild Pear |
| 776 | 8" Wild Pear |
| 777 | 9" Wild Pear |
| 778 | 10" Wild Pear |
| 779 | 9" Wild Pear |
| 780 | 10" Wild Pear |
| 781 | 9" Wild Pear |
| 782 | 10" Wild Pear |
| 783 | 9" Wild Pear |
| 784 | 9" Wild Pear |
| 785 | 11" Wild Pear |
| 786 | 8" Wild Pear |
| 787 | 9" Wild Pear |
| 788 | 9" Wild Pear |
| 789 | 11" Wild Pear |
| 790 | 10" Wild Pear |
| 791 | 8" Wild Pear |
| 792 | 11" Wild Pear |
| 793 | 9" Wild Pear |
| 794 | 3" Cryptomeria |
| 795 | 3" Cryptomeria |
| 796 | 3" Cryptomeria |
| 797 | 3" Cryptomeria |
| 798 | 3" Cryptomeria |
| 799 | 3" Crape Myrtle |
| 800 | 3" Crape Myrtle |
| 901 | 3" Crape Myrtle |
| 902 | 3" Crape Myrtle |
| 903 | 3" Crape Myrtle |
| 904 | 3" Cryptomeria |
| 905 | 3" Cryptomeria |
| 906 | 3" Cryptomeria |
| 907 | 3" Cryptomeria |
| 908 | 3" Cryptomeria |
| 909 | 3" Cryptomeria |
| 910 | 3" Cryptomeria |
| 911 | 3" Cryptomeria |
| 912 | 3" Cryptomeria |
| 913 | 3" Cryptomeria |
| 914 | 3" Cryptomeria |
| 915 | 3" Cryptomeria |
| 916 | 3" Crape Myrtle |
| 917 | 3" Crape Myrtle |
| 918 | 3" Crape Myrtle |

## BENCHMARK DETAILS

NOT TO SCALE



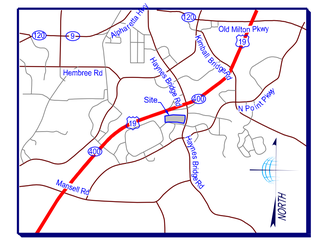

## SITE MAP




AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED AUGUST 24, 2012

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| CURB AND GUTTER (C&G) | CATCH BASIN (DWCB) | IRRIGATION CONTROL VALVE (ICV) | POWER POLE (PP) | CONCRETE AREA |
| X FENCE | CATCH BASIN (SWCB) | FIRE HYDRANT (FH) | UTILITY MANHOLE (UM) | |
| STORM DRAIN LINE | DROP INLET (DI) | WATER VALVE (WV) | SPOTLIGHT | ASPHALT AREA |
| SS SANITARY SEWER | JUNCTION BOX (JB) | WATER METER (WM) | GAS METER (GM) | |
| W WATER LINE | HEAD WALL (HW) | FIRE DEPT. CONNECTION (FDC) | GAS VALVE (GV) | GRAVEL AREA |
| G GAS LINE | CURB INLET (CI) | WATER VALVE MARKER | TSB TRAFFIC SIGNAL BOX (TSB) | |
| UGE UNDERGROUND POWER LINE | FLARED END SECTION (FES) | TRANSFORMER BOX (TX) | TRAFFIC SIGNAL | BRICK AREA |
| OVERHEAD POWER LINE | OUTLET CONTROL STRUCTURE | AIR CONDITIONER (AC) | FLAG POLE (FP) | |
| COM UNDERGROUND COMMUNICATION | SS MANHOLE (MH) | ELECTRIC METER (EM) | MB MAIL BOX | TREELINE |
| 100 TOPOGRAPHIC CONTOUR | CLEANOUT (CO) | ELECTRIC UTILITY | SIGN | |
| PROPERTY LINE | GT GREASE TRAP (GT) | LIGHT POLE (LP) | X 1000.00 SPOT ELEVATION | 1 PICTURE LOCATION |




## LOCATION MAP

NOT TO SCALE
LATITUDE: 34° 03' 07" N
LONGITUDE: 84° 17' 15" W

## UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE PER REF. #5 AND HAVE NOT BEEN UPDATED FOR THIS SURVEY. LOCATION OF MARKINGS WAS ORIGINALLY PROVIDED BY :

UTILISURVEY, LLC.
514 DUNELLA LANE
PEACHTREE CITY, GA. 30269
PHONE: 404-312-6912
ATTENTION: HANS WONNEBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

## TREE LEGEND (ABBREVIATIONS)

| | | | | | |
|---|---|---|---|---|---|
| DECIDUOUS (TREE) | BRC | BIRCH | HLY | HOLLY |
| | BCH | BEECH | HW | HARDWOOD |
| | CM | CRAPE MYRTLE | MAG | MAGNOLIA |
| | CRY | CHERRY | MAP | MAPLE |
| | CYP | CYPRESS | OAK | OAK |
| | FUR | FUR | ORN | ORNAMENTAL |
| CONIFER (TREE) | GINKO | GINKO | PEAR | PEAR |
| | GUM | SWEET GUM | POP | POPLAR |
| | HIC | HICKORY | SYC | SYCAMORE |

## SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928


TerraMark Land Surveying, Inc.
1560 Roswell Road
Marietta, Georgia 30062
Phone No. (770) 421-1927
Fax. No (770) 421-0332
www.TerraMark.com
C. O. A.# LSF000510
TerraMark Professional Land Surveying


| No | Revision | Date |
|---|---|---|
| #1 | | |
| #2 | | |
| #3 | | |
| #4 | | |
| #5 | | |
| #6 | | |
| #7 | | |
| #8 | | |

Project No: 2012-025V
Survey Crew: JK,TG,NC
Drawn By: JVW
Approved By: PBC
Date: 5/27/2016
Scale: 1"=30'
PATH: S: SURVEY\ 2012\ 2012-025V

BOUNDARY & TOPOGRAPHIC SURVEY FOR
TURCOTTE DEVELOPMENT GROUP, LLC
(HAYNES BRIDGE ROAD SITE)
LOCATED IN
LAND LOTS 743 & 754, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 12-025V

JOB NUMBER 2012-025V PLOT SIZE 24 X 36

N/F
**BRE ESA PROPERTIES, LLC**
TAX PARCEL NO. 12272007540305
12272007540313
DB 42321, PAGE 594

**ROCK MILL ROAD**
**(VARIABLE R/W)**

**NORTH POINT DRIVE**
**(VARIABLE WIDTH R/W)**

**NORTH POINT COURT**
**(64' R/W)**

**PRIVATE DRIVE**

**AREA**
**399,800 Sq Ft**
**OR**
**9.1781 Ac**

**LOT 1**
**PB. 368 PG. 103**

**LOT 2**
**PB. 368 PG. 103**

**LOT 3**
**PB. 368 PG. 103**

**"OPEN SPACE"**
N/F
**COUSINS PROPERTIES**
DB. 9294 PG. 415
DB. 10804 PG. 390
DB. 10811 PG. 290
DB. 12124 PG. 301
TRI D# 12272007473044

SSMH (1003)
TOP: 998.41
IN "A": 981.75
IN "B": 983.37
OUT: 981.72

SSMH (3445)
TOP: 1009.33
IN: 995.89
OUT: 995.91

SSMH (3489)
TOP: 1006.25
IN: 991.95
OUT: 989.97

DI (3376)
TOP: 1020.26
IN: 1010.56
OUT: 1010.76

DI (3303)
TOP: 1029.64
IN: 1019.96
OUT: 1019.87

SSMH (5260)
TOP: 1042.48
OUT: 1032.86

SSMH (1002)
TOP: 986.79
IN: 977.47
OUT: 977.25

SSMH (1001)
TOP: 989.64
IN "A": 975.78
IN "B": 976.50
OUT: 975.63

SSMH (5177)
TOP: 1034.50
IN "A": 1023.45
IN "B": 1024.10
OUT: 1023.45

SSMH (5131)
TOP: 1027.90
IN "A": 1018.73
IN "B": 1019.73
OUT: 1018.50

SSMH (5096)
TOP: 1018.40
IN "A": 1010.80
IN "B": 1010.65
OUT: 1010.40

SSMH (5347)
TOP: 1003.16
IN: 995.61
OUT: 995.41

SSMH (5350)
TOP: 1001.67
IN: 995.07
OUT: 994.97

SSMH (5346)
TOP: 1002.82
IN: 997.85
OUT: 997.67

SSMH (5391)
TOP: 991.75
IN: 985.66
OUT: 985.62

CB (5225)
TOP: 1035.52
IN "A": 1027.72
OUT: 1027.57

CB (5179)
TOP: 1033.79
IN "A": 1026.80
IN "B": 1026.60
OUT: 1025.67

CB (5178)
TOP: 1030.67
IN: 1022.72
OUT: 1022.67

CB (5110)
TOP: 1025.87
IN "A": 1018.22
IN "B": 1019.37
OUT: 1018.27

CB (5103)
TOP: 1019.21
IN "A": 1012.66
IN "B": 1012.76
OUT: 1011.16

CB (5353)
TOP: 1002.40
IN: 996.05
OUT: 995.40

CB (4654)
TOP: 989.53
OUT: 982.68

CB (4580)
TOP: 991.54
OUT: 985.69

CB (4588)
TOP: 991.77
IN: 984.12
OUT: 984.02

CB (4655)
TOP: 989.92
IN "A": 980.83
IN "B": 980.80
OUT: 980.77

CB (4431)
TOP: 1004.88
OUT: 999.48

CI (5203)
TOP: 1035.03
OUT: 1029.63

CI (5193)
TOP: 1034.70
IN "A": 1030.50
IN "B": 1026.70
OUT: 1026.35

CI (1031)
TOP: 1028.84
IN: 1022.20
OUT: 1021.94

JB (1030)
TOP: 1024.65
IN: 1019.88
OUT: 1019.78

DI (1006)
TOP: 1020.85
IN "A": 1015.15
IN "B": 1015.10
OUT: 1014.70

YI (5435)
TOP: 990.42
OUT: 986.75

TEMP OCS (5616)
TOP: 991.75
IN: 985.75 (6" PVC CAPPED)
OUT: 985.17

INV: 985.75
INV: 990.42
INV: 984.07
INV: 1009.46

BENCHMARK #1
SEE DETAIL

BENCHMARK #2
SEE DETAIL

N 88° 54' 28" E
N 01° 23' 41" W
N 89° 49' 35" E
N 02° 15' 09" E
27.87'
S 89° 06' 57" E
30.17'
149.32'
N 89° 46' 37" W
N 89° 50' 29" E
110.70'
S 02° 15' 09" W
20.01'
S 89° 50' 29" E
594.66'
S 00° 09' 44" W
20.01'
S 89° 50' 29" E
11.16'
A= 113.61'
R= 575.00'
S 84° 33' 57" W
CH= 113.42'
A= 106.66'
R= 183.95'
S 17° 29' 06" W
CH= 105.12'
A= 42.76'
R= 212.00'
S 06° 39' 44" W
CH= 42.69'
A= 172.29'
R= 808.00'
N 83°40'07" W
CH= 171.96'
S 00° 53' 49" W
114.04'
S 26° 28' 25" W
516.49'
368.33' TO THE INTERSECTION OF HAYNES BRIDGE ROAD

L.L. 743
L.L. 754

10' LANDSCAPE BUFFER
60' UNDISTURBED TREE BUFFER
50' BSL
15' BSL
5' LANDSCAPE BUFFER
150' NON-IMPERVIOUS BUFFER
100' UNDISTURBED BUFFER
EASEMENT FOR ADDITIONAL NON-DISTURBED AREA PER REF. #1
SANITARY SEWER EASEMENT DB. 6407 PG. 196 DB. 15381 PG. 276
APPROX. LOCATION OF FLOOD LINE ZONE X (PER FEMA MAP)
APPROX. LOCATION OF FLOOD PLAIN ELEV. 987.92 (PER THE CITY OF ALPHARETTA)
APPROX. LOCATION OF NEWLY STUDIED FLOOD PLAIN ZONE X (PER THE CITY OF ALPHARETTA)
EASEMENT FOR ADDITIONAL NON-IMPERVIOUS AREA PER REF. #1
REPLACEMENT EASEMENT OF NON-IMPERVIOUS BUFFER PER REF. #1
POSSIBLE SEWER EASEMENT NO RECORDING INFORMATION PROVIDED BY CLIENT.
NORTH POINT ACCESSWAY PER REF. #4
NORTH POINT DRIVE SIGN AREA PER REF. #5
SHARED ACCESS ROAD PER REF. #4
SHARED ACCESS ROAD
DETENTION POND
EDGE OF WATER AS OF 12-31-13
APPROXIMATE LAND LOT LINE
DRY DITCH
DENSELY WOODED
FOR SALE
MONUMENT SIGN
ELECTRIC STUB OUT
AT&T BOX
STOP
30 MPH
8" PVC
16" PIPE
18" RCP
24" RCP
30" RCP
36" CMP
24" CMP
18" CMP
15" CMP
24" C&G
8" PVC
6" PVC
4" PVC
8" DIP
8" PVC
8" PVC
8" PVC

**A&R Engineering Inc.**
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

# Memorandum

To: Turcotte Develoment Group, LLC.
From: Abdul K. Amer, PE, PTOE
Date: May 24, 2016
Subject: Trip Generation Comparison Memorandum for Academy Sports on North Point Drive.

---

The purpose of this memorandum is to determine the trip generation that will result from the proposed Academy Sports development relative to the current zoning for this site located in the northwest corner of the intersection of Haynes Bridge Road and North Point Drive in Alpharetta, Georgia. The proposed development will consist of 62,943 square feet of retail space occupied by Academy Sports. The development will be served by one full access driveway each on Northpoint Drive and Rock Mill Road. It will also have an inter-parcel right-in only access from Haynes Bridge Road.

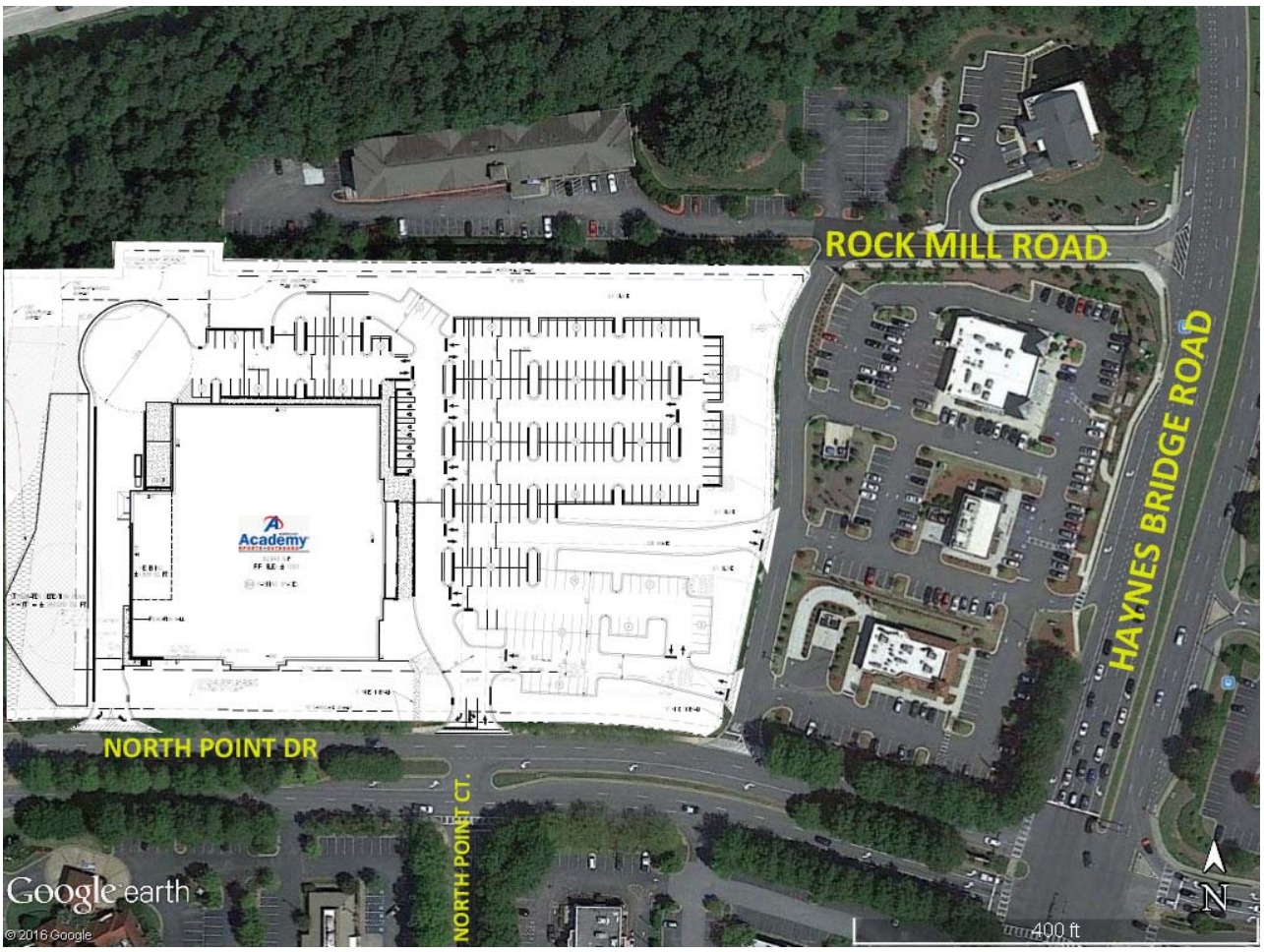



*Figure 1 – Site Overlay*

## *METHODOLOGY*

The Institute of Transportation Engineers has published data sets for estimating trip generation in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced for the current zoning is based on the following ITE Land Uses: *710 – General Office Building, 820 – Shopping Center, 932 – High Turn-Over Sit-Down Restaurant and 934 – Fast Food Restaurant with Drive-Through Window*. Trip generation estimates for the proposed zoning is based on the following ITE Land Uses: *861 – Sporting Goods Superstore, 932 – High Turn-over Sit-Down Restaurant* and *934 – Fast-Food Restaurant with Drive-Through Window*.

## *DATA PROPERTIES*

The ITE Trip Generation report states the following for each land use considered:

*ITE 710 – General Office Building*
The ITE Trip Generation reference describes data used to develop trip rates for the General Office land use as a building that: "houses multiple tenants; it is a location where affairs of businesses, commercial or industrial originations, or professional persons or firms are conducted." The peak hour of these trips typically coincides with the peak hour of the adjacent street traffic. Further information on the data set suggests that if additional buildings, such as banks, restaurants, or retail stores are included in the development, then the development should be treated as a multiuse project".

ITE 820 – Shopping Center
"A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve it own parking demands." It also states "Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities."

ITE861 – Sporting Goods Superstore
"Sporting goods superstores are free-standing facilities. These stores generally offer a variety of customer services and centralized cashiering and specialize in the sale of athletic and outdoor-oriented merchandise. These stores typically maintain long store hours 7 days a week. Examples of items sold in these stores include outdoor/athletic clothing, sports equipment, shoes and hunting/boating/fishing gear. Some may also carry automotive supplies. Sporting goods superstores are sometimes also found as separate parcels within a retail complex, with or without their own dedicated parking".

ITE932 – High-Turnover (Sit-Down) Restaurant
This land use consists of it-down, full service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner, they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they east".

ITE 934 – Fast-Food Restaurant with Drive-Through Window

"This category includes fast-food restaurants with drive-through window. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high-turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive through patrons generally order at a cash register and pay before they eat."

Trip reductions were applied when applicable to account for pass-by trips, and internal mixed-use trips. These reductions are described below:

*Mixed-Use Reductions*

Internal Capture (or Mixed-Use) reductions occur when a site has a combination of different uses that interact with one another. For example, employees of the office component may also choose to visit the retail component of the site without adding to the volume of traffic on the roadway. The relationship for internal capture between uses is a function of the number of trips attracted by the "receiving" land-use as well as the number of trips sent by the "originating" land-use. The procedure for estimating these interactions is outlined in the Institute of Transportation Engineers Trip Generation Handbook (2nd Edition).

*Pass-by Reductions*

Typically taken for retail trips only, traffic normally traveling along a roadway that choose to visit a retail establishment that is along the path are referred to as "pass-by". Pass-by trips going to that development are already on the roadway and would, therefore, should not be considered as a new trip to the adjacent street network. It is anticipated that pass-by trips may occur along Paces Ferry Road for the commercial component. Rates for pass-by trips are provided for each land-use by the Institute of Transportation Engineers Trip Generation Handbook (2nd Edition).

## *CALCULATIONS*

The results of the analysis for the current zoning are shown in Tables 1, below.

**TABLE 1**
TRIP GENERATION - CURRENT ZONING

| Land Use (Size) | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
|---|---|---|---|---|---|---|---|
| | Enter | Exit | Total | Enter | Exit | Total | 2-way |
| ITE 710 General Office (250,000 sf) | 350 | 48 | 398 | 61 | 297 | 358 | 2,634 |
| ITE 820 Shopping Center (33,900 sf) | 50 | 31 | 81 | 139 | 151 | 290 | 3,362 |
| ITE 932 High Turnover Sit-Down Rest. (8,600 sf) | 51 | 42 | 93 | 51 | 34 | 85 | 1,093 |
| ITE 934 Fast-food Rest w/Drive-Thru Window (3,500sf) | 81 | 78 | 159 | 59 | 55 | 114 | 1,736 |
| Total Trips without Reductions | 532 | 199 | 731 | 310 | 537 | 847 | 8,825 |
| *Mixed-use reduction – Shopping Center* | *-4* | *-5* | *-9* | *-5* | *-7* | *-12* | *-219* |
| *Mixed-use reduction – General Office* | *-5* | *-4* | *-9* | *-7* | *-5* | *-12* | *-219* |
| *Pass-by Reduction (0%) 34%* - Shopping Center* | *0* | *0* | *0* | *-46* | *-49* | *-95* | *-950* |
| *Pass-by Trips* (0%)43% High Turnover Restaurant* | *0* | *0* | *0* | *-22* | *-15* | *-37* | *-370* |
| *Pass-by Trips* (49%)50% Fast Food w/Drive Thru* | *-40* | *-38* | *-78* | *-30* | *-28* | *-58* | *-580* |
| Total Reductions | *-49* | *-47* | *-96* | *-110* | *-104* | *-214* | *-2,338* |
| **Existing Total Trips with Reductions** | **483** | **152** | **635** | **200** | **433** | **633** | **6,487** |

*Pass-by Trips (AM) PM; 24 Hour pass-by trips estimated by considering PM pass-by as 10% of daily volumes

The trip generation analysis for the proposed zoning is shown below in Tables 2.

**TABLE 2**
TRIP GENERATION – PROPOSED ZONING

| Land Use Size | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
|---|---|---|---|---|---|---|---|
| | Enter | Exit | Total | Enter | Exit | Total | 2-Way |
| ITE 861 – Sporting Goods Superstore (62,943 sf) | 10 | 6 | 16 | 71 | 77 | 148 | 5,026** |
| ITE 932 – High-Turnover Sit-Down Restaurant (8,600 sf) | 51 | 42 | 93 | 51 | 34 | 85 | 1,093 |
| ITE 934 – Fast-Food Restaurant w/Drive-Thru (3,500 sf) | 81 | 78 | 159 | 59 | 55 | 114 | 1,736 |
| Total Trips (without Reductions) | 142 | 126 | 268 | 181 | 166 | 347 | 7,855 |
| *Pass-by Trips* (0%)34% Shopping Center* | *0* | *0* | *0* | *-24* | *-26* | *-50* | *-500* |
| *Pass-by Trips* (0%)43% High Turnover Restaurant* | *0* | *0* | *0* | *-22* | *-15* | *-37* | *-370* |
| *Pass-by Trips* (49%)50% Fast Food w/Drive Thru* | *-40* | *-38* | *-78* | *-30* | *-28* | *-58* | *-580* |
| Total Reductions | *-40* | *-38* | *-78* | *-76* | *-69* | *-145* | *-1,450* |
| **New Total External Trips (with Reductions)** | **102** | **88** | **190** | **105** | **97** | **202** | **6,405** |

*Pass-by Trips (AM) PM; 24 Hour pass-by trips estimated by considering PM pass-by as 10% of daily volumes
** In the absence of any reference in ITE for 24-hour trips for Sporting goods superstore, we have used Shopping Center statistics for the 24-hour trips.

| TABLE 3<br>TRIP GENERATION COMPARISON – TOTAL SITE | | | | | | | |
|---|---|---|---|---|---|---|---|
| Scenario | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
| | Enter | Exit | Total | Enter | Exit | Total | 2-way |
| Current Zoning Conditions | 483 | 152 | 635 | 200 | 433 | 633 | 6,487 |
| Proposed Zoning Conditions | 102 | 88 | 190 | 105 | 97 | 202 | 6,405 |
| **Difference** | **-381** | **-64** | **-445** | **-95** | **-336** | **-431** | **-82** |
| **Difference %** | **-79%** | **-42%** | **-70%** | **-47%** | **-78%** | **-68%** | **-1%** |

Based on the trip-generation calculations in Table 1 and Table 2, the amount of trips generated by the proposed conditions is 70% less in AM peak hour and 68% less in PM peak hour. ITE did not provide any reference for 24-hour trips for Sporting goods superstore land-use. We used Shopping Center land-use for calculating the 24-hour trips and the calculations show that trips generated in the proposed conditions are less by 1%. Trip generation comparison is shown above in Table 3.

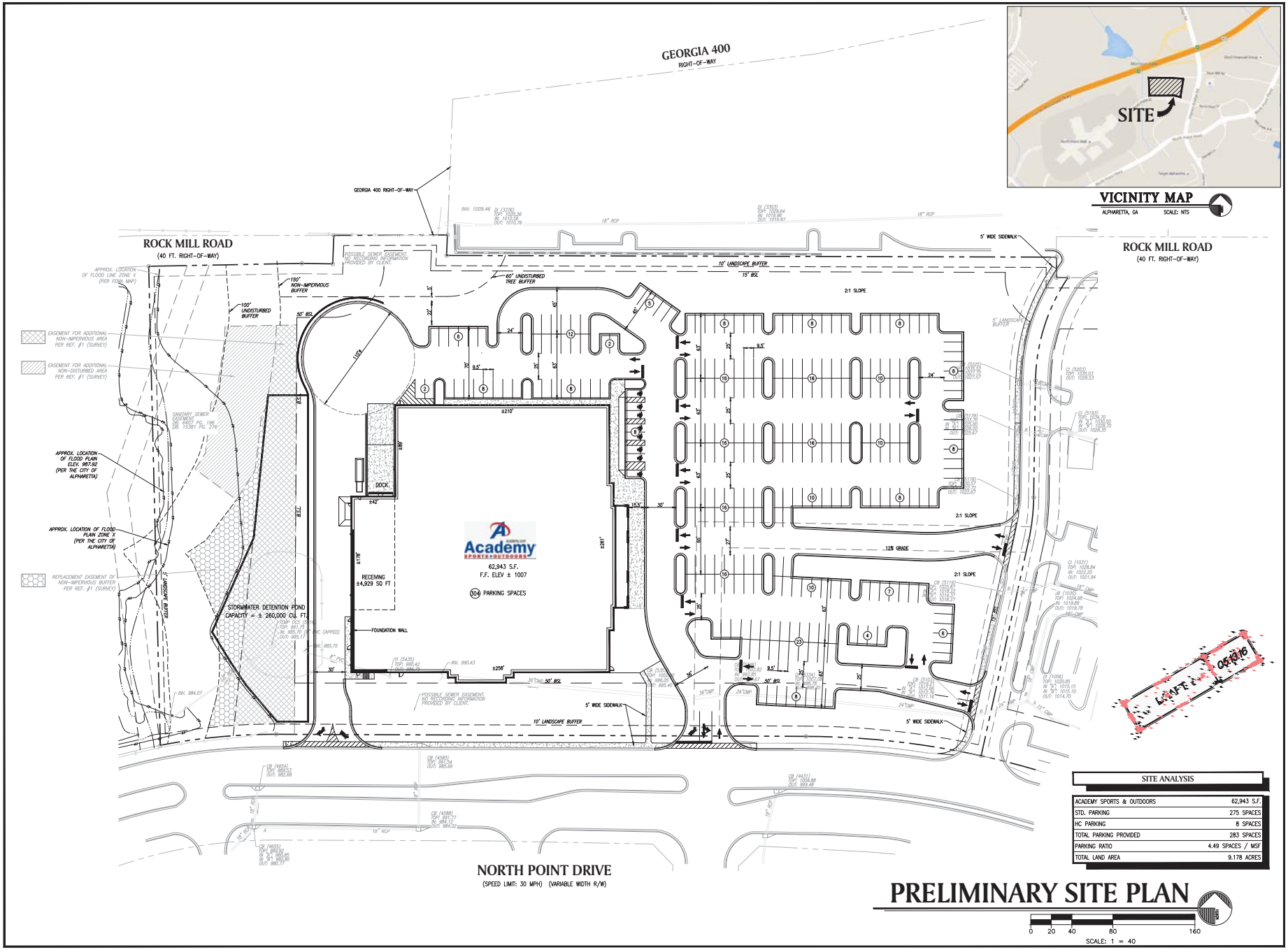
## *ADDITIONAL INFORMATION*

As part of this memorandum, annual average daily traffic volumes were collected from Georgia Department of Transportation traffic counters in close proximity to the site. Average annual daily traffic volumes for 2015 recorded on those locations are given below:

1. Station ID 1210823 on Haynes Bridge Road south of the site – 18,300 vehicles per day
2. Station ID 1210824 on Haynes Bridge Road north of the site – 24,100 vehicles per day
3. Station ID 1210458 on GA400, west of the site – 148,000 vehicles per day
4. Station ID 1210459 on GA400, east of the site – 138,000 vehicles per day

*Figure 2: Location of Traffic Counter # 1210823, 1210824, 1210458 & 1210459*

# Appendix







VICINITY MAP
ALPHARETTA, GA SCALE: NTS

| SITE ANALYSIS | |
|---|---|
| ACADEMY SPORTS & OUTDOORS | 62,943 S.F. |
| STD. PARKING | 275 SPACES |
| HC PARKING | 8 SPACES |
| TOTAL PARKING PROVIDED | 283 SPACES |
| PARKING RATIO | 4.49 SPACES / MSF |
| TOTAL LAND AREA | 9.178 ACRES |

# PRELIMINARY SITE PLAN

0 20 40 80 160
SCALE: 1 = 40

PAULSON MITCHELL INCORPORATED

PROJECT:

## PROPOSED DEVELOPMENT

LAND LOTS 743, 754, 1ST DIST.
NORTH POINT DR. @ ROCK MILL RD.
CITY OF ALPHARETTA
FULTON CO., GA 30022

FOR:

## TURCOTTE DEVELOPMENT GROUP LLC

4121 HAWTHORNE AVENUE
DALLAS, TX. 75219

## ZONING INFORMATION

ZONING RESEARCH DATE: FEB. 2016

| | |
|---|---|
| **ZONING CLASSIFICATION** | |
| JURISDICTION: | CITY OF ALPHARETTA |
| EX. ZONING: | PSC (PLANNED SHOPPING CTR.) |
| PR. ZONING: | -- |
| **BUILDING SETBACKS** | |
| FRONT: | 50' (LOCAL), 65' (ALL OTHERS) |
| SIDE: | 15' |
| REAR: | 15' |
| **BUFFERS** | |
| FRONT/STREET: | --' |
| SIDE: | 100' UNDIST. & 150' NON-IMP. |
| REAR: | --' |
| **BUILDING SUMMARY** | |
| MAX. BUILDING HT.: | 40' |
| MAX. BUILDING COVERAGE: | 40% |
| **PARKING SUMMARY** | |
| RETAIL REQ.: | 4.0 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | N/A |
| CITY STD. STALL DIMENSIONS: | 9' x 19' |
| CITY COMPACT STALL DIMENSIONS: | 8' x 16' |
| COMPACT STALLS ALLOWED: | 20% |
| MIN. 90°/60° DRIVE WIDTH: | 22'/22' |
| **LANDSCAPE REGULATIONS** | |
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | 1 / 8 SPACES |
| MIN. ISLAND SIZE/WIDTH: | 200 S.F./--' |
| GREENSPACE %: | --% |
| **FEMA MAP** | |
| FIRM PANEL #: | 13121C006E (6.22.98) |
| **DRAWING RECORD** | |
| DRAWN BY: | MLM |

2016109 P5 – to client 05.13.16

PRELIMINARY SITE PLAN

SHEET PS-5

# CITY COUNCIL MEETING
# STAFF REPORT

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

---

**I. AGENDA ITEM TITLE:** Z-16-10/CU-16-08/V-16-24 SOUTHERTON/72 THOMPSON STREET/DT-LW

PLANNING COMMISSION: OCTOBER 6, 2016

CITY COUNCIL: OCTOBER 24, 2016

**II. RECOMMENDATION:**

Approve Z-16-10/CU-16-08/V-16-24 Southerton/72 Thompson Street/DT-LW subject to the following conditions:

1. The property to be rezoned shall have a "DT-LW" zoning classification with detached minimum lot sizes of 1,500 square feet.
2. Property shall be developed substantially in accordance with the submitted plan labeled Hedgewood, dated 7/21/2016. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
3. Setback shall be:
    - Front Setback (Thompson Street) – 10 feet
    - Side Setback – 0 feet
    - Rear Setback – 3 feet (no alley) and 10 feet (alley)
4. Residential lots shall not include any portion of the State or City stream buffer. Stream buffers shall be located on common area and be maintained by the HOA.
5. All units along Thompson Street shall be oriented to the street with their front door facing Thompson Street.
6. Architecture shall be similar to the Voysey project (Hedgewood Homes) architecture and as submitted by the applicant, as approved by Staff. Residential lots shall have formal gardens and stone walls, with final approval by Staff.
7. Visible privacy fence shall be prohibited along Thompson Street and the multi-use path.
8. Reasonable effort shall be made to incorporate specimen trees, trees of quality, and groupings of smaller trees into the site plan as approved by Staff. Site configuration and density may change based on compliance with this condition.
9. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 10% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Applicant shall obtain an inter-parcel access agreement with the Voysey/Aycock project for access as shown on the submitted site plan.
11. Applicant shall continue the Thompson Street typical section, which includes 10' travel lanes, on-street parking, 8' brick paver sidewalks to match the City brick paver sidewalks on Haynes Bridge Road, street trees, and pedestrian lighting as approved by Staff.
12. Pedestrian-scale lighting and amenities shall be required throughout the development.
13. Dedicate a public access easement to the City and construct a 12' multi-use path along the eastern property line to provide a connection between the multi-use path along the stream and Thompson Street sidewalk as approved by Staff. Multi-use path shall be ADA accessible and construction shall be the same used for the Voysey project. The path shall meet the Thompson Street Linear Park standards, including landscaping and low-level path lighting as approved by Staff.
14. A stone or paver edging material shall be required around the perimeter of internal roads to maintain rock base.
15. Crushed stone areas visible from Thompson Street shall be screened with heavy landscaping and/or decorative walls.
16. Structural design and calculations appropriate for garbage truck and fire apparatus shall be provided.
17. Each property owner shall sign an affidavit stating that they are aware that this is a private drive and the maintenance is solely the responsibility of the HOA to make sure the City does not take any liability for this. The applicant shall submit all executed affidavits to the Department of Community Development.

**III. REPORT IN BRIEF:**

The applicant, Stephanie Southerton, is requesting a change in zoning for 0.3 acres from O-P (Office-Professional) to DT-LW (Downtown Live-Work) to allow for three (3) single-family, detached lots. A conditional use is requested to increase the allowable density and variances are requested from Unified Development Code (UDC) Appendix A, Section 3.7.3 to reduce the minimum lot size for detached homes and from UDC Section 2.5.5 (D) to allow for crushed stone to be used for internal private streets.

**IV. ATTACHMENTS:**

- Site Plan
- Architectural Elevations

**DISCUSSION**

The submitted request, if approved, will allow for the construction of three (3) single-family detached homes at a density of ten (10) dwelling units per acre. The subject property is located on the north side of Thompson Street, just east of Haynes Bridge Road and adjacent to the Voysey and Aycock properties. The applicant has an agreement with Hedgewood Homes for access through and to become an extension of the Voysey project. Hedgewood Homes will construct the applicant's proposed development. The development will be similar in design, size, and construction as the Voysey project and will be incorporated into the Voysey HOA.

The subject property is zoned O-P and is developed with a single-family detached brick ranch home. The property is surrounded by the Aycock property (DT-LW) to the west and north, 82 Thompson Street (O-P) to the east, and the Thompson Street Flats/Kairos Development (DT-LW) to the south.

A total of 80 single-family detached (SFD) homes have been approved along the Thompson Street corridor, with Old Milton Holdings (Cheeley) approved for 31 SFD homes and Hedgewood/Aycock approved for 49. Approved

densities along Thompson Street range from 6.8 dwelling units per acre at Edward Andrews Townhomes up to ten (10) dwelling units per acre at Thompson Street Flats. Including the Hedgewood development, which was approved as part of the 25-acre City Center rezoning, the overall density along Thompson Street is 5.21 dwelling units per acre. Excluding the Hedgewood development, the overall density of Thompson Street is 7.91 dwelling units per acre.

The site plan submitted depicts three (3) single-family detached lots with rear-loaded garages and one (1) detached garage. All homes front on Thompson Street and include garden areas in the front yard. The proposed minimum lot size is 1,500 square feet and the minimum lot width is 25 feet. The proposed overall minimum building setbacks are as follows:

Front Setback (Thompson Street) – 10 feet
Side Setback – 0 feet
Rear Setback – 3 feet (no alley) and 10 feet (alley)

Access is shown through the Voysey/Aycock site to the west and internal street and driveways are shown to be crushed stone. Although not depicted on the site plan, the applicant has indicated that detention will be provided on-site, likely through an underground vault.

The applicant's arborist report identifies specimen trees on the site. However, the site will likely require fill in order to complete the Thompson Street streetscape and tie into the Voysey project. Also, Thompson Street is a pedestrian-oriented corridor, which requires the homes to be oriented and pulled up to the street. Therefore, some specimen tree removal may be justified to comply with the Alpharetta Downtown Code requirements.

A variance is requested from UDC Appendix A, Section 3.7.3 DT-LW Dimensional standards, to reduce the minimum lot size for detached lots from 2,500 to 1,500 square feet. The Voysey project has similar lot sizes, but was rezoned to the MU (Mixed-Use) zoning district as part of the City Center zoning. The adjacent Aycock property was recently rezoned to DT-LW and approved for a variance to reduce the minimum lot size to 1,500 square feet, in order to tie into the Voysey development.

UDC Section 2.5.5 (D) Design Criteria, requires off-street parking lots, whether public or private, to be graded and surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. The applicant is seeking a variance to allow the interior street and driveway sections to be constructed on crushed stone, which is a continuation of the sections approved for the Voysey project on April 24, 2016. The crushed stone will be used with an engineered grid system supporting the travel lands and crushed stone will be used outside of the travel lane. The crushed stone section for the heavy duty travel lanes will have the 95% subgrade compaction, 6" graded aggregate base, a 6" terrace grid backfilled with #57 stone and ½" of #89 stone (crusher run). They are proposing the heavy duty section cover a 16' travel lane; however, the Fire Marshall may require a wider section. The applicant has acknowledged that community streets are private and will be maintained by the Voysey HOA and that an affidavit will be required from the homeowner acknowledging maintenance.

**TRAFFIC**

The proposed project, consisting of three (3) single-family detached homes, would generate three (3) PM Peak Hour Trips.

**SCHOOLS**

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

FULTON COUNTY SCHOOLS – 3 Single-Family Detached Residential Units

| School | Estimated # New FCS Students Generated |
|---|---|
| Manning Oaks Elementary School | 0 – 1 |
| Hopewell Middle School | 0 – 1 |
| Alpharetta High School | 0 – 1 |
| Total | 0 – 3 |

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 3 school age children. Manning Oaks Elementary School and Alpharetta High School can meet demand; however, Hopewell Middle School is shown to be over capacity.

**STANDARDS FOR ZONING CHANGES**

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

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

*Response: The proposed rezoning will permit a use that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan designation of the property.*

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

*Response: The proposed rezoning will not adversely affect adjacent and nearby properties. The applicant proposes to become an extension of the adjacent Voysey project.*

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

*Response: The proposed development respects the on-site stream buffers and conditions are recommended to protect the tree canopy.*

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

*Response: Development of the property for an office use under the O-P zoning district would be difficult due to the stream buffer and undisturbed buffers required between residential and non-residential uses. The Downtown Master Plan update reflects a new vision for the Thompson Street corridor and the proposed DT-LW zoning is consistent with that vision.*

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

*Response: The proposed use will not have significant impacts on public facilities or services.*

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

*Response: The Downtown Master Plan update reflects a new vision for the Thompson Street corridor. The proposed DT-LW zoning district is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property.*

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

*Response: The request to rezone the property from O-P to DT-LW reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.*

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

*Response: Development of the property for an office use under the O-P zoning district would be difficult due to the stream buffer and undisturbed buffers required between residential and non-residential uses. The Downtown Master Plan update reflects a new vision for the Thompson Street corridor and the proposed DT-LW zoning is consistent with that vision.*

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

*Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use Live Work.*

**CONDITIONAL USE REVIEW CRITERIA**

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

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

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

*Response: The subject property will not have direct access onto Thompson Street. Access to the site will occur through the Aycock property to the west and will utilize the Voysey driveway on Thompson Street.*

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

*Response: The applicant's site plan accommodates off-street parking and screening.*

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

*Response: The Downtown Master Plan allows densities of up to eight (8) dwelling units per acre along Thompson Street and greater densities with approval of a conditional use. The applicant's request will become an extension of the Voysey and Aycock properties. The overall density of all three (3) properties is just over eight (8) dwelling units per acre.*

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

*Response: Not applicable.*

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

*Response: The Downtown Master Plan allows densities of up to eight (8) dwelling units per acre along Thompson Street and greater densities with approval of a conditional use. The applicant's request will become an extension of the Voysey and Aycock properties. The overall density of all three (3) properties is just over eight (8) dwelling units per acre.*

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

*Response: The Downtown Master Plan allows densities of up to eight (8) dwelling units per acre along Thompson Street and greater densities with approval of a conditional use. The applicant's request will become an extension of the Voysey and Aycock properties. The overall density of all three (3) properties is just over eight (8) dwelling units per acre.*

**VARIANCE REVIEW CRITERIA**

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

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

*Response: The subject property is within the Downtown Overlay where architecture, site layout and landscaping are key components to a successful development. The proposed internal crushed stone enhances the architectural theme and will be maintained by the HOA. The proposed minimum lot size is consistent with the lot sizes approved on the adjacent Voysey and Aycock properties.*

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

*Response: The applicant could provide minimum 2,500 square foot lots and pave the internal streets and driveways, but requests relief to maintain continuity with the Voysey and Aycock properties. The Voysey project was rezoned to MU (Mixed Use) in conjunction with the City Center project rezoning, which did not include minimum lot size requirements.*

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

*Response: Not applicable.*

(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: Approval will not cause substantial detriment to the public good, if conditions are in place requiring architectural review and the engineered grid system along the travel paths.*

**CONCURRENCES**

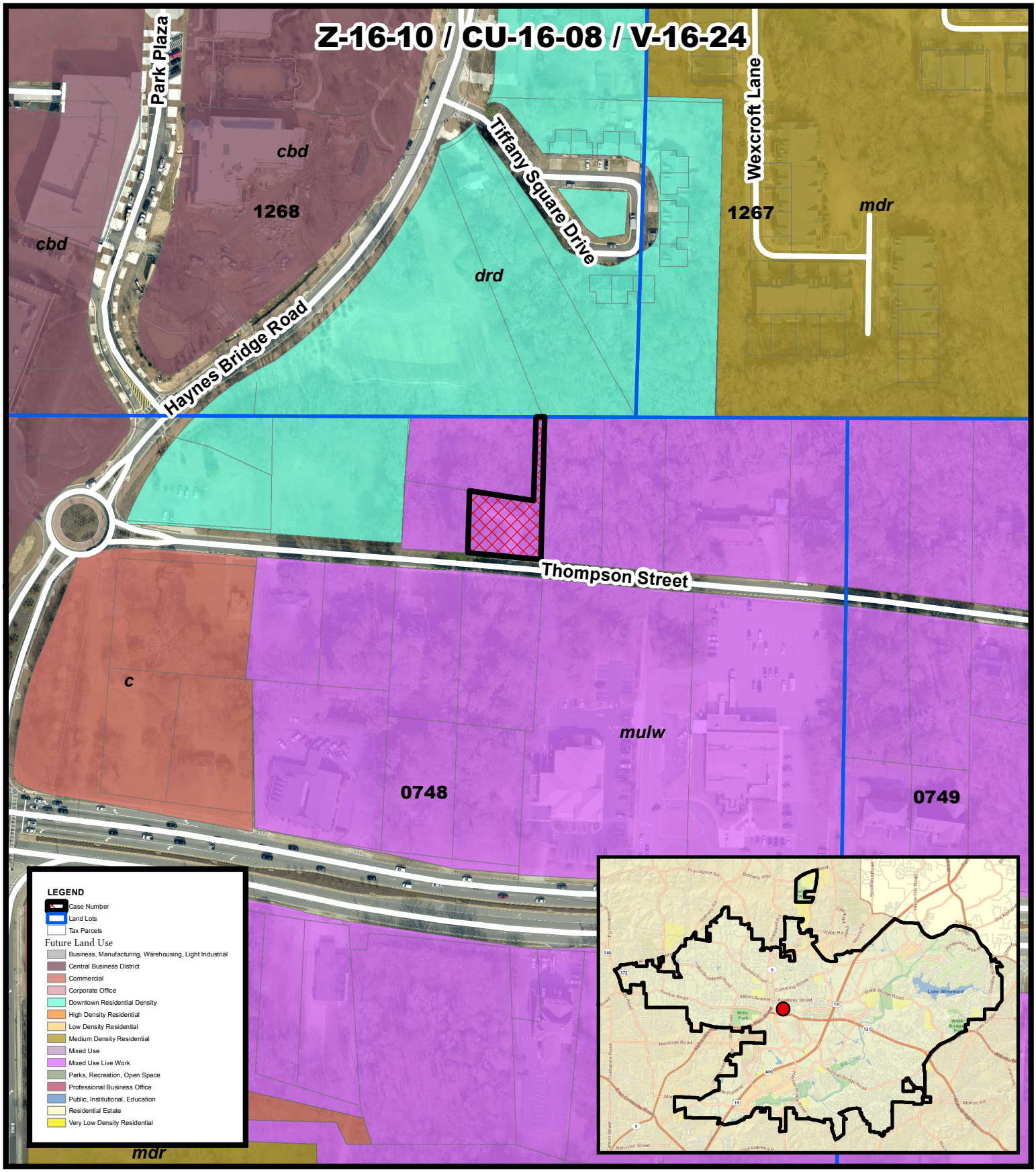
Staff has reviewed the application and is in general agreement with the requests for rezoning, conditional use and variances. The proposed rezoning to DT-LW is consistent with the vision in the Downtown Master Plan update and Comprehensive Land Use Plan designation of the subject property. Architectural and landscaping guidelines and conditions will ensure a quality development in Downtown Alpharetta. The proposed project will be developed in a similar manner to the Voysey project, including a multi-use trail connection from the 12' multi-use path along the City stream buffer to the Thompson Street sidewalk.

The Downtown Master Plan allows densities of up to eight (8) dwelling units per acre along Thompson Street and greater densities with approval of a conditional use. The applicant's request will allow for the property to be constructed as an extension of the Voysey/Aycock development. The overall density of all three (3) properties is just over eight (8) dwelling units per acre.

The request to reduce the minimum lot size is consistent with the minimum lots size approved for the Voysey/Aycock development. With regard to the variance for crushed stone, the internal streets and driveways will require yearly maintenance for grading and top dressing, which will be paid for by the Voysey HOA. Additionally, internal streets and driveways will be heavily screened from Thompson Street.

**CITIZEN PARTICIPATION PLAN**

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.




# 2030 Land Use
# Southerton
# 72 Thompson Street

**Z-16-10 / CU-16-08 / V-16-24**
**D/LL: 1/2/748**
**PC: 10/06/16**
**CC: 10/24/16**

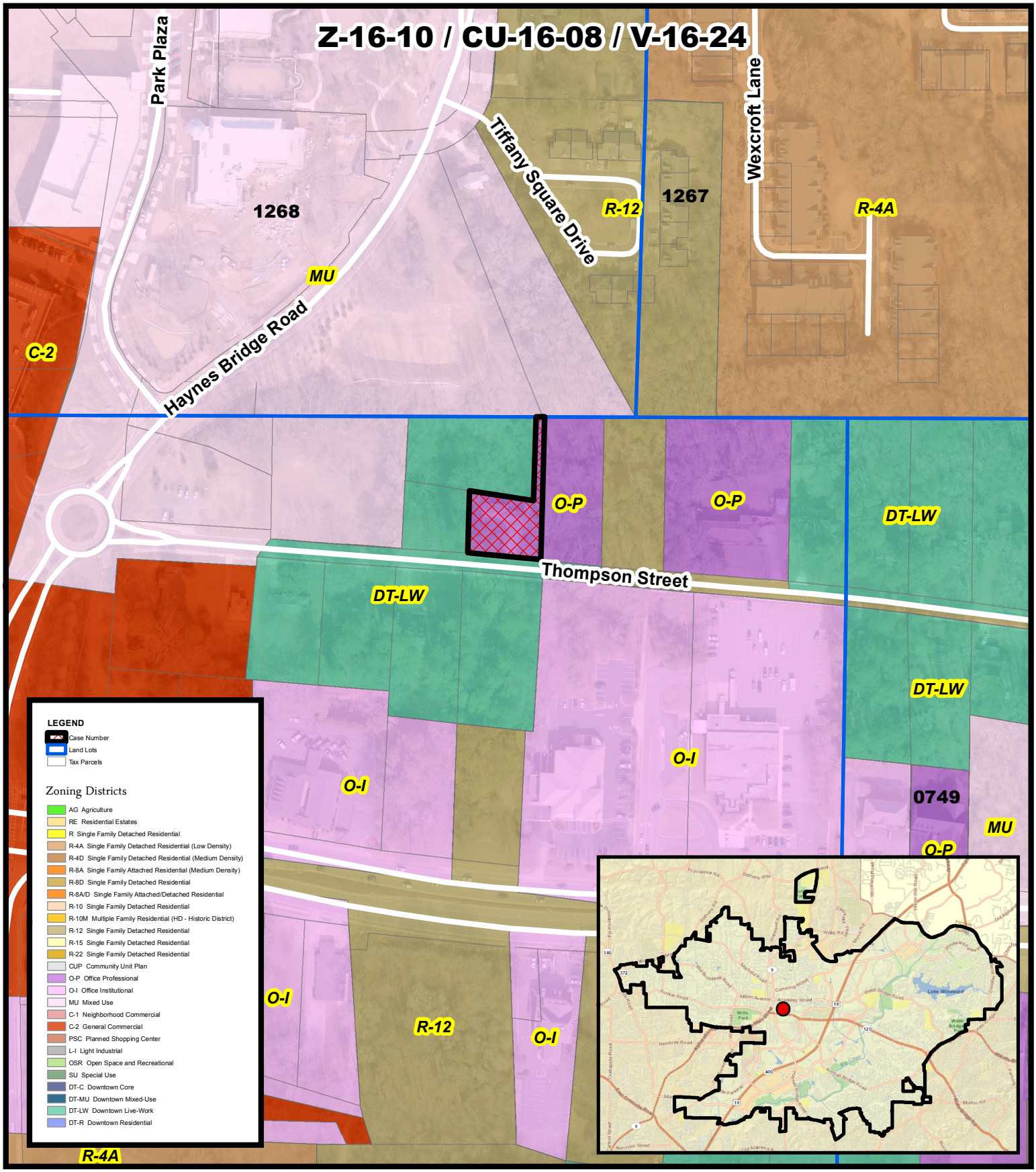
**Location Map Provided by:**
**Community Development - GIS**

# Aerial Map
# Southerton
# 72 Thompson Street

THE CITY OF ALPHARETTA GEORGIA

**Z-16-10 / CU-16-08 / V-16-24**
**D/LL: 1/2/748**
**PC: 10/06/16**
**CC: 10/24/16**

**Location Map Provided by:**
**Community Development - GIS**

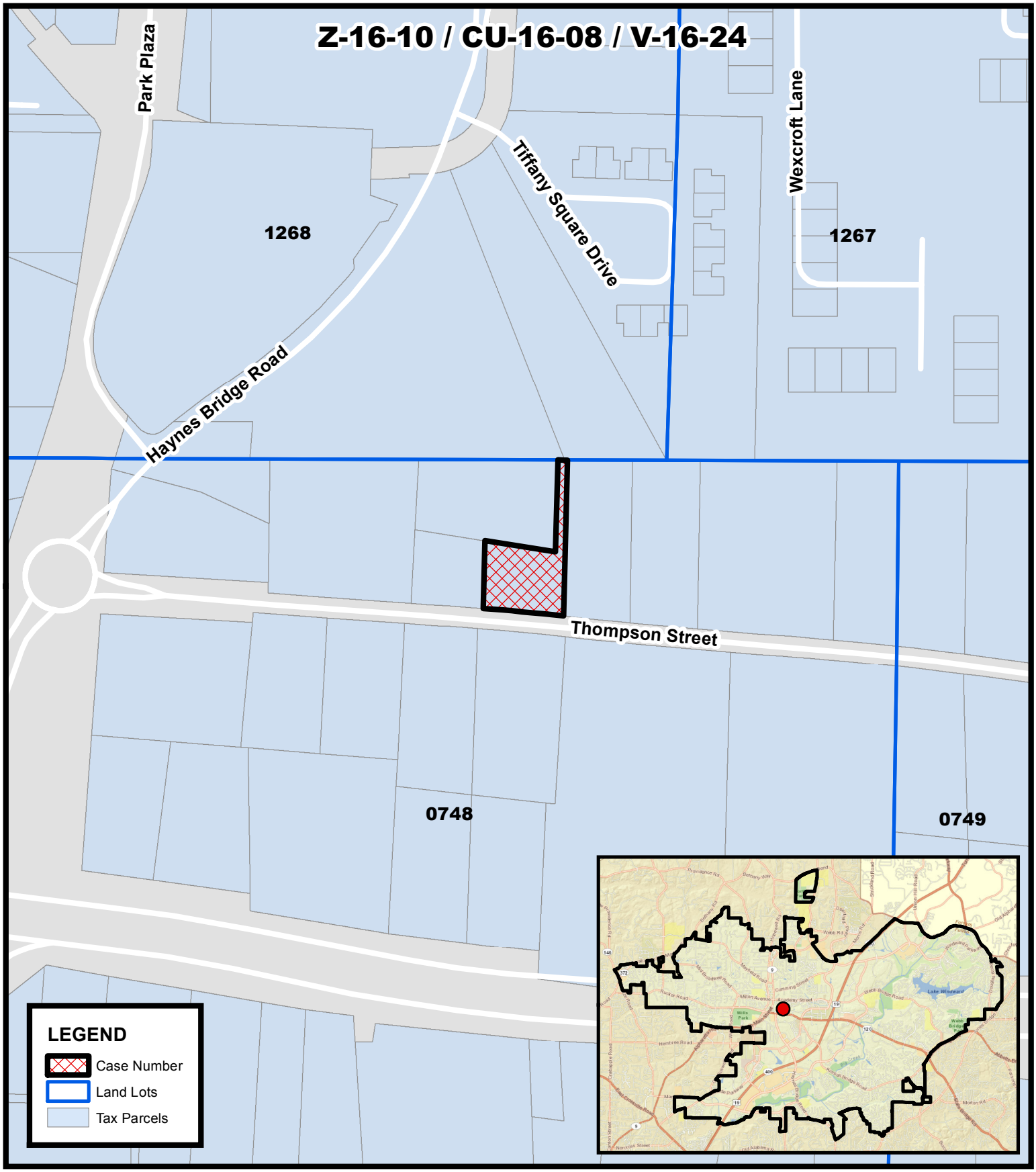



THE CITY OF ALPHARETTA GEORGIA

# Zoning Map
# Southerton
# 72 Thompson Street

**Z-16-10 / CU-16-08 / V-16-24**
**D/LL: 1/2/748**
**PC: 10/06/16**
**CC: 10/24/16**

**Location Map Provided by:**
**Community Development - GIS**




# Location Map
# Southerton
# 72 Thompson Street

**Z-16-10 / CU-16-08 / V-16-24**
**D/LL: 1/2/748**
**PC: 10/06/16**
**CC: 10/24/16**

**Location Map Provided by:**
**Community Development - GIS**

# Tree Inventory & Analysis

**Project:**

## 72 THOMPSON STREET

On-Site Evaluation Date (s):

JULY 22, 2016

Report Date:

JULY 24, 2016

**DESCRIPTION OF PROJECT SITE**

The subject property is 0.299 acres located at 72 Thompson street Alpharetta Georgia. There is a structure located on the property, with open areas and mixed hardwood spaced throughout the property.

**EVALUATION BASED ON**

Evaluation is based upon field observation and practical horticulture and arboriculture experience. No sub-grade or internal coring investigation was performed on the subject trees. Photos of damage or defect, are included (Exhibit A)

**CONDITION DEFINED**

**GOOD:** Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.

**FAIR:** Tree is in moderate health, but may have a minor pathogenic problem. Tree may have minor structural defects and may not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress.

**POOR:** 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 poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Some poor trees are in severe decline.

**NONSPECIMEN / DDH:** Tree is Poor, not of specimen quality per standards of jurisdictional code, Dead, Diseased and/or Hazardous per professional opinion of this Arborist.

**INVASIVE:** Trees that are non-indigenous to the Atlanta area, Piedmont region.

**HAZARDOUS:** Tree with uncorrectable 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.

**SPLIT:** Trunk splits into two trunks or is two trees growing together at a point of inclusive bark. See Arborist note last page of report.

**Tree #** 948 BOUNDARY TREE **Species** PINE **Size (DBH)** 26

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY IVY, HIGH CANOPY

**Tree #** 949 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 25

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY, HYDRANGEA VINE, HIGH CANOPY

**Tree #** 950 BOUNDARY TREE **Species** PINE **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** HYDRANGEA VINE, HIGH CANOPY

**Tree #** 951 **Species** PINE **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY, HIGH CANOPY

**Tree #** 952 BOUNDARY TREE **Species** OAK **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY, HIGH CANOPY

**Tree #** 953 **Species** PINE **Size (DBH)** 20

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY, HIGH CANOPY

**Tree #** 954 **Species** PINE **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** IVY, HIGH CANOPY

**Tree #** 955 **Species** PINE **Size (DBH)** 20

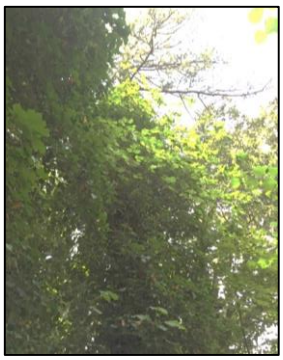
| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** HYDRANGEA VINE, HIGH CANOPY

**Tree #** 956 **Species** PINE **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** VINE, HIGH CANOPY



**Tree #** 957 LANDSCAPE TREE **Species** MAPLE **Size (DBH)** 5

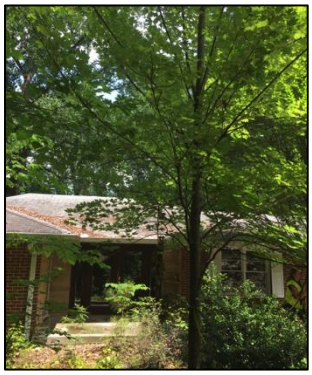
| GOOD ☑ | FAIR | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:**

**Tree #** 958 LANDSCAPE TREE **Species** MAPLE **Size (DBH)** 4

| GOOD ☑ | FAIR | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

## Notes:



**Tree #** 959 LANDSCAPE TREE **Species** ELM **Size (DBH)** 5

| GOOD ☑ | FAIR | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

## Notes:

**Tree #** 960 LANDSCAPE TREE **Species** ELM **Size (DBH)** 6

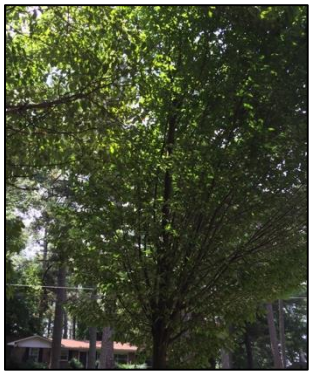
| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** WOODPECKER DAMAGE

**Tree #** 961 LANDSCAPE TREE **Species** ELM **Size (DBH)** 5

| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown ☑ | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

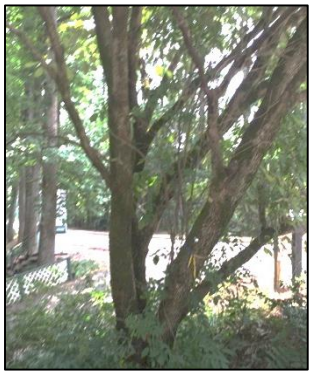
**Notes:**

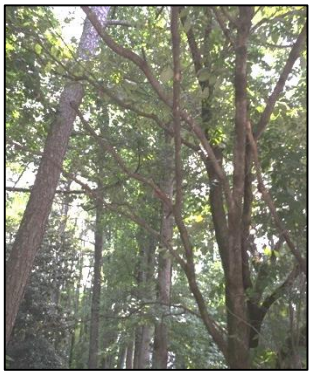


**Tree #** 962 **Species** DOGWOOD **Size (DBH)** 13

| GOOD | | FAIR | | POOR | | Non-Specimen/DDH | ☑ |
|---|---|---|---|---|---|---|---|
| **Canopy** | | | | **Trunk** | | | |
| Multi-Leaders | ☐ | Conk/Mushroom | ☐ | Weak Attachment | ☐ | Codominant | ☐ |
| Included Bark | ☐ | Open Wound | ☐ | Broken Branches | ☐ | Included Bark | ☐ |
| Decay | ☐ | Dead Branches | ☑ | Dead Branches | ☐ | Heartwood Decay | ☐ |
| Canker/Gall | ☐ | Unbalanced Crown | ☑ | Tip Dieback | ☐ | Canker/Gall | ☐ |
| **Roots/Sight Conditions** | | | | Lightning Damage | ☐ | Ooze | ☐ |
| Surface Roots | ☐ | Target | ☐ | Conk/Mushroom | ☐ | | ☐ |
| Root Decay | ☐ | Slope | ☐ | Open Wound | ☐ | | ☐ |

## Notes:





**Tree #** 963 **Species** POPLAR **Size (DBH)** 34

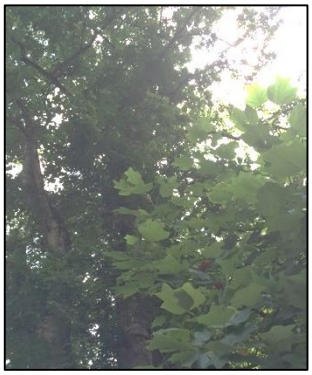
| GOOD | | FAIR | ☑ | POOR | | Non-Specimen/DDH | |
|---|---|---|---|---|---|---|---|
| **Canopy** | | | | **Trunk** | | | |
| Multi-Leaders | | Conk/Mushroom | | Weak Attachment | | Codominant | |
| Included Bark | | Open Wound | | Broken Branches | | Included Bark | |
| Decay | | Dead Branches | | Dead Branches | | Heartwood Decay | |
| Canker/Gall | | Unbalanced Crown | | Tip Dieback | | Canker/Gall | |
| **Roots/Sight Conditions** | | | | Lightning Damage | | Ooze | |
| Surface Roots | | Target | | Conk/Mushroom | | | |
| Root Decay | | Slope | | Open Wound | | | |

## Notes:

**Tree #** 964 **Species** POPLAR **Size (DBH)** 22

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** CODOMINANT IN FRONT



**Tree #** 965 **Species** POPLAR **Size (DBH)** 27

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches ☑ | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** CODOMINANT IN FRONT

**Tree #** 966 BOUNDARY TREE **Species** SWEET GUM **Size (DBH)** 20

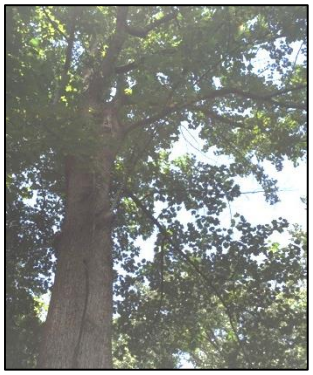
| GOOD | FAIR ☑ | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** OLD PRUNE AND GIRDLE STYLE WOUNDS - HEALED

**Tree #** 967 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 40

| GOOD ☑ | FAIR | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:**



**Tree #** 968 **Species** SWEET GUM **Size (DBH)** 25

| GOOD | ☐ | FAIR | ☑ | POOR | ☐ | Non-Specimen / DDH | ☐ |
|---|---|---|---|---|---|---|---|
| **Canopy** | | | | **Trunk** | | | |
| Multi-Leaders | ☐ | Conk/Mushroom | ☐ | Weak Attachment | ☐ | Codominant | ☐ |
| Included Bark | ☐ | Open Wound | ☐ | Broken Branches | ☐ | Included Bark | ☐ |
| Decay | ☐ | Dead Branches | ☐ | Dead Branches | ☐ | Heartwood Decay | ☐ |
| Canker/Gall | ☐ | Unbalanced Crown | ☑ | Tip Dieback | ☐ | Canker/Gall | ☐ |
| **Roots/Sight Conditions** | | | | Lightning Damage | ☐ | Ooze | ☐ |
| Surface Roots | ☐ | Target | ☐ | Conk/Mushroom | ☐ | | ☐ |
| Root Decay | ☐ | Slope | ☐ | Open Wound | ☐ | | ☐ |

**Notes:** IRREGULAR BRANCHING

**Tree #** 969 **Species** SWEET GUM **Size (DBH)** 27

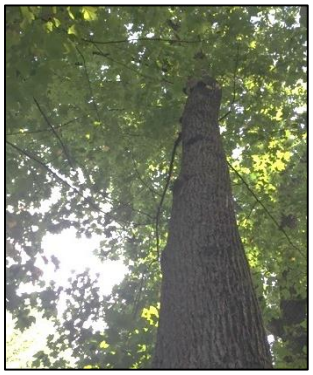
| GOOD | ☑ | FAIR | POOR | Non-Specimen / DDH |
|---|---|---|---|---|
| **Canopy** | | | **Trunk** | |
| Multi-Leaders | | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | | Open Wound | Broken Branches | Included Bark |
| Decay | | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | | Lightning Damage | Ooze |
| Surface Roots | | Target | Conk/Mushroom | |
| Root Decay | | Slope | Open Wound | |

**Notes:**

**Tree #** 970 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 20

| GOOD ☑ | FAIR | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

## Notes:



**Tree #** 971 **Species** PINE **Size (DBH)** 21

| GOOD | FAIR ☑ | POOR | Non-Specimen / DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown ☑ | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

## Notes:

**Tree #** 972 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 24

| GOOD ☑ | FAIR | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:**

**Tree #** 973 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 32

| GOOD ☑ | FAIR | POOR | Non-Specimen/DDH |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** ADJACENT TO EXISTING DRIVEWAY

**Tree #** 974 BOUNDARY TREE **Species** PINE **Size (DBH)** 21

| GOOD | ☐ | FAIR | ☐ | POOR | ☐ | Non-Specimen / DDH | ☑ |
|---|---|---|---|---|---|---|---|
| **Canopy** | | | | **Trunk** | | | |
| Multi-Leaders | ☐ | Conk/Mushroom | ☐ | Weak Attachment | ☐ | Codominant | ☐ |
| Included Bark | ☐ | Open Wound | ☐ | Broken Branches | ☐ | Included Bark | ☐ |
| Decay | ☐ | Dead Branches | ☐ | Dead Branches | ☐ | Heartwood Decay | ☐ |
| Canker/Gall | ☐ | Unbalanced Crown | ☐ | Tip Dieback | ☐ | Canker/Gall | ☐ |
| **Roots/Sight Conditions** | | | | Lightning Damage | ☐ | Ooze | ☐ |
| Surface Roots | ☐ | Target | ☑ | Conk/Mushroom | ☐ | | ☐ |
| Root Decay | ☐ | Slope | ☐ | Open Wound | ☐ | | ☐ |

**Notes:** LEAN, WALL AGAINST BASE OF TREE

**Tree #** 975 BOUNDARY TREE **Species** PINE **Size (DBH)** 28

| GOOD | ☐ | FAIR | ☑ | POOR | ☐ | Non-Specimen / DDH | ☐ |
|---|---|---|---|---|---|---|---|
| **Canopy** | | | | **Trunk** | | | |
| Multi-Leaders | ☐ | Conk/Mushroom | ☐ | Weak Attachment | ☐ | Codominant | ☐ |
| Included Bark | ☐ | Open Wound | ☐ | Broken Branches | ☐ | Included Bark | ☐ |
| Decay | ☐ | Dead Branches | ☐ | Dead Branches | ☐ | Heartwood Decay | ☐ |
| Canker/Gall | ☐ | Unbalanced Crown | ☐ | Tip Dieback | ☐ | Canker/Gall | ☐ |
| **Roots/Sight Conditions** | | | | Lightning Damage | ☐ | Ooze | ☐ |
| Surface Roots | ☐ | Target | ☐ | Conk/Mushroom | ☐ | | ☐ |
| Root Decay | ☐ | Slope | ☐ | Open Wound | ☐ | | ☐ |

**Notes:** VERY HIGH CANOPY, WALL AGAINST BASE

**Tree #** 976 BOUNDARY TREE **Species** POPLAR **Size (DBH)** 25

| GOOD | FAIR | POOR | Non-Specimen / DDH ☑ |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders | Conk/Mushroom | Weak Attachment | Codominant |
| Included Bark | Open Wound | Broken Branches | Included Bark |
| Decay | Dead Branches | Dead Branches | Heartwood Decay |
| Canker/Gall | Unbalanced Crown | Tip Dieback | Canker/Gall |
| **Roots/Sight Conditions** | | Lightning Damage | Ooze |
| Surface Roots | Target | Conk/Mushroom | |
| Root Decay | Slope | Open Wound | |

**Notes:** WATER SPROUTS, WOODPECKER DAMAGE

**Tree #** **Species** **Size (DBH)**

| GOOD ☐ | FAIR ☐ | POOR ☐ | Non-Specimen / DDH ☐ |
|---|---|---|---|
| **Canopy** | | **Trunk** | |
| Multi-Leaders ☐ | Conk/Mushroom ☐ | Weak Attachment ☐ | Codominant ☐ |
| Included Bark ☐ | Open Wound ☐ | Broken Branches ☐ | Included Bark ☐ |
| Decay ☐ | Dead Branches ☐ | Dead Branches ☐ | Heartwood Decay ☐ |
| Canker/Gall ☐ | Unbalanced Crown ☐ | Tip Dieback ☐ | Canker/Gall ☐ |
| **Roots/Sight Conditions** | | Lightning Damage ☐ | Ooze ☐ |
| Surface Roots ☐ | Target ☐ | Conk/Mushroom ☐ | ☐ |
| Root Decay ☐ | Slope ☐ | Open Wound ☐ | ☐ |

**Notes:**

LEFT BLANK INTENTIONALLY

Analysis prepared by:

E. Tyrone Casteel, ISA Certified Arborist
Certificate Number: SO-5646A
Mondo Land Planning + Design, LLC

Warranty Disclaimer:

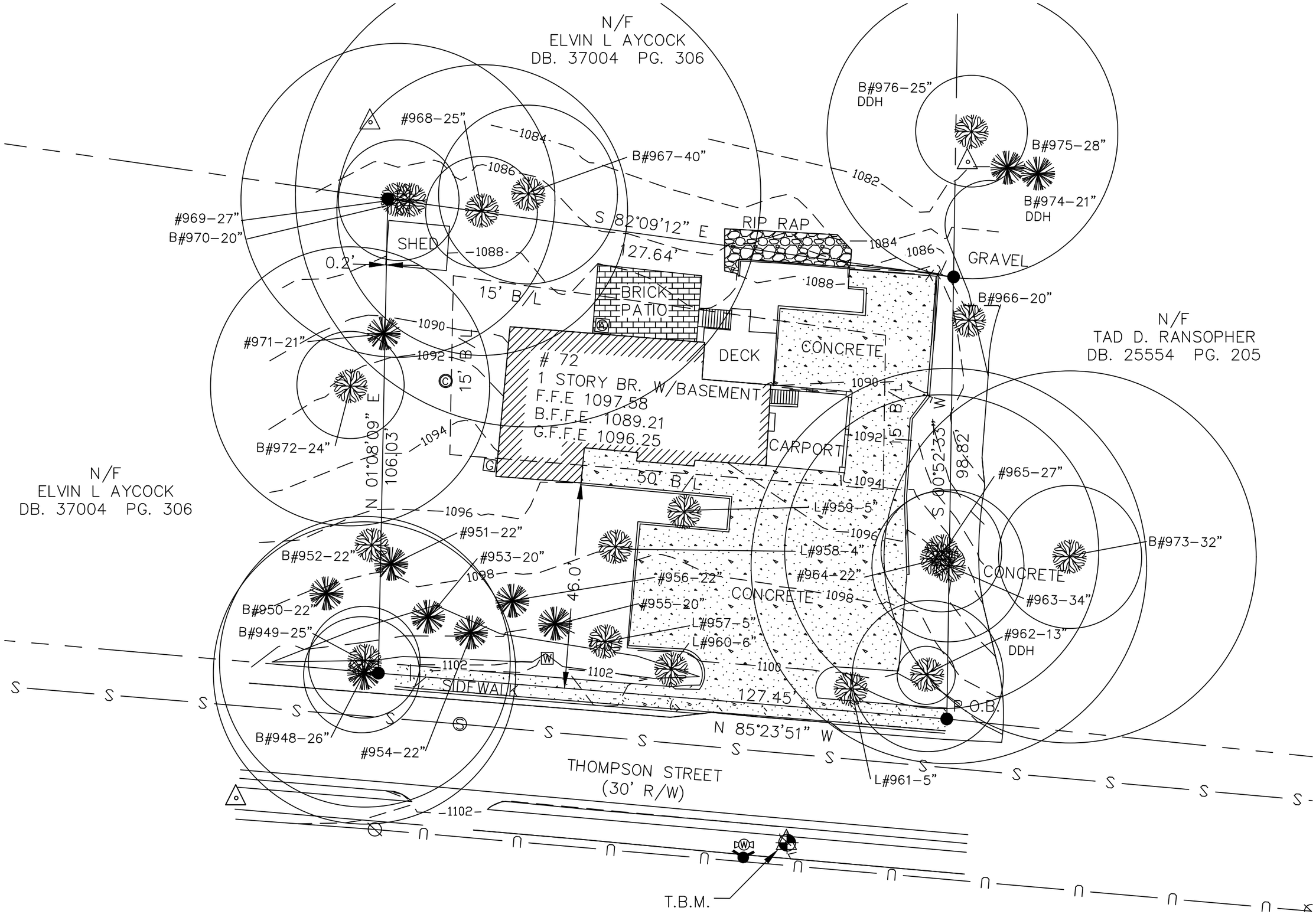
No warranties expressed or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER'S sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees having multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and the separate trunks become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will eventually cause decay. In this case these trees become increasingly hazardous and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to: Birch, Wax Myrtle, Red Bud, Dogwood, Holly, Cedar, Sourwood, small Magnolia, Red Bay and Live Oak. Said are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically grow to a large enough size to become an increased hazard.

**Reference: Sinclar, Wayne A., 1936. Diseases of Trees and Shrubs/ Wayne A. Sinclair and Howard H. Lyon. - 2nd ed. Published 2005**



N/F
ELVIN L AYCOCK
DB. 37004 PG. 306
N/F
TAD D. RANSOPHER
DB. 25554 PG. 205
N/F
ELVIN L AYCOCK
DB. 37004 PG. 306
#968-25"
B#967-40"
#969-27"
B#970-20"
SHED
0.2'
S 82°09'12" E
127.64'
RIP RAP
B#976-25"
DDH
B#975-28"
B#974-21"
DDH
GRAVEL
B#966-20"
15' B/L
BRICK
PATIO
DECK
CONCRETE
#971-21"
# 72
1 STORY BR. W/BASEMENT
F.F.E 1097.58
B.F.F.E. 1089.21
G.F.F.E 1096.25
CARPORT
B#972-24"
N 01°08'09" E
106.03'
50' B/L
S 00°52'33" W
98.82'
#965-27"
L#959-5"
L#958-4"
#964-22"
#951-22"
B#952-22"
#953-20"
#956-22"
#955-20"
L#957-5"
L#960-6"
CONCRETE
B#973-32"
#963-34"
#962-13"
DDH
B#950-22"
B#949-25"
46.0'
SIDEWALK
127.45'
P.O.B.
N 85°23'51" W
B#948-26"
#954-22"
L#961-5"
THOMPSON STREET
(30' R/W)
T.B.M.

MP-16-13/Z-16-11/CU-16-19/V-16-25
SOUTHERTON/72 THOMPSON ST

8/12/16

# 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: Stephanie Southerton Telephone: 770-639-0567

Address: 641 North Ave. NE Suite:

City Atlanta State: GA Zip: 30308 Fax:

Mobile Tel: 770-639-0567 Email: SSOutherton@bellsouth.net

### Subject Property Information:

Address: 72 Thompson Street Current Zoning:

District: 1ST Section: 2 of City of Alpharetta. Land Lot: 748 Parcel ID:

Proposed Zoning: D.T.C.W. Current Use: Commercial/residential

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

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

# APPLICANT REQUEST AND INTENT

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

We build 3 single family detached homes.

Applicant's Request (Please itemize the proposal):

(1) rezone to DTLW and divide into 3
(2) individual parcels for 3 single family detached homes
(3) update variance
(4) lot size reduction to accomdate 3 homes on .99 acres

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

Enhance downtown Alpharetta as well as enhance Thompson Street.

MP-16-13/Z-16-11/CU-16-19/V-16-25

8/12/16

# PROPERTY OWNER AUTHORIZATION

SOUTHERTON/72 THOMPSON ST need to move it

Property Owner Information:

Contact Name: Stephanie Southerton Telephone: 770-639-0567

Address: 641 North Ave NE Suite: 3401

City Atlanta State: GA Zip: 30308

Authorization:

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

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

- ☐ Annexation
- ☑ Rezoning
- ☑ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☑ Conditional Use
- ☐ Master Plan
- ☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: Stephanie Southerton Telephone: 770-639-0567

Address: 641 ~~GA~~ North Ave. Suite: 3401

City Atlanta State: GA Zip: 30308

So Sworn and Attested:

Owner Signature: Stephanie Southerton Date: 7/7/16

Notary:

Notary Signature: Margaret K Evans Date: 7/7/16

Notary Public, Cherokee County, Georgia
My Commission Expires: December 19th 2019

# 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: N/A

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: Stephanie Southerton Date: 8/10/16

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

New construction will continue the enhancement of Thompson Street

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

Will raise property value + generate more tax dollars for Alpharetta.

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

- Needs to be divided into 3 parcels instead of the current 1 parcel.
- needs rezoning - applying for variance
- conditional use update

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

minimal, we would rear load.

Extending to the Alley that is being built by Hedgewood + add onto Mr. Aycock.

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

Generate tax dollars to schools + use of local utilities companies. Further helping Alpharetta generate income

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

Proposal would be more condusive to Alpharetta's Comprehensive plan. than ~~the proposed state~~ current state of existing property.

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

Thompson Sheet is currently improving it's condition and our proposed will continue improvement.

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.

**I am requesting to rezone 72 Thompson to DTLW. As it stands now this address will be an eyesore to the upcoming plans for this street, the plans for Hedgewood properties to enhance and continue to add to all of the progress the city of Alpharetta envision. That is why, in collaboration with Hedgewwod I wish to rezone to have 3 single family homes, that will rear load extending the alley that will be built by Hedgewood and Aycock properties. I will extend that alley if allowed, using crushed stone for the driveways. Hedgewood properties will be building these homes with the integrity and upscale design they are well known for.**

Thank you for your Consideratiion.

# BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

THERE ARE NO EXCEPTIONAL CONDITIONS PERTAINING TO THIS PROPERTY RELATED TO ITS SIZE, SHAPE OR TOPOGRAPHY

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

NO HARDSHIP WOULD BE CREATED BY APPLICATION OF THE ZONING CODE STANDARD

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

THERE ARE NO CONDITIONS PECULIAR TO THIS PROPERTY

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.

TO THE CONTRARY, RELIEF WOULD CONTRIBUTE GREATLY TO THE CITY OF ALPHARETTA DOWNTOWN MASTER PLAN OF A WALKABLE LIVE/WORK COMMUNITY

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.

The property is currently zoned OP, with a brick 50 yr old home converted into a medical office. The Alpharetta downtown master plan envisions Thompson St. to be a tasteful, walkable mixed use corridor capable of joining Avalon and downtown. This rezoning will allow this property to meet these expectations by providing 3 beautiful homes built by Hedgewood. The homes will be designed with enviable landscaping blended with Hedgewood signature street frontage porches/balconies with rear loading.

# 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

☒ 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

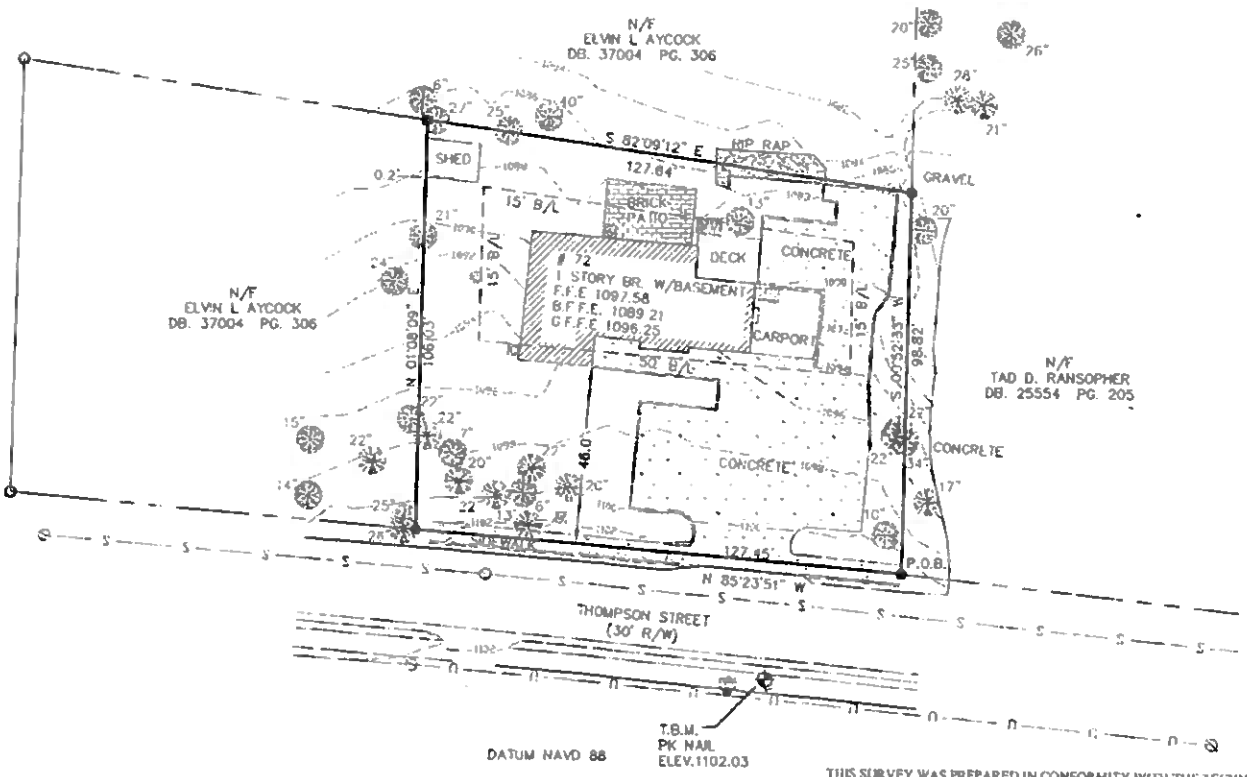
☒ No

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

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- CATCH BASIN
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL BOX
- SIGN
- -W- WATER LINE
- -U- OVERHEAD UTILITY LINE
- -S- SEWER LINE
- -G- GAS LINE
- -C- CABLE LINE
- -T- TELEPHONE LINE
- -X- FENCE LINE
- -920- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- HARDWOOD TREE




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

GRID NORTH
GEORGIA WEST ZONE
NAD 1983
SCALE: 1"=30'

# BOUNDARY, TREE, TOPOGRAPHIC, SURVEY

PREPARED FOR: STEPHANIE SOUTHERTON
LAND LOT 748 , 1ST DISTRICT
2ND SECTION, CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA - 04/22/16

GEORGIA
No. 2294
LAND SURVEYOR
BEN E. BUTTERWORTH
4/22/16

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2016 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.299 ACRES / 13,004 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 54828 , PAGE 422 ,
FIELDWORK PERFORMED ON 04/07/16

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,234 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,516 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone, inc.
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 771-3772 (919) 961-0976

GRAPHIC SCALE - IN FEET
15 0 30 60

PROJECT
1711401

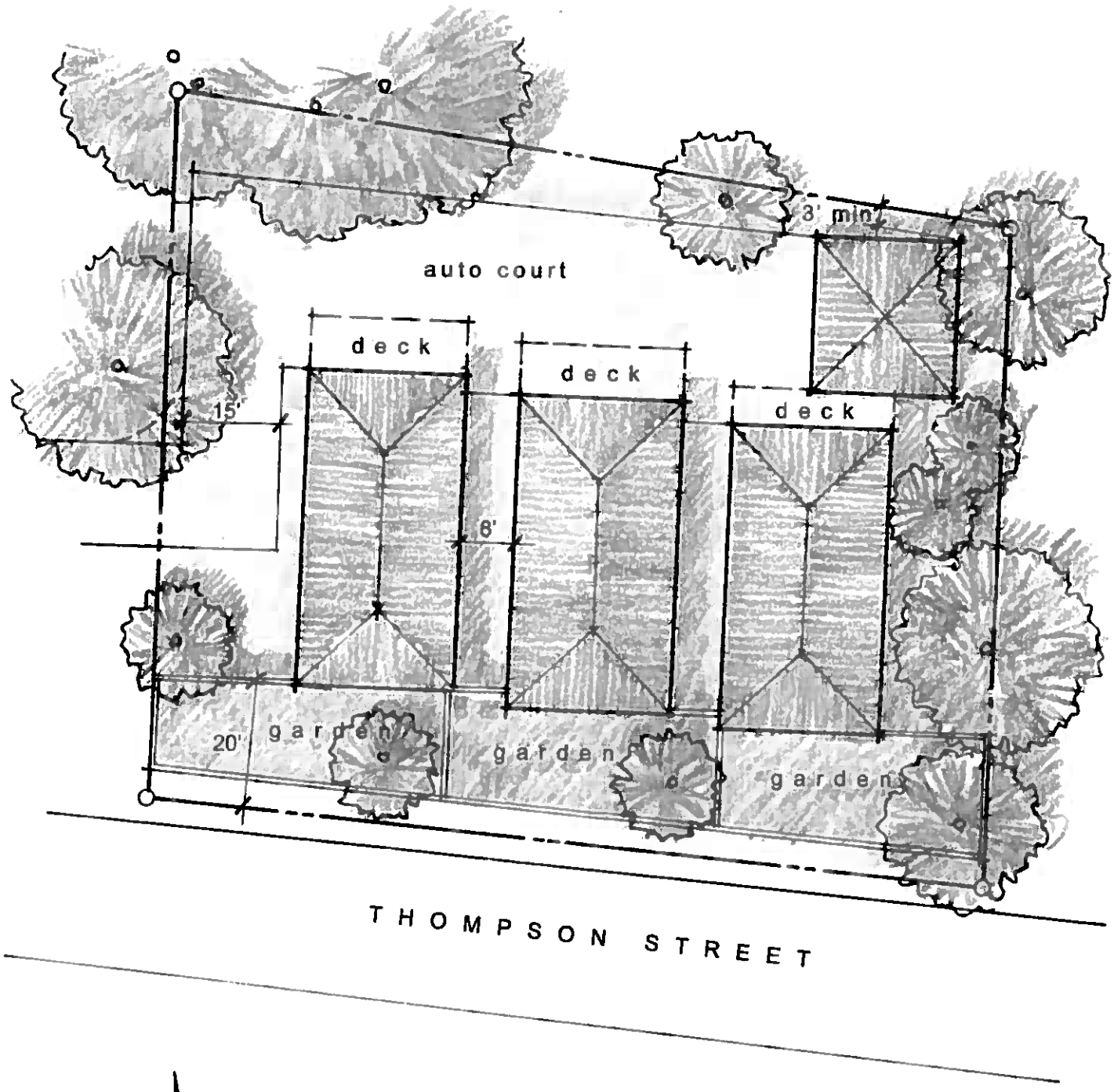
SHEET
1 OF 1

# LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748, 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR SET ON THE NORTHERLY RIGHT OF WAY OF THOMPSON STREET, 551.93 FEET FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF HAYNES BRIDGE ROAD, FORMERLY KNOWN AS BROOKE STREET, WITH THE NORTHERLY RIGHT OF WAY OF THOMPSON STREET, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 01 DEGREES 08 MINUTES 09 SECONDS EAST 106.03 FEET ALONG A LINE COMMON TO PROPERTY NOW OR FORMERLY OWNED BY ELVIN AYCOCK TO A ½ INCH REBAR SET; THENCE CONTINUING ALONG PROPERTY NOW OR FORMERLY OWNED BY ELVIN AYCOCK SOUTH 82 DEGREES 09 MINUTES 12 SECONDS E 127.64 FEET TO A ½ INCH REBAR SET; THENCE ALONG A LINE COMMON TO LANDS OWNED BY TAD RANSOPHER SOUTH 00 DEGREES 52 MINUTES 33 SECONDS WEST 98.82 FEET TO A ½ INCH REBAR SET ON THE NORTHERLY RIGHT OF WAY OF THOMPSON STREET; THENCE NORTH 85 DEGREES 23 MINUTES 51 SECONDS WEST 127.45 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.299 ACRES OF LAND.




CONCEPTUAL SITE PLAN

# 72 Thompson St.

HEDGEWOOD

JULY 21, 2016

N

0 10 20 40 60

# 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.

No responses

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: _____

Print Form

# 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: Stephanie Southerton Telephone: 770-639-0567.

*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 list |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

- [x] Letter
- [ ] 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.

personal email / telephone

ACADEMY PARK NEIGHBORHOOD ASSN INC
Or Current Property Owner
P O BOX 87363
ATLANTA GA 30337

ANDRADE DANIEL J & KANDICE M
Or Current Property Owner
4003 TIFFANY SQUARE
ALPHARETTA GA 30004

AYCOCK ELVIN L
Or Current Property Owner
185 THOMPSON ST
ALPHARETTA GA 30004

BENNETT JOE T
Or Current Property Owner
4002 TIFFANY SQUARE
ALPHARETTA GA 30201

BLACKWELL BERT L & JOYCE
Or Current Property Owner
71 THOMPSON ST
ALPHARETTA GA 30004 1723

BUCKLEY KERRY M TR
Or Current Property Owner
1985 SOUTHERS CIR
SUWANEE GA 30024

BURGAMY SCOTT E & BURGAMY REBECCA L
Or Current Property Owner
1011 FOUNTAIN GLEN DR
LAWRENCEVILLE GA 30043

CHANDLER ALLYSON B
Or Current Property Owner
4006 TIFFANY SQ
ALPHARETTA GA 30009

COCHRAN KATIE N & GAUT MARY N E
Or Current Property Owner
51 THOMPSON ST
ALPHARETTA GA 30004

COCHRAN KATY N & MELVIN D
Or Current Property Owner
61 THOMPSON ST
ALPHARETTA GA 30004

DREYFUS PROPERTIES L L C
Or Current Property Owner
6094 ODELL ST
CUMMING GA 30040

EATON JOANNE
Or Current Property Owner
12526 WEXCROFT LN
ALPHARETTA GA 30004

EICKHOFF ROBERT W & NIKKI C
Or Current Property Owner
12513 WEXCROFT LANE
ALPHARETTA GA 30009

FOOS JOSEPH F FOOS MARILYN W
Or Current Property Owner
P O BOX 1313
ALPHARETTA GA 30009

FULTON COUNTY GEORGIA
Or Current Property Owner
141 PRYOR ST
ATLANTA GA 30303

GREEN RESIDENTIAL LLC
Or Current Property Owner
2660 GRASSVIEW DR
ALPHARETTA GA 30004

HOM LLC
Or Current Property Owner
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

JONES KEITH A & JILL A
Or Current Property Owner
122 THOMPSON ST
ALPHARETTA GA 30004

MC KNIGHT CAROLYN S
Or Current Property Owner
4040 DUNAGAN RD
GAINESVILLE GA 30507 8089

MELROSE RICHARD MELROSE BEVERLEY DAWN
Or Current Property Owner
12522 WEXCROFT LN
ALPHARETTA GA 30009 8761

MORGAN REBECCA
Or Current Property Owner
4005 TIFFANY SQ
ALPHARETTA GA 30009

MOSS LESLIE MOSS RHONDA
Or Current Property Owner
112 THOMPSON ST
ALPHARETTA GA 30004

NOEL DIANE H
Or Current Property Owner
911 KINGHORN DR NW
KENNESAW GA 30152

NOEL RAYMOND E
Or Current Property Owner
911 KINGHORN DR NW
KENNESAW GA 30152

RANSOPHER TAD D
Or Current Property Owner
82 THOMPSON ST
ALPHARETTA GA 30004

ROBERT M STEVENS LIVING TRUST THE
Or Current Property Owner
12511 WEXCROFT LANE
ALPHARETTA GA 30009

RODDY JOSEPH H & KIMBERLY A
Or Current Property Owner
284 CANTON ST
ALPHARETTA GA 30004 1339

RONALD D & LINDA J COLEMAN TRUST AGREEMENT THE
Or Current Property Owner
514 WHITE PELICAN CIR
VERO BEACH FL 32963

SCOTT ROBERT J & SCOTT NANCY H
Or Current Property Owner
12524 WEXCROFT LANE
ALPHARETTA GA 30009

SPURLOCK SHERI R
Or Current Property Owner
4004 TIFFANY SQUARE DR
ALPHARETTA GA 30201

SPURLOCK SHERI RENEE
Or Current Property Owner
4008 TIFFANY SQUARE DR
ALPHARETTA GA 30009

STATE BANK & TRUST COMPANY
Or Current Property Owner
4219 FORSYTH RD
MACON GA 31208

STATURE PROPERTIES LLC
Or Current Property Owner
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

SULLIVAN BEVERLY A
Or Current Property Owner
138 MOSSLAND DR
PERRY GA 31069 9213

TIFFANY SQUARE HOMEOWNERS ASSOC INC
Or Current Property Owner
4004 TIFFANY SQ
ALPHARETTA GA 30009 3768

TORTORELLO MICHAEL F
Or Current Property Owner
12515 WEXCROFT LN
ALPHARETTA GA 30009

UNITED STATES POSTAL SERVICE
Or Current Property Owner
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043 8153

VELASQUEZ BEATRIZ
Or Current Property Owner
4011 TIFFANY SQUARE
ALPHARETTA GA 30004

# City Council Meeting and Public Hearing
# STAFF REPORT

Submitting Department: Public Works
Submitted By: Jill Bazinet
Meeting Date: October 24, 2016

**I. AGENDA ITEM TITLE:** DESIGN SERVICES - WATER QUALITY AND BACTERIA SOURCE TRACKING STUDY FOR FOE KILLER CREEK

**II. RECOMMENDATION:**

Please approve Tetra Tech,Inc.'s proposal in the amount of $61,486.00 for professional services necessary to perform the Water Quality and Bacteria Source Tracking Study of Foe Killer Creek and Wills Park 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: $61,486.00
APPROPRIATIONS:

| ACCOUNT TITLE/NUMBER | DOLLAR AMOUNT |
|---|---|
| Stormwater Studies (Recurring) / 30141100-541430-C1503 | $60,090.00 |
| Wills Park Quality Improvement / 30261150-541430-C1521 | $1,396.00 |

EXTERNAL FUNDING SOURCES:

| ACCOUNT TITLE/NUMBER | DOLLAR AMOUNT |
|---|---|
| - | $0.00 |
| - | $0.00 |

**IV. REPORT IN BRIEF:**

Foe Killer Creek extends approximately seven miles from its headwaters downstream to the confluence with Big Creek. Its watershed area is approximately 12 square miles and consists predominately of residential and commercial land use with a small percentage of agricultural and open space land tracts. In general, half of the watershed is in the City of Alpharetta and half is located in the City of Roswell. Foe Killer Creek is listed as an impaired stream segment on the Georgia Environmental Protection Division (EPD) 303(d) list for fecal coliform and biota-f for its entire 7-mile reach.

This project will include completion of a Bacteria Source Tracking (BST) in Foe Killer Creek and a baseline fecal and sediment analysis of Wills Park. These projects were identified in the Watershed Improvement Plan for Foe Killer Creek.

The BST will include sampling at 5 sites for one year to help identify the sources of fecal bacteria. This will help to focus future watershed improvement projects on the correct source of contamination. The current National Pollutant Discharge Ellimination System Municipal Separate Storm Sewer System (NPDES MS4) permit requires the city to perform trend analyses on the required water quality sampling so that we can review our efforts and focus on viable solutions. BST sample analysis requires specialized laboratory equipment not available in the Alpharetta water quality laboratory. BST sampling is not new to the city. BST sampling is currently occuring in the Long Indian Creek watershed. Preliminary results from that study point toward canine waste as the most prominent source of fecal bacteria.

In conjuction with the BST analysis, the Wills Park fecal and sediment analysis will provide us with the data to evaluate the effectiveness of future improvements (currently in design) in Wills Park. This project will include sampling at nine sites for one year to show a baseline. The Georgia Environmental Protection Division looks

for baseline sampling and post testing when evaluating project for grants. Once the projects are constructed and post testing is completed, the city can also use this data to determine the effectiveness of these project types.

The three On-Call Engineering Services contracted firms were invited to provide cost proposals for the water quality sampling and analysis. Proposals were submitted by all three firms on September 16, 2016.

Tetra Tech, Inc. $61,486.00
Pond & Company $73,750.00
AECOM $139,290.00

Based on the pricing, staff recommends award of Water Quality and Bacteria Source Tracking Study of Foe Killer Creek and Wills Park to Tetra Tech, Inc.

## V. ALTERNATIVES:

## VI. ATTACHMENTS:

Tetra Tech Proposal

# City Council Meeting and Public Hearing
# STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: October 24, 2016

---

**I. AGENDA ITEM TITLE:** APPROVAL OF THE RELEASE OF AN INDICATION OF INTEREST TO SOLICIT POTENTIAL PUBLIC/PRIVATE PARTNERSHIP IN THE DEVELOPMENT OF A PERFORMING ARTS CENTER.

**II. RECOMMENDATION:**

Please approve the release of an Indication of Interest to solicit potential public/private partnership in the development of a Performing Arts Center.

**III. REPORT IN BRIEF:**

The City of Alpharetta, with the support of the Alpharetta Convention and Visitors Bureau (ACVB), engaged the firm of Johnson Consulting to study the market and feasibility of developing a Performing Arts Center in Alpharetta. Based on this study and discussions with the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the development of a Performing Arts Center.

Attached is a draft of an Indication of Interest to solicit such potential partnership.

**IV. ALTERNATIVES:**

**V. ATTACHMENTS:**

Performing Arts Center Indication of Interest Draft

**CITY OF ALPHARETTA**
**INDICATION OF INTEREST (IOI)**
**(THIS IS NOT AN ORDER)**

**Finance Department**
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

**IOI TITLE:** **PERFORMING ARTS CENTER INDICATION OF INTEREST**

**IOI #:** **17-1008**

**IOI RESPONSE DUE DATE/TIME:**

**IOI ISSUE DATE:**

**NUMBER OF PAGES:**

## CONTACT INFORMATION

**Procurement Agent and IOI Contact:** Debora Westbrook

City of Alpharetta
Finance Department
Budget & Procurement Team
2 Park Plaza
Alpharetta, GA 30009

Phone: 678-297-6052
FAX: 678-297-6093
Email: purchasing@alpharetta.ga.us
Website: https://www.ebidexchange.com/alpharetta

**INSTRUCTIONS TO CONTRACTORS** CITY HALL HOURS OF OPERATION FOR RECEIPT OF DELIVERIES: MON-THURS 8:30 AM – 5:00 PM; FRI 8:30 AM – 4:30 PM

**RETURN SEALED INDICATION OF INTEREST TO:**

CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

**EXTERIOR OF SEALED ENVELOPE/PACKAGE MUST NOTE:**

Offeror's Name and Address
IOI Title & Number as noted on top of this page
IOI Due Date & Time as noted on top of this page
(or as may be changed by Official Written Addendum)

**SPECIAL INSTRUCTIONS:**

**THIS PAGE MUST BE COMPETED, SIGNED, AND RETURNED WITH EACH RESPONSE**

By signing and returning this form with an Indication of Interest, the authorized signer and represented firm have read, understand, and agree to information within this IOI:

Firm/Contractor Name:

Firm/Contractor Mailing Address:

Firm/Contractor Phone Number(s):

Firm/Contractor FAX Number(s):

Email Address for Contractor's Contact:

Authorized Contractor Signature:

Printed Name of Signer:

Contractor Federal I.D. Number:

Contractor DUNS Number:

DRAFT

# TABLE OF CONTENTS

**TABLE OF CONTENTS** ..... **2**
**SCHEDULE OF EVENTS** ..... **4**
**PROJECT OVERVIEW** ..... **5**
**SECTION 1: IOI INSTRUCTIONS** ..... **6**
1.0 SINGLE POINT OF CONTACT ..... 6
1.1 REQUIRED REVIEW ..... 6
*1.1.1 Review IOI* ..... *6*
*1.1.2 Addenda* ..... *6*
*1.1.3 Form of Questions* ..... *6*
*1.1.4 City's Answers* ..... *6*
1.2 (SECTION NOT USED) ..... 7
1.3 SUBMITTING A SEALED INDICATION OF INTEREST (IOI) ..... 7
*1.3.1 Failure to Comply with Instructions* ..... *7*
*1.3.2 Standard Forms* ..... *7*
*1.3.3 Standard Contract* ..... *7*
*1.3.4 Offeror's Signature* ..... *7*
*1.3.5 Organization of Indications of Interest* ..... *7*
*1.3.6 Late Submissions, Withdrawals, and Corrections* ..... *7*
1.4 COST OF PREPARING AN IOI ..... 8
*1.4.1 City Not Responsible for Preparation Costs* ..... *8*
*1.4.2 All Timely Submitted Materials Become City Property* ..... *8*
1.5 ACCESSING PROCUREMENT OPPORTUNITIES AND VENDOR REGISTRATION ..... 8
*1.5.1 Accessing Procurement Opportunities Online:* ..... *8*
*1.5.2 Vendor Registration:* ..... *8*
**SECTION 2: IOI RECEIPT AND EVALUATION PROCESS** ..... **8**
2.0 AUTHORITY ..... 8
2.1 RECEIPT OF IOIS AND PUBLIC INSPECTION ..... 9
*2.1.1 Public Information* ..... *9*
*2.1.2 Procurement Agent's Review of IOIs* ..... *9*
2.2 CLASSIFICATION AND EVALUATION OF IOIS ..... 9
*2.2.1 Initial Classification of IOIs as Responsive or Nonresponsive* ..... *9*
*2.2.2 Evaluation of IOIs* ..... *10*
*2.2.3 Completeness of IOIs* ..... *10*
*2.2.4 Opportunity for Interview* ..... *10*
*2.2.5 Evaluation Committee Recommendation for Award or Shortlisted Offeror List* ..... *10*
2.3 CITY'S RIGHTS RESERVED ..... 10
**SECTION 3: INDICATION OF INTEREST (IOI)** ..... **11**
3.0 ORGANIZATION OF IOI ..... 11
3.1 IOI COPIES REQUIRED; DEADLINE FOR RECEIPT: ..... 11
3.2 CITY'S RIGHT TO INVESTIGATE ..... 12
3.3 EXPERIENCE AND QUALIFICATION REQUIREMENTS ..... 12
3.4 NON-COLLUSION AFFIDAVIT ..... 12
**SECTION 4: EVALUATION CRITERIA** ..... **13**
4.0 EVALUATION CRITERIA ..... 13
**SECTION 5: TERMS AND CONDITIONS** ..... **13**

DRAFT

5.1 ADDITIONAL CONTRACT PROVISIONS AND TERMS ..... 13
5.2 COMPLIANCE WITH ILLEGAL IMMIGRATION REFORM AND ENFORCEMENT ACT ..... 14
*E-Verify Program ..... 14*
5.3 COMPLIANCE WITH LAWS ..... 15
5.4 TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 ..... 15
5.5 CONTRACT TERMINATION ..... 15
**APPENDIX A: STANDARD FORMS ..... 16**
CITY OF ALPHARETTA DISCLOSURE FORM AND CERTIFICATE OF NON-COLLUSION ..... 17
**APPENDIX B: DEFINITIONS OF CERTAIN TERMS ..... 18**
**APPENDIX C: PROPERTY OWNER AUTHORIZATION ..... 20**

DRAFT

# SCHEDULE OF EVENTS

| **EVENT** | **DATE** |
|---|---|
| IOI Issue Date | (insert date) |
| Deadline for Receipt of Written Questions | (insert date) |
| Deadline for Posting of Written Answers to City Website | (insert date) |
| IOI Response Due Date/Time | (insert date) |

**CITY HALL HOURS OF OPERATION FOR RECEIPT OF DELIVERIES**:

Monday – Thursday 8:30 AM – 5:00 PM;
Friday 8:30 AM – 4:30 PM

*(All time references in this document are understood as local, Eastern Time for our City, Alpharetta, GA.)*

DRAFT

# PROJECT OVERVIEW

The City of Alpharetta (the "City"), with the support of the Alpharetta Convention and Visitors Bureau, engaged the firm of Johnson Consulting to study the market and economic feasibility of developing a Performing Arts Center in Alpharetta. Based on the results of this study, together with input from the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the purpose of developing, owning and operating a Performing Arts Center (the "Project") in Alpharetta.

The Project is proposed to be a 1,400 seat fully equipped theater with Stage, Proscenium, Fly Loft, and Orchestra Pit. It is envisioned that the Project, owned by a nonprofit, will be in a walkable, pedestrian focused area of the City.

The City is distributing this Indication of Interest notice to all interested parties. Minimum criteria that must be satisfied by the potential Private Sector Partner are as follows:

- Land of sufficient size to accommodate the development of the Project together with sufficient parking.
- Experience in the development of pedestrian focused projects.
- The ability to begin construction within 18 months.
- City of Alpharetta Disclosure Form and Certificate of Non-Collusion
- Property Owner's Authorization (See Appendix C): demonstrating legal ownership or Authorized Agent for subject property.

Offerors are encouraged to identify unique characteristics of their proposal that will enhance the success of this endeavor. An offeror may identify any additional considerations, terms, and/or conditions not specifically contemplated by the IOI that the Offeror believes should be considered as part of the Project Overview, so long as such additional considerations, terms, and/or conditions are clearly and conspicuously set forth in a clearly labeled section entitled, "Additional Considerations, Terms, and/or Conditions."

DRAFT

# SECTION 1: IOI INSTRUCTIONS

## 1.0 Single Point of Contact

- Offerors are not allowed to communicate with any City staff or elected officials regarding this procurement, except at the direction of the Procurement Agent in charge of this solicitation as designated by the Procurement Officer.
- Any unauthorized contact may disqualify the Offeror from further consideration.
- Contact information for the single point of contact is as follows:

| | |
|---|---|
| Procurement Agent: | Debora Westbrook |
| Address: | City of Alpharetta<br>Finance Department<br>Budget & Procurement Team<br>2 Park Plaza<br>Alpharetta, GA 30009 |
| Telephone Number: | 678-297-6052 |
| Fax Number: | 678-297-6093 |
| E-mail Address: | purchasing@alpharetta.ga.us |

## 1.1 Required Review

***1.1.1 Review IOI*:** Offerors should carefully review this IOI in its entirety including all instructions, requirements, specifications, and terms/conditions and promptly notify the Procurement Agent, identified above, in writing or via e-mail of any ambiguity, inconsistency, unduly restrictive specifications, or error, which may be discovered upon examination of this IOI.

***1.1.2 Addenda*:** The City may revise this IOI by issuing an addendum prior to its Due Date and Time. The addendum will be posted on the City's website alongside the posting of the IOI at https://www.ebidexchange.com/alpharetta.

- Any publicly issued addendum will become part of the IOI documents and subsequent contract.
- Offerors must sign and return any addendum acknowledgement page with their IOI.
- Failure to submit IOI in accordance with an addendum may be cause for rejection.
- In unusual circumstances, the City may postpone an opening/due date and time in order to notify vendors of an addendum and to give Offerors sufficient time to respond to the addendum.
- It is the Offeror's responsibility to review the Schedule of Events and the web page for additional documents and/or addenda issued for this project.

***1.1.3 Form of Questions*:** Offerors with questions, requiring clarification, or interpretation of any section within this IOI must address these questions in writing using the question tab and entry field found within the solicitation posting at https://www.ebidexchange.com/alpharetta. Registration and login is required to view documents, ask questions, and view the City's responses.

- Questions must be received by the City on or before **Time, Date**.
- Each question shall be entered separately.
- Each question must provide clear reference to the section, page, and item in question.

Questions received after the deadline may not be considered.

***1.1.4 City's Answers*:** The City will provide official written answers to all written questions received on or before Question Deadline noted above in *Section 1.1.4.*

DRAFT

- Answers to questions for clarification can be found within the question tab found within the solicitation posting at https://www.ebidexchange.com/alpharetta. Registration and login is required to view documents, ask questions, and view the City's responses.
- All questions will be answered either within the question tab for the solicitation or in an officially posted addendum by or before **Time, Date**.
- Any material changes to the IOI, including changes to the Requirements, Calendar of Events, etc., will be formally communicated through an addendum that will be added to the solicitation posting, which can be found at https://www.ebidexchange.com/alpharetta.
- Offerors must sign and return any addendum acknowledgement page with their IOI (see Section 1.1.2).
- Any other form of interpretation, correction, or change to this IOI will not be binding upon the City.

## 1.2 (section not used)

## 1.3 Submitting a Sealed Indication of Interest (IOI)

***1.3.1 Failure to Comply with Instructions*:** Offerors failing to comply with these instructions may be subject to ranking reductions. The City may also choose not to evaluate, may deem non-responsive, and/or may disqualify from further consideration any IOIs that do not follow this IOI format, are difficult to understand, are difficult to read, or are missing any requested information.

***1.3.2 Standard Forms*:** Offerors ***must*** respond to this IOI by completing the required standard forms set forth under *Appendix A*. The standard forms include legal requirements that must be met before the award process commenced. See Appendix A for further instructions.

***1.3.3 Standard Contract*:** By submitting a response to this IOI, Offerors agree to enter into negotiations and execute a contract. Contract execution will take place only upon contract award by the City Council.

***1.3.4 Offeror's Signature*:**

- The first page of this IOI and any other pages requiring signatures must be signed in ink by an individual authorized to legally bind the business submitting the IOI and must be submitted with the response.
- The Offeror's signature on an IOI in response to this request represents, warrants, and guarantees that the information is provided without collusion and without effort to preclude the City from obtaining the best possible supply or service.
- By signing and submitting an IOI, Offeror acknowledges and agrees that the Offeror has carefully examined and fully understands the provisions and requirements of this IOI; has made a personal examination of the Project site (if applicable); is satisfied as to the actual conditions, specifications/scope of work, and requirements; and hereby agrees that if the Offeror is shortlisted and then the Offeror's Proposal is accepted, Offeror will enter into a contract with the City and perform same in full conformance with the Contract Documents.
- Proof of authority of the person signing the IOI must be furnished upon request.

***1.3.5 Organization of Indications of Interest*:** Each IOI must be organized in the order set forth in Section 3 of this IOI. Paper Original and Copy sections shall have tabs separating each section.

***1.3.6 Late Submissions, Withdrawals, and Corrections*:**

**Late IOI:** Regardless of cause, late IOIs will not be accepted and will automatically be disqualified from further consideration. It shall be the Offeror's sole risk to assure delivery to the receptionist's desk at the designated office by the designated time. Late IOIs will not be opened and may be returned to the Offeror at the expense of the Offeror or destroyed if requested.

DRAFT

**IOI Withdrawal:** An Offeror who has submitted an IOI early and then requests to withdraw their IOI prior to the IOI due date and time may submit a letter to the Procurement Agent requesting to withdraw. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm.

An Offeror requesting to withdraw an IOI after the IOI due date and time will be required to submit a letter within two business days of the due date and time with documented facts supporting the reason for withdrawal. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm.

**IOI Correction:** If an error is discovered prior to the IOI due date and time, the Offeror may submit a corrected IOI. The corrected IOI should be clearly marked that it replaces the IOI originally submitted.

If an obvious clerical error is discovered after the IOI due date and time, the Offeror may submit a letter to the designated Procurement Agent within two business days of IOI due date and time, requesting that the error be corrected. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The Offeror must present clear and convincing evidence that an unintentional error was made. The Procurement Officer will review the correction request and a judgment will be made. Generally, modifications to opened IOIs for reasons other than obvious clerical errors are not permitted.

## 1.4 Cost of Preparing an IOI

***1.4.1 City Not Responsible for Preparation Costs*:** The costs for developing and delivering responses to this IOI and any subsequent presentations of the IOI as requested by the City are entirely the responsibility of the Offeror. The City is not liable for any expense incurred by the Offeror in the preparation and presentation of their IOI.

***1.4.2 All Timely Submitted Materials Become City Property*:** All materials submitted, including those from awarded Offeror as well as those from unsuccessful Offerors, in response to this IOI become the property of the City and are to be appended to any formal documentation, which would further define or expand any contractual relationship between the City and Offeror resulting from this IOI process.

## 1.5 Accessing Procurement Opportunities and Vendor Registration

***1.5.1 Accessing Procurement Opportunities Online*:** Offerors interested in responding to this IOI can locate all associated documents at https://www.ebidexchange.com/alpharetta. Registration and login at this eBid Systems site is required to view/download documents and view/ask questions.

***1.5.2 Vendor Registration*:** Offerors may also register as a vendor with the City by going to www.alpharetta.ga.us, select the **Business** dropdown, and then choose **Vendors**. Web based registration is the method of registration used by the City for all transactions such as contracts, purchase orders, payments, etc. An Offeror may submit an IOI without first entering vendor registration, but online registration is required of an awarded contractor.

# SECTION 2: IOI RECEIPT AND EVALUATION PROCESS

## 2.0 Authority

This IOI is issued under the authority of the City of Alpharetta Procurement Policy and applicable law. The City has the authority to reject any and all Bids and to waive technicalities and informalities as further set forth in Section 2.3.

DRAFT

## 2.1 Receipt of IOIs and Public Inspection

***2.1.1 Public Information*:**

Upon receipt of all sealed Indication of Interests, only the name of each supplier and the date and time of receipt shall be recorded. No other information will be disclosed nor shall the IOIs be considered open record until after council award. All information received in response to this IOI, including copyrighted material, is deemed public information, and will be made available for public viewing and copying shortly after the council award with the following five exceptions:

1. bona fide trade secrets that have been specifically identified, properly marked, separated, and documented and to which the Offeror has attached an affidavit declaring that such specific information constitutes a trade secret pursuant to Article 27 of Chapter 1 of Title 10 of the Official Code of Georgia Annotated, will not be disclosed; provided however, if the City determines that such specifically identified information does not in fact constitute a trade secret, the City will notify the Offeror of its intent to disclose such information prior to its initial disclosure as required by law;
2. matters involving individual safety, as determined by the City, may be withheld from disclosure;
3. any company financial information in the form of records containing tax matters or tax information that is confidential under state or federal law, which has been requested by the City to determine vendor responsibility, unless prior written consent has been given by the Offeror will not be disclosed;
4. any document or record, or portion thereof, containing information exempt from disclosure pursuant to O.C.G.A. § 50-18-70, et seq., may be withheld from disclosure as determined by the City; and
5. any other document or record, or portion thereof, mandated by law to be kept confidential, as determined by the City.

All open records requests must be presented in writing along with specific items requested. The Open Records Request form is available from the City's main website and requested through the City Clerk's office.

***2.1.2 Procurement Agent's Review of IOIs*:** Upon opening the sealed IOIs received in response to this IOI, the Procurement Agent in charge of the solicitation will review the IOIs and separate out any information that meets the referenced exceptions in *Section 2.1.1* above, providing the following conditions have been met:

- Confidential information is clearly marked and separated from the rest of the IOI;
- IOI does not contain confidential material in the cost/price section; and
- An affidavit from an Offeror's legal counsel attesting to and explaining the validity of the trade secret claim is attached to each IOI containing trade secrets.

Information separated out under this process will be available for review only by the Procurement Officer, Procurement Agent, the Evaluation Committee members, and limited other designees. Offerors must be prepared to pay all legal costs and fees associated with defending a claim for confidentiality in the event of a "right to know" (open records) request from another party.

## 2.2 Classification and Evaluation of IOIs

***2.2.1 Initial Classification of IOIs as Responsive or Nonresponsive*:** All IOIs will initially be classified as either "responsive" or "nonresponsive".

1. IOIs may be found nonresponsive any time during the evaluation process if:
    - any of the required information is not provided; or
    - the IOI is not within the plans and specifications described and required in the IOI.
    - IOIs found nonresponsive will not be considered further.

DRAFT

2. The Procurement Officer will determine whether an Offeror has met the standards of responsibility. Such a determination may be made at any time during the evaluation process if information surfaces that would result in a determination of non-responsibility.

    - If an Offeror is found non-responsible, the determination must be in writing, made a part of the procurement file, and mailed to the affected Offeror.

***2.2.2 Evaluation of IOIs*:** The Evaluation Committee will evaluate the remaining IOIs and recommend whether to award to the highest-ranking Offeror or add to the Approved list to participate in any subsequent RFP process; or if necessary, to seek additional information in order to determine the highest-ranking Offeror(s).

All responsive IOIs will be evaluated based on stated evaluation criteria (*Section 4*). These rankings will be used to determine the most advantageous offering(s) to the City.

***2.2.3 Completeness of IOIs*:** Selection and award will be based on the Offeror's IOI and other items outlined in this IOI. Submitted responses may not include references to information located elsewhere, such as Internet websites or libraries, unless specifically requested. Information or materials presented by Offerors outside the formal IOI or additional information, if requested, will not be considered, will have no bearing on any award, and may result in the Offeror being disqualified from further consideration.

***2.2.4 Opportunity for Interview*:** After receipt of all IOIs and prior to the determination of the award (or addition to Approved list for subsequent process), the City may invite Offerors to an interview to clarify their IOI response or to further define the IOI. Offerors should be prepared to send qualified personnel to the City to discuss technical and contractual aspects of the IOI. Interviews, if requested, shall be at the Offeror's expense.

***2.2.5 Evaluation Committee Recommendation for Award or Shortlisted Offeror List*:** The Evaluation Committee will provide a written recommendation to council for any award. If it is determined to be necessary, the Evaluation Committee may develop and present a shortlist including the highest ranked Qualified Contractors to the Procurement Officer that contains the ranking and related supporting documentation for its decision. The Procurement Officer will review the recommendation to ensure its compliance with the IOI process and criteria before concurring with the Evaluation Committee's recommendation.

Only the Offerors included in the shortlist may be invited to participate in any subsequent ITB/RFP, negotiations, or interviews for the good/service detailed herein. Contract award, if any, will be made through the process to the successful Bidder(s)/Offeror(s) who provides all required documents and successfully completes the contract negotiation process.

IOI's may not result directly in a Contract Award. An IOI may be Step 1 of a multi-staged process followed.

## 2.3 City's Rights Reserved

While the City has every intention to continue on to an eventual contract award, issuance of the IOI in no way constitutes a commitment by the City to award and execute a contract. Upon a determination such actions would be in its best interest, the City, in its sole discretion, reserves the right to:

- cancel or terminate this request at any time. A notice of cancellation will be issued on the City's website. If the request is cancelled, the City will not reimburse any vendor for the preparation of their response. Responses may be returned, at Offeror's expense, upon request if unopened;
- reject any or all submissions received in response to this request;
- waive and/or amend any undesirable, inconsequential, or inconsistent provisions/ specifications of this IOI which would not have significant impact on any submission;
- not award if it is in the best interest of the City not to proceed with contract execution;
- terminate any contract if the City determines adequate funds are not available.

DRAFT

# SECTION 3: INDICATION OF INTEREST (IOI)

## 3.0 Organization of IOI

Each IOI must be organized in the order set forth below. Paper Original and Copy sections shall have tabs separating each section. Each IOI and Copies must be submitted in a sealed envelope/package. If a Cost Proposal is requested, it is to be within a separate sealed envelope within the sealed IOI package.

Sealed IOI envelope/package must be marked on the exterior with the following:

- Offeror's Name,
- IOI #,
- IOI Title, and
- IOI Response (IOI) Due Date/Time.

1. Cover Page – Offeror's authorized official to complete, sign, and return with IOI response;
   a. By submitting a response to this IOI, Offeror acknowledges and agrees that Offeror has carefully examined and fully understands the provisions and requirements of this IOI, and hereby proposes and agrees that if Offeror's IOI and subsequent proposal/bid are accepted, Offeror will contract with the City for this project/service.
   b. Offerors should include a listing of any exceptions to *Sections 1, 2,* and 5 (including subsections).
2. Section 3, Indication of Interests – include all requested documents, information, exceptions, clarifications, etc.
3. Appendix A, Standard Forms – Complete each of the following as directed on each form, sign, and return with IOI response:
   a. Disclosure Form and Certificate of Non-Collusion – complete, sign, and return with IOI response;
4. Additional Appendices (ONLY if applicable) – include all requested documents and information
5. Addenda – if any addenda are formally issued by the City, Offeror must complete, sign, and return Page 1 Addendum Acknowledgement with IOI acknowledging receipt and adherence to any changes in the IOI.

## 3.1 IOI Copies Required; Deadline for Receipt:

1. Each IOI must be received in sealed, opaque packaging.
2. IOIs must be at the location noted below prior to the IOI Response (IOI) Due Date/Time **TIME (EDT),** on **DATE**. Each IOI response received must be delivered to this location and Time/Date stamped upon delivery.

   City of Alpharetta
   City Hall 1st Floor Greeter Station
   2 Park Plaza
   Alpharetta, GA 30009
   Attn: Debora Westbrook

3. Faxed or e-mailed responses to the IOI are NOT accepted and will not be reviewed.
4. Offerors must submit the following number of IOI copies to the address set forth on the Cover Page:
   A. **One (1) Hard Copy Unbound** (3-ring binder OK), marked "Original" with original signatures;
   B. **One (1) Hard Copies Unbound** (3-ring binder OK), marked "Copy";
   C. **One (1) CD-ROM or Flash Drive copies.**

DRAFT

a. Mark all CD's or Flash Drives with Offeror's name and IOI name and number.
b. All digital files must be in either:
    i. Microsoft Office file format or
    ii. Portable Document Format (PDF).
c. Use caution in creating the electronic files. If the City is unable to open files due to data-corruption, the Offeror's IOI may be considered incomplete.
d. ***NOTE:*** All digital copies must include exactly the same information as provided in the hard copy "Original".

## 3.2 City's Right to Investigate

The City may make such investigations as deemed necessary to determine the ability of the Offeror to provide the supplies and/or perform the services specified.

In determining the capabilities of an Offeror, the following informational requirements must be met.

**Note: Each item must be thoroughly addressed. Offerors taking exception to any requirement listed in this section may be removed from consideration.**

## 3.3 Experience and Qualification Requirements

The Offeror should:

1. Prove to the satisfaction of the City that the Offeror has the skill and experience and the necessary facilities and ample financial resources to perform any resulting contractual agreement(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Offeror is not satisfactory, the proposal of such Offeror may be rejected. The successful Offeror is required to comply with and abide by all applicable federal and state laws in effect at the time any contract is awarded.
2. Demonstrate previous experience in developing pedestrian focused projects.
3. Provide the detailed proposed steps and time frames necessary for the completion of the project.
4. Demonstrate their financial stability to provide the minimum commitments (and any additional commitments made by Offeror) by providing financial statements, preferably audited, for two (2) consecutive years immediately preceding the issuance of the IOI.

## 3.4 Non-Collusion Affidavit

By submitting an indication of interest, the Offeror represents and warrants that such interest is genuine and not sham or collusive or made in behalf of any person not therein named, and that the Offeror has not directly or indirectly induced or solicited any other Offeror to put in a sham proposal, or any other person, firm or corporation to refrain from responding and that the Offeror has not in any manner sought by collusion to secure to that Offeror any advantage over any other Offeror.

See Appendix A for City of Alpharetta Disclosure Form and Certificate of Non-Collusion. This form must be completed in its entirety, signed by the firm's authorized signer, and returned with your response in order for the response to be eligible for consideration.

DRAFT

# SECTION 4: EVALUATION CRITERIA

## 4.0 Evaluation Criteria

All IOIs received will be reviewed by the Procurement Agent to ensure that all administrative requirements of the IOI package have been met, such as all documents requiring a signature have been signed and submitted. Failure to meet these requirements may be cause for rejection. Only responsive IOIs will be given to Evaluation Committee for further review.

The Evaluation Committee will evaluate the remaining IOIs and determine a ranking based on the information provided in response to *Project Overview* and *Section 3* requirements of this IOI. In ranking, the City may consider such factors as accepted industry standards and a comparative evaluation of all other qualified IOI responses in terms of differing quality and contractual factors. These rankings will be used to determine the most advantageous offering to the City.

Any IOI that fails to achieve a passing ranking for any part/section for which a passing ranking is indicated will be eliminated from further consideration.

After completing the initial ranking, the Evaluation Committee may either create a shortlist made up of a grouping of the highest-ranking Offerors to proceed to the RFP process; invite Offerors to an interview to clarify their IOI response or to further define the IOI; or may determine to present an award recommendation to Council to the highest-ranking Offeror(s). In the event of a shortlist or the need for interviews, Offerors may be asked to arrange a site visit; may be invited for a presentation or interview; or may be asked to supply additional information for evaluation.

# SECTION 5: TERMS AND CONDITIONS

Contract Terms and Conditions refer to the outcome but an IOI does not necessarily result directly in a Contract Award. An IOI may be Step 1 of a multi-staged process.

The City's standard terms and conditions, which will be incorporated into the Contract, will be fully set forth during negotiations. The sections offered below are relevant to required information within the IOI process. Offerors should notify the City of any Terms and Conditions that either preclude them from responding to this IOI or add unnecessary cost. Such notification must be made by the deadline for receipt of written questions or with the Offeror's IOI. Any requests for material, substantive, important exceptions to the Terms and Conditions received by the deadline for receipt of written questions will be addressed by formal written addendum issued by the designated Procurement Agent. The City reserves the right to address any non-material, minor, and/or insubstantial exceptions to the Terms and Conditions.

## 5.1 Additional Contract Provisions and Terms

This IOI, including all documents and appendices attached hereto, referenced herein and/or incorporated herein, and any addenda hereto, and the awarded Offeror's IOI, including any amendments thereto, a best and final offer, any clarification question responses, and any negotiations may be included in the resulting contractual agreement (as previously set forth, all of such documents are collectively referred to as the "Contract Documents"). The Terms and Conditions do not define the total extent of the contract language that may be negotiated. In the event of a dispute as to the duties and responsibilities of the parties under any resulting contract, the contract, along with any attachments prepared by the City, will govern in the same order of precedence as listed in the contract.

DRAFT

## 5.2 Compliance with Illegal Immigration Reform and Enforcement Act

***E-Verify Program*:**

The City of Alpharetta is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City shall not enter into a contract for the physical performance of services unless the contractor registers and participates in a federal work authorization program (E-Verify). Bidders/Offerors should include a fully executed E-Verify affidavit as part of their ITB/RFP/IOI submission.

**Requirement to Participate in a Federal Work Authorization Program (E-Verify):**

(1) Pursuant to O.C.G.A. § 13-10-91:

a. Public employers shall not enter into any contract for the physical performance of services within the State of Georgia unless the contractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

b. Subcontractors shall not enter into any contract with a contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

c. Sub-subcontractors shall not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

(2) As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify"

(*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

**Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:**

(1) Public employers who enter into a contract for the physical performance of services within the State of Georgia shall include in such contract a provision stating that compliance with the requirements of O.C.G.A. § 13-10-91 are conditions of the contract.

(2) Pursuant to O.C.G.A. §13-10-91, public employers shall include in all covered contracts a provision stating the contractor's agreement that, in the event the contractor employs or contracts with a subcontractor in connection with the covered contract, the contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. 13-10-91 by the subcontractor's execution of the subcontractor affidavit and maintain records of such attestation for inspection by the City at any time. Such subcontractor affidavit shall become a part of the contractor/subcontractor agreement.

(3) Pursuant to O.C.G.A. §13-10-91, public employers shall include in all covered contracts a provision stating the contractor's agreement that, in the event the contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit shall become a part of the subcontractor/sub-subcontractor agreement.

(4) All portions of contracts pertaining to compliance with O.C.G.A. 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

DRAFT

**Forms necessary to ensure compliance with this section are included under *Appendix A* and must be received at the address listed under *Section 1.0* prior to execution of any purchase order or contract.**

## 5.3 Compliance with Laws

The Contractor shall fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. Any subletting or subcontracting by the Contractor subjects subcontractors to the same provision. The Contractor agrees that the hiring of persons to perform the contract will be made on the basis of merit and qualifications and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin by the persons performing the contract.

## 5.4 Title VI of the Civil Rights Act of 1964

The City of Alpharetta hereby gives public notice that it is the policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statues and regulations in all programs and activities. It is our policy that no person in the United States of America shall, on the grounds of race, color, national origin, sex, age, or disability be excluded from the participation in, be denied the benefits of or be otherwise subjected to discrimination under any of our programs or activities.

Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint. Any such complaint must be filed in writing or in person with the City of Alpharetta's, Title VI Compliance Officer, within one hundred-eighty (180) days following the date of the alleged discriminatory action. Title VI Discrimination Complaint Forms may be obtained from the Title VI Compliance Officer by calling (678-297-6014) or emailing jdrinkard@alpharetta.ga.us.

## 5.5 Contract Termination

The City may, by written notice to the Contractor, terminate any resulting contract without cause. The City must give notice of termination to the Contractor at least 14 days prior to the effective date of termination.

DRAFT

# APPENDIX A: STANDARD FORMS

This section contains the forms necessary to ensure compliance with various laws as described within this IOI.

**Instructions for Submitting Required Standard Forms**

One completed original of each of the first three forms listed below is to be returned within the sealed Original IOI package. It is not required to include forms in IOI Copies.

- Forms Required to be Returned With Every IOI Submitted:
  1. City of Alpharetta Disclosure Form and Certificate of Non-Collusion
- Forms that may be required at a later date based on the executing of any resulting agreement and available to City for review upon request. Form copies have not been included in this IOI:
  2. Affidavit Verifying Contractor Participation in Federal Work Authorization Program (E-Verify/I-9)
  3. Request for Taxpayer Identification Number and Certification (W-9)
  4. Affidavit Verifying Subcontractor Participation in Federal Work Authorization Program (E-Verify/I-9) *(if using subcontractor(s) – Prime Contractor to retain on file)*
  5. Affidavit Verifying Sub-Subcontractor Participation in Federal Work Authorization Program (E-Verify/I-9) *(if using sub-subcontractor(s) – Prime Contractor to retain on file)*

DRAFT

# City of Alpharetta Disclosure Form and Certificate of Non-Collusion

## DISCLOSURE FORM and CERTIFICATE OF NON-COLLUSION

Offeror must disclose any possible conflict of interest with any City of Alpharetta (City) elected official and/or employee and if a known relationship exists between any principal or employee of your corporation, firm, team, organization, or person and any City elected official and/or employee. Relationship may consist of financial, personal, or family relations or may be in the form of campaign contributions to elected officials.

If, to your knowledge, no relationship exists, this shall be stated in your response. Failure to disclose such a relationship (or lack thereof) may result in response being declared non-responsive and will not be considered further. If already awarded, may result in cancellation of a purchase and/or contract as a result of your response.

Check one of the following, as it applies to your firm and this request. Use additional forms if needed:

- ☐ **No known relationship exists**. *If this box checked, skip to signature and firm information at bottom of form.*
- ☐ **Relationship does exist**. *If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.*

| | |
|---|---|
| Elected Official name and position: | |
| Amount/Value of Contribution: | |
| Date and description of Contribution: | |
| List other Relationship Type and name of City Employee/Official: | |

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards; and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a state [*City*] employee to transact business with the agency by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative. Transacting business in defined as selling real property, personal property, or services, or purchasing surplus real or personal property.

Firm's Full Legal Name:
*(PLEASE TYPE OR PRINT)* _____

Authorized Signature: _____

Printed Name and Title of Person Signing: _____

Date: _____

Firm's Address: _____

Contact's Email Address: _____

**This form must be completed in its entirety, signed by the firm's authorized signer and returned with your response in order for the response to be eligible for consideration.*

# APPENDIX B: DEFINITIONS OF CERTAIN TERMS

The intent and meaning of the following terms, which may be used throughout the Procurement process, shall be interpreted as follows:

***Bid:*** the response submitted by a Bidder to an Invitation to Bid (ITB) to provide goods or services at the prices quoted.

***Bidder:*** One who submits a response to an ITB.

***Bonds:***

***Bid Bond:*** An insurance agreement, accompanied by a monetary commitment, by which a third party (the surety) accepts liability and guarantees that the bidder will not withdraw the bid. The bidder will furnish bonds in the required amount and if the contract is awarded to the bonded bidder, the bidder will accept the contract as bid, or else the surety will pay a specific amount. A Bid Deposit may be accepted in lieu of the Bid Bond.

***Labor and Materials Bond (Payment Bond):*** A financial or contractual instrument, issued by a surety that guarantees that subcontractors will be paid for labor and materials expended on the contract. Acceptable forms of payment bonds may include cashier's check, certified check, or irrevocable letter of credit issued by a financial institution; a surety or blanket bond; United States Treasury bond; or certificate of deposit.

***Performance Bond:*** An instrument executed, subsequent to award, by a successful bidder that protects the public entity from loss due to the bidder's inability to complete the contract as agreed. A risk mechanism that secures the fulfillment of all contract requirements. *May be referred to as a Completion Bond.*

***Contract:*** the formal written agreement executed by the City and the Contractor setting forth the obligations of the parties thereunder, including, but not limited to, the performance of the Work/Services and the basis of payment.

***Contract Documents:*** collectively refer to the ITB, RFP, IOI, or IOIC as issued by the City and including all appendices attached, referenced, and/or incorporated in the request; addenda; and Bid or proposal of awarded contractor including any amendments thereto.

***Contractor:*** the successful Bidder or Offeror to whom (or which) a contract resulting from the ITB, RFP, IOI, or IOIC is awarded by the City, and who (or which) has executed a formal written contract with the City to furnish goods, services, or construction for an agreed upon price.

***DOAS:*** The State of Georgia's Department of Administrative Services.

***Indication of Interest (also known as IOI, Expression of Interest, EOI):*** A formal statement by an organization, company, or investor stating their intention to become involved in a particular opportunity, investment, project, or job. Typically an IOI is a multi-staged process.

***Ineligible Vendor List:*** List maintained by the procurement team of vendors that are not eligible to provide any commodities or services to the City due to non-performance (see Penalties for Non-Performance section for more information). The length of time a vendor remains on the Ineligible Vendor List is dependent upon the severity of the performance problem(s), not to exceed three years

***Invitation to Bid (also known as ITB, Competitive Sealed Bids, Request for Bids, or Bid):*** The method of procurement when the cost of goods and/or services is $50,000.01 or greater, where there are clear and defined specifications available, and where cost is the primary basis of award. Evaluation is based solely on the response to the criteria set forth in the Bid document. This process does not include discussion or negotiations with bidders.

***Legal Organ:*** The local newspaper selected for the posting of legal notices and advertisements for the City to reach the most citizens in an economical manner. At the time of this publication, our legal organ is the Alpharetta-Roswell Revue & News.

***NIGP:*** National Institute of Governmental Purchasing whose mission is to develop, support and promote the public procurement profession through premier educational and research programs, professional support, and advocacy initiatives that benefit members and constituents.

DRAFT

***Offeror:*** One who submits a response to a Request for Proposal (RFP).

***Procurement Agent:*** Procurement team member representing the primary public contact for these procurement processes: facilitating, issuing, and receiving Bids, Proposals, and Indications of Interests.

***Procurement Officer:*** Finance Director or his/her designee.

***Project:*** the entire services, function, construction, work product, Improvement, repairs, deliverables, and/or goods to be performed, provided, and/or supplied as set forth in the ITB, RFP, IOI, or IOIC and the Contract Documents and as generally described in the title to this ITB, RFP, IOI, or IOIC.

***Proposal:*** a document submitted by an Offeror in response to an RFP to be used as the basis for evaluation, for negotiations, for entering into a contract.

***Request for Proposals (also called Formal Sealed Proposal, RFP or Proposal):*** The method of procurement when the cost of goods and/or services is $50,000.01 or greater and where the Competitive Sealed Bid method is neither practical nor advantageous and cost is not the primary consideration. This process does provide for the negotiation of terms, including price, prior to contract award.

***Request for Qualifications (also called IOI, Request for Qualified Contractors, or IOIC):*** The Formal Request for Qualifications is a prequalification process used to obtain Indications of Interests from contractors prior to issuing the solicitation. An IOI is often Step 1 of a two-step process followed by an RFP or ITB to be issued only to Providers/Suppliers determined to be Qualified Providers/Suppliers.

***Responsible:*** The contractor has the capacity in all respects to perform fully the contract requirements, and the experience, integrity, perseverance, reliability, facilities, equipment, and credit which will assure good faith performance. Must possess the full capability, including financial and technical, to perform as contractually required. Must be able to fully document the ability to provide good faith performance.

***Responsive:*** The contractor has submitted a Bid/Proposal that conforms in all material respects to the requirements stated in the solicitation document, including all form and substance.

***Scope of Work/Project:*** A detailed, written description of the contractual requirements for materials and services contained within a Competitive Sealed Bid/ Request for Proposal. A well-conceived and clearly written scope serves many purposes including:

- Establishing a clear understanding of what is needed;
- Encouraging competition in the marketplace and promoting economic stimulus;
- Satisfying a critical need of government; and
- Obtaining the best value for the taxpayer.

***Specifications:*** A precise description of the physical or functional characteristics of a product, good, or construction item. A description of goods and/or services. A description of what the purchaser seeks to buy and what a bidder must be responsive to in order to be considered for award of a contract. Specifications generally fall under the following categories: design, performance, combination (design and performance), brand name or approved equal, qualified products list and samples. May also be known as a purchasing description.

***Indication of Interests (also called IOI):*** Response to an IOIC which includes the qualifications of the contractor to provide or supply the requested services.

***Work:*** the furnishing of all labor, materials, equipment, superintendence, and other incidentals necessary or convenient to the successful completion of the Project, including the performance of all services and requirements set forth in the ITB, RFP, IOI, or IOIC hereof as the Scope of Work or Specification (in accordance with the specifications provided therein), and the carrying out of all obligations, duties, and responsibilities imposed by the Contract Documents in the provision thereof.

DRAFT

# APPENDIX C: PROPERTY OWNER AUTHORIZATION

**Property Owner Information**

Owner Name:_____ Telephone:_____

Mailing Address:_____ Suite:_____

City:_____ State:_____ Zip:_____

**Subject Property Information for this Authorization in Response to IOI #17-1008**

Property Address/ Situs Address_____

Property Parcel ID #:_____ Property Land Acres _____

City:_____ State:_____

**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 above.*

**So Sworn and Attested:**

Owner Signature_____ Date:_____

**Notary:**

Notary Signature:_____ Date:_____

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as my Authorized Agent in connection with an offer made in response to this Indication of Interest.*

**Identify Authorized Agent:**

Authorized Agent Name:_____ Telephone:_____

Address:_____ Suite: _____

City:_____ State:_____ Zip:_____

**So Sworn and Attested:**

Owner Signature_____ Date:_____

**Notary:**

Notary Signature:_____ Date:_____

DRAFT

# City Council Meeting and Public Hearing
# STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: October 24, 2016

**I. AGENDA ITEM TITLE:** HISTORY ROOM CONSTRUCTION SERVICES

**II. RECOMMENDATION:**

Please authorize the Mayor to amend the professional services contract with Malone Design/Fabrication to incorporate construction services for the History Room in an amount not to exceed $225,000.

**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: $225,000.00

APPROPRIATIONS:

| ACCOUNT TITLE/NUMBER | DOLLAR AMOUNT |
|---|---|
| 30113230-541300-C1501 History Room (City Center) | $225,000.00 |

EXTERNAL FUNDING SOURCES:

| ACCOUNT TITLE/NUMBER | DOLLAR AMOUNT |
|---|---|
| N/A | $0.00 |

**IV. REPORT IN BRIEF:**

On August 10, 2015, City Council authorized the Mayor to execute a contract with Malone Design/Fabrication for Design Services for the History Room in response to an RFP for $53,500 (including reimbursements). Since then, the firm has been meeting with City representatives and members of the Alpharetta Historical Society as well as others in the community to finalize the schematic design of the History Room. A presentation of the design was presented before City Council on August 1, 2016. Based on the feedback, Malone has prepared a proposal for the fabrication and installation of materials necessary to complete the History Room.

The award to Malone Design/Fabrication for construction of the History Room is $225,000, which is fully budgeted. The projected post installation walk-through is February 16, 2017. The proposal, design documents, and related materials are attached.

**V. ALTERNATIVES:**

**VI. ATTACHMENTS:**

Malone Phase 2 Proposal, Final Design, Final Text Draft, Graphic Typical Designs, Schedule , Alpharetta History Room Design Services Contract 16-102

malone
design/fabrication

# proposal

***to:*** Tom Harris ***date:*** 09/26/2016

***from:*** Brad Parker ***pages:*** 1

***re:*** Alpharetta City History Room – Phase 2 – Implementation

## Scope of Work

Based on the final comments to the final design package dated 9/21/2016, Malone Design/Fabrication will produce shop drawings and graphic production files, fabricate exhibit structures and scenic elements, produce graphics, produce media, install finished exhibits, and provide City with close-out package.

*Final Design Package, Final Text, Graphic Typicals, and the revised schedule are available for download at the DropBox link below:*

https://www.dropbox.com/sh/ypbgp247sshw61x/AADdasxV0FIxRhvhrORZpNrwa?dl=0

## Price

$225,000

*does not include sales tax*

## Terms

Continuation of terms of existing contract

## Schedule

Complete by 2/17/2017

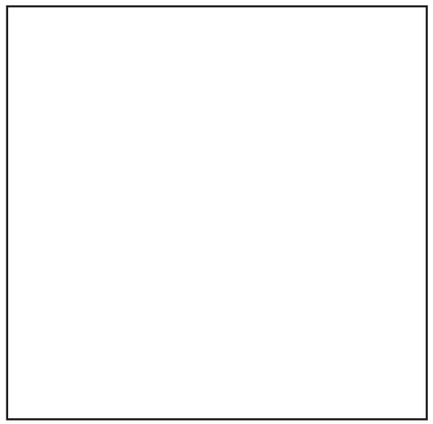
2525 park central blvd decatur, georgia 30035 t 770-987-2538 f 770-987-0326 www.maloneinc.com

# *Alpharetta + Old Milton County History Museum*

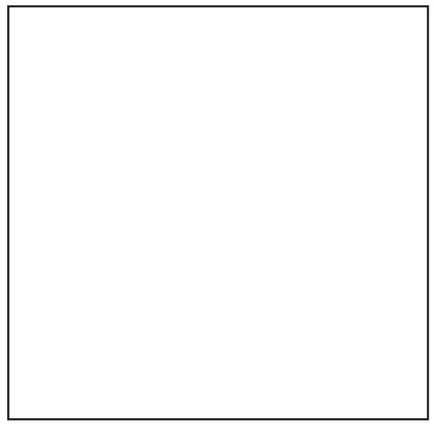
*Final Design*

*09.2016*

malone
design/fabrication



*P1*
*ALABASTER 876/ EGGSHELL FINISH*
*BENJAMIN MOORE*

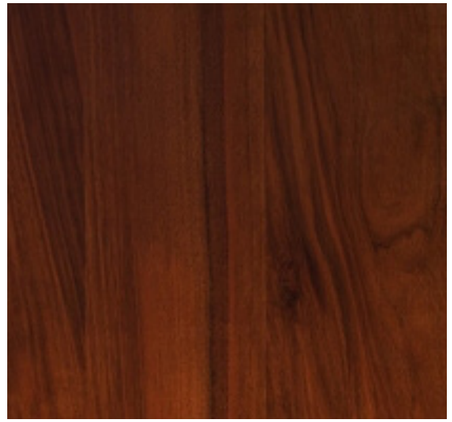


*HPL1*
*FROSTY WHITE 1573-60*
*WILSONART*

*HPL2*
*LAMIN-ART*
*#501-U BLEACHED BURLAP*
*BURLAP FINISH*

*HPL3*
*CUSTOM DIRECT PRINT METAL DETAIL*
*#6257 (419) SATIN BRUSHED NATURAL ALUMINUM*
*WILSONART DECORATIVE METALS*

*M1*
*SANDED ALUMINUM*



*W1*
*ARBORITE LAMINATE*
*W-447 FP AFROMOSIA GHANA*

**THESE COLORS ARE NOT NECESSARILY ACCURATE TO ACTUAL MATERIALS, BUT ARE THE REPRESENTATIONS OF THESE MATERIALS IN THE DRAWINGS THAT FOLLOW. PLEASE REFER TO ACCOMPANYING MATERIAL BOARDS FOR ACTUAL FINISHES.*

# MATERIALS

THE CITY OF ALPHARETTA

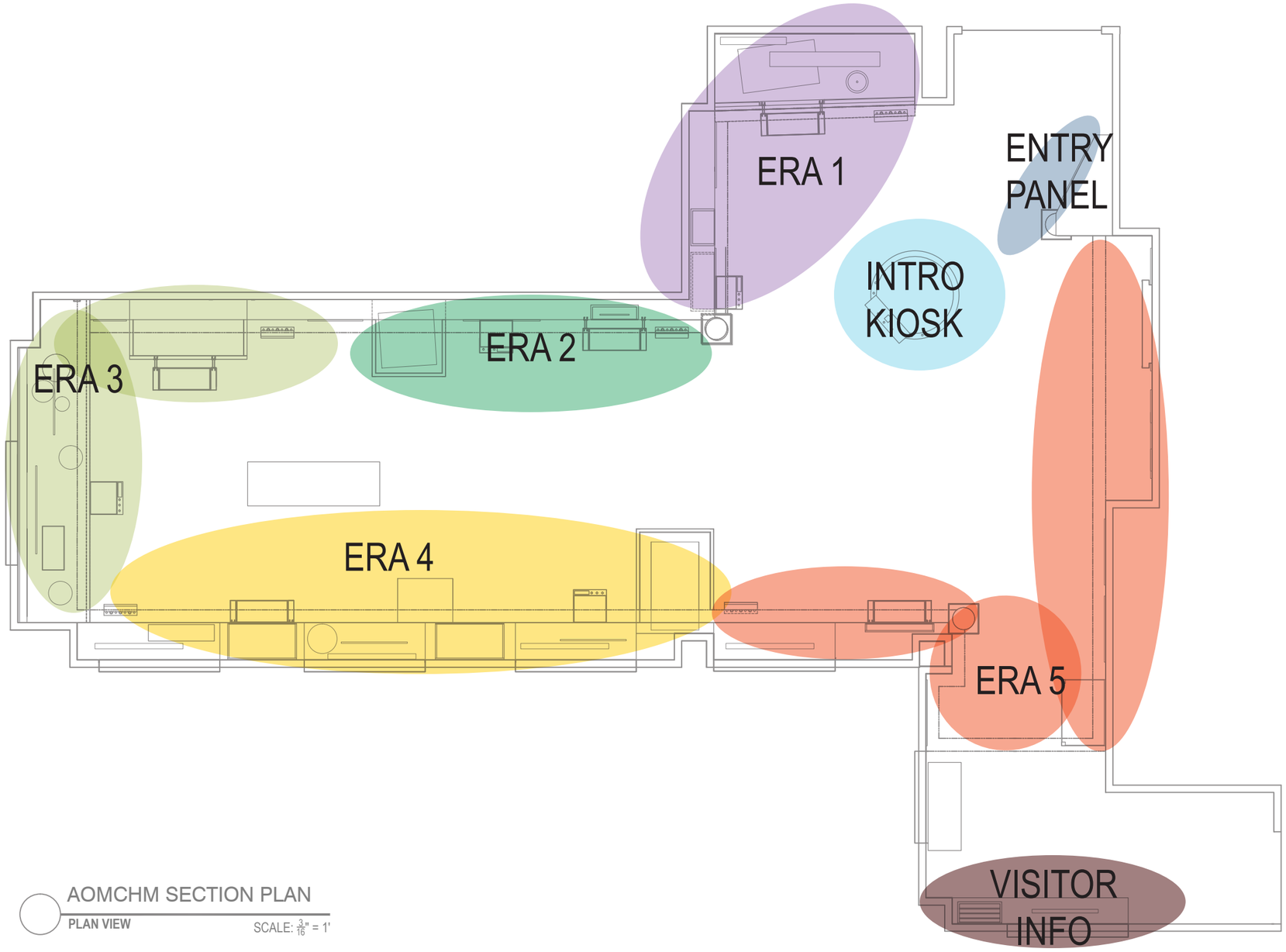
malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016 | 1

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____




AOMCHM SECTION PLAN

PLAN VIEW SCALE: $\frac{3}{16}$" = 1'

*UPDATED BUBBLE PLAN*

THE CITY OF ALPHARETTA

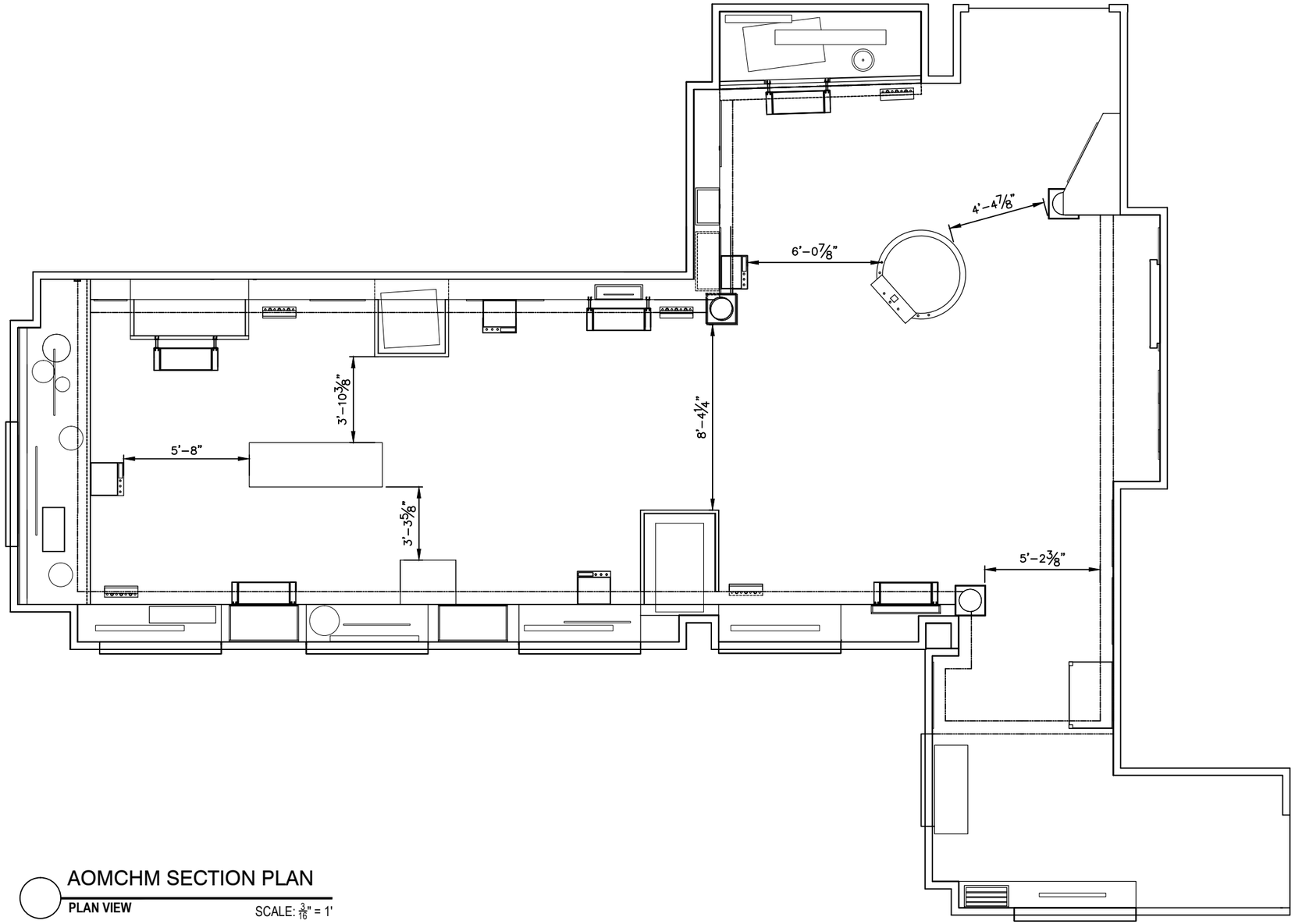
malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016




AOMCHM SECTION PLAN

PLAN VIEW

SCALE: 3/16" = 1'

PLAN VIEW

Alpharetta & Old Milton County History Museum

FINAL DESIGN

malone design/fabrication

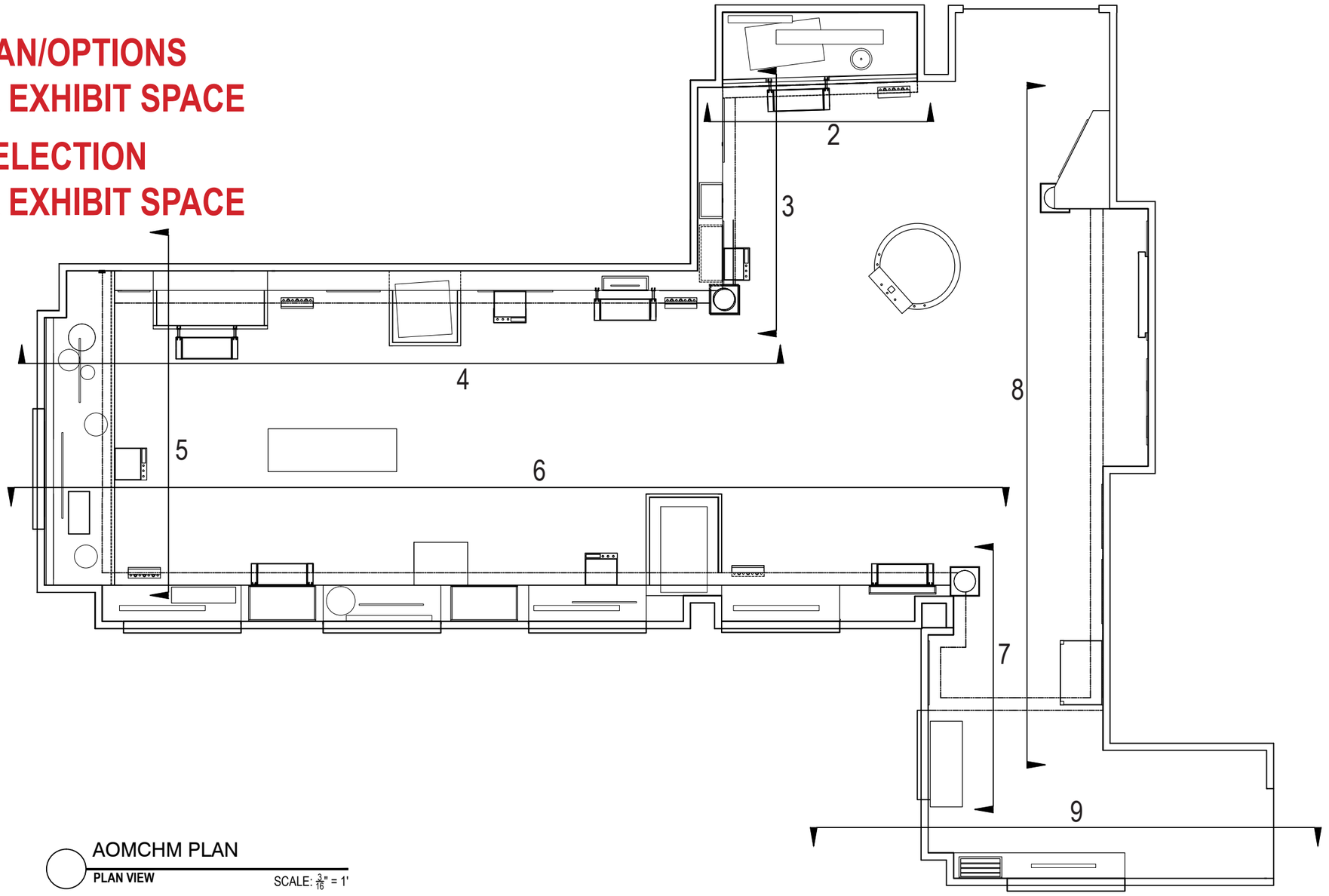
THE CITY OF ALPHARETTA

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

**LIGHTING PLAN/OPTIONS NEEDED FOR EXHIBIT SPACE**

**FLOORING SELECTION NEEDED FOR EXHIBIT SPACE**




AOMCHM PLAN

**PLAN VIEW** SCALE: $\frac{3}{16}$" = 1'

| APPROVED *(No changes)* | APPROVED AS NOTED *(See above)* | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | | |

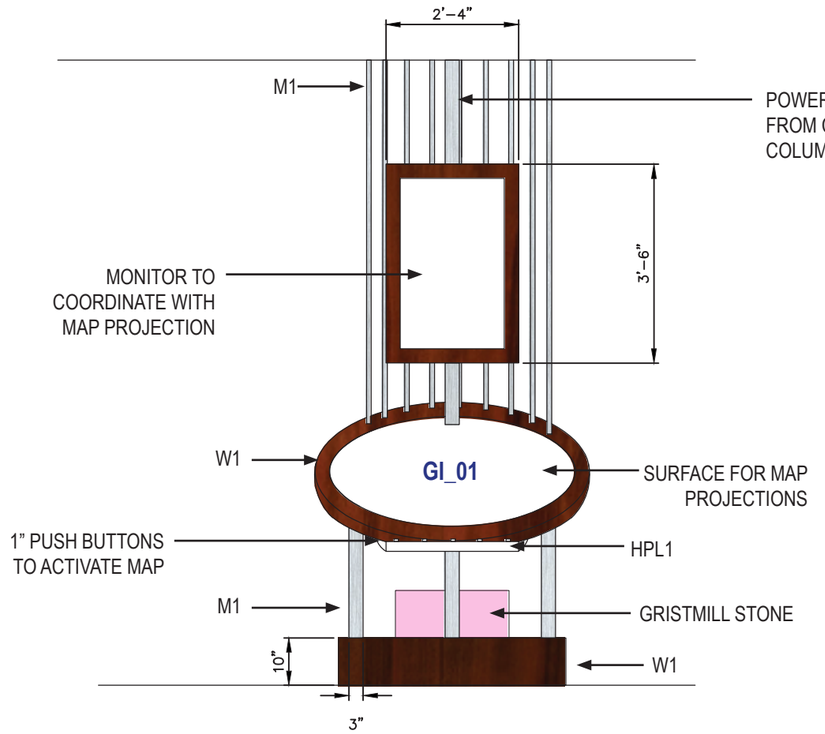
*SECTION PLAN*

malone design/fabrication

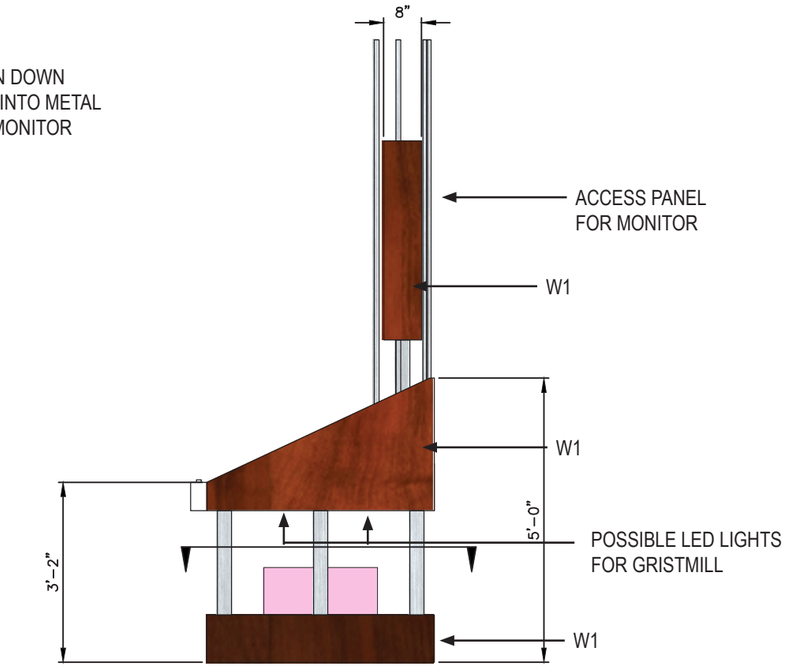
Alpharetta & Old Milton County History Museum

FINAL DESIGN

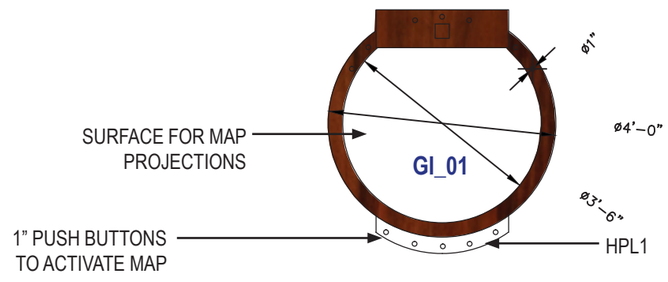
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016



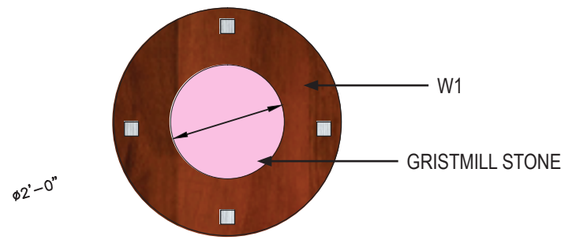

INTRO KIOSK INTERACTIVE
**FRONT VIEW** SCALE: 3/8" = 1'




INTRO KIOSK INTERACTIVE
**SIDE VIEW** SCALE: 3/8" = 1'




INTRO KIOSK INTERACTIVE
**PLAN VIEW** SCALE: 3/8" = 1'




INTRO KIOSK INTERACTIVE
**SECTION PLAN VIEW** SCALE: 3/8" = 1'

GRISTMILL STONE

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

*INTRO KIOSK INTERACTIVE*

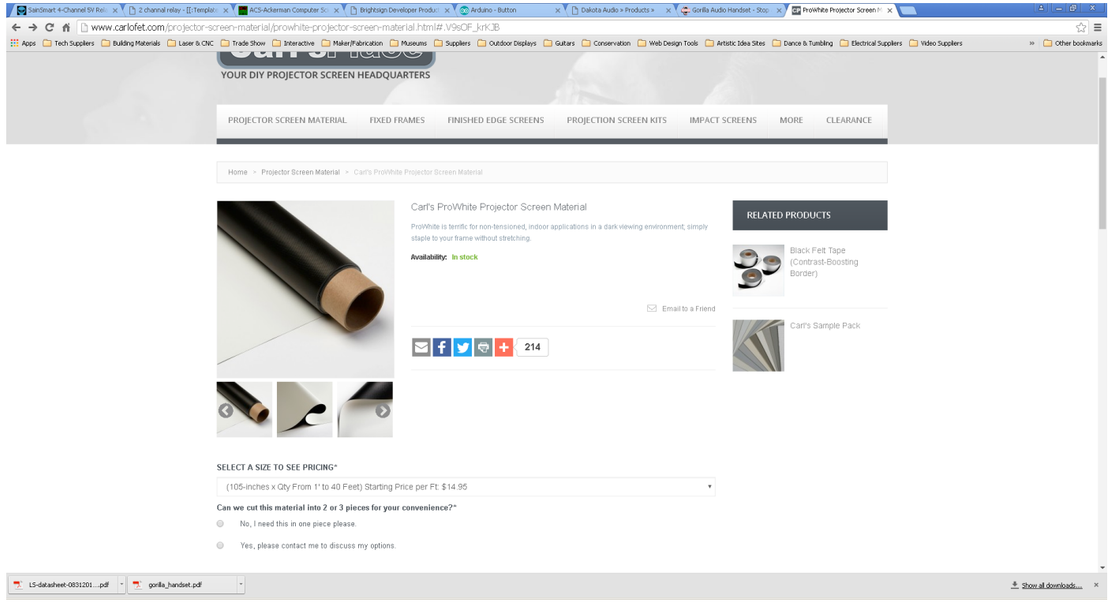
THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016



5 out of 5
Rated By 11 Customers

## WHITE PUSHBUTTON WITH HORIZONTAL MICROSWITCH

Part # 58-9111-L

In Stock

QTY: 1 ADD TO CART

BrightSign®

# BRIGHTSIGN LS

## SIGNATURE BRIGHTSIGN RELIABILITY. AFFORDABLE ENTRY-LEVEL PERFORMANCE.

BrightSign's fully featured commercial-grade player provides a far superior alternative to the consumer devices sometimes chosen for price-sensitive installations. Based on the award-winning BrightSign HD platform, BrightSign LS delivers our signature reliability and affordability. A robust feature set, including H.265 and Full HD video decoding, entry-level HTML5 performance, USB 2.0 (type C), and networking, is provided in a very small form digital signage media player.

### BrightSign LS423

**Entry-Level Media Player**

The small form, commercial-grade BrightSign LS423 is fully featured to run circles around the competition. Network connected and featuring H.265 and 1080p60 video playback, entry-level HTML5 support and USB (type C) interactivity, this model is perfect for simple streaming applications and large deployments of common content.

### Features

H.265 · 1080p60 single decode · Entry-Level HTML5 · IP Streaming · BrightBeacon™ · BrightWall™ · Zones · Interactive · Live Feeds · Geo-Fencing · Tagging · BrightSign App · Sign Preview · Remote Snapshot · BrightPlates™ · 100base T Networking · B-Deploy

BrightSign, LLC. 16780 Lark Ave., Suite B Los Gatos, CA 95032 | USA 408-852-9263 | International +44 1223 298500 | www.brightsign.biz

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

*INTRO KIOSK INTERACTIVE SPECS*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

ViewSonic
See the difference™

Products | Solutions | Where to Buy | Support | Company | Partners

Home > Products > Digital Signage > CDP4262-L

# CDP4262-L

42" High-Performance, Narrow Bezel Commercial LED Display

1080p Full HD | HDMI High-Definition Multimedia Interface | 700 NITS Brightness | LED | VESA | LAN

Like 0 Share

Compare

Features | Specifications | Downloads

The ViewSonic CDP4262-L is a 42" high-performance, professional-grade commercial LED display with 700-nit brightness. Durable and reliable, this display solution can be operated 24 hours a day, 7 days a week, and is designed for environments where high brightness is required. Featuring a 15.8mm narrow-bezel design, Full HD 1080p resolution, SuperClear® image enhancement technology with wide viewing angles, and dual built-in 10W stereo speakers, it delivers a superb multimedia messaging experience. Outputs include an integrated DVI port, and RS232 output with IR pass-through to support up to 5x5 daisy-chained displays for easy-to-manage video walls. Versatile connectivity options include HDMI, DisplayPort, DVI, D-Sub, YPbPr and CVBS inputs for flexible, one-time installation of a diverse range of high-definition devices. Delivering timely, customized messaging is easy with the CDP5562-L's content scheduling feature, making it the ideal device for sharing public information in high-traffic transportation, hospitality, commercial, and education venues.

**Narrow Bezel Optimized for Video Walls**

ViewSonic'ViewSonic's CDP4262-L commercial display features a 15.8mm narrow bezel design. This sleek, narrow bezel maximizes impactful visual messaging for passersby, making the CDP4262-L the perfect choice for digital signage wall installations.

**700-Nit High Brightness for Excellent Color Performance in Bright Environments**

With a 700-nit high brightness panel, the CDP4262-L delivers stunning color performance even in bright environments. Designed for semi-outdoor digital signage applications, it delivers the resolution and brightness needed for greater multimedia

*http://ap.viewsonic.com/me/products/digital-signage/CDP4262-L.php*

## ViewSonic LightStream PJD5353Ls DLP projector – 3D

ViewSonic Mfg. Part: PJD5353LS | CDW Part: 3859568 | UNSPSC: 45111609

Write the first review

**Availability: 3-5 days** Orders placed today will ship within 5 days

Add To Cart

**Product Details**

- DLP projector
- 3D
- 3000 ANSI lumens
- 1024 x 768
- 4:3
- short-throw fixed lens

View More

**Recommended Warranty**

View All Warranties and Services

3Y RPR CE PLAN 500-600

0 $48.99 Advertised Price

Log On to Email this page or Save as Favorite

Customers With Similar Interests Also Viewed (12)

*https://www.cdw.com/shop/products/ViewSonic-LightStream-PJD5353Ls-DLP-projector-3D/3859568.aspx?enkwrd=PJD5353LS&pfm=srh*

APPROVED *(No changes)* | APPROVED AS NOTED *(See above)* | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE

*INTRO KIOSK INTERACTIVE SPECS*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

# *TYPICAL STRUCTURES*

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

malone design/fabrication

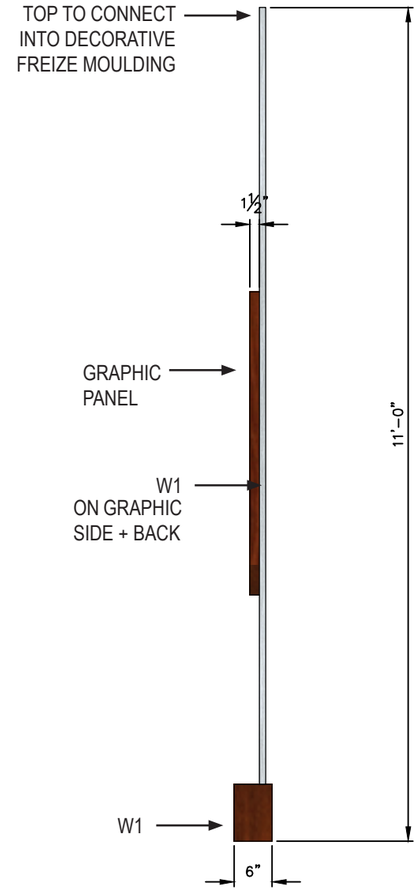
Alpharetta & Old Milton County History Museum

FINAL DESIGN

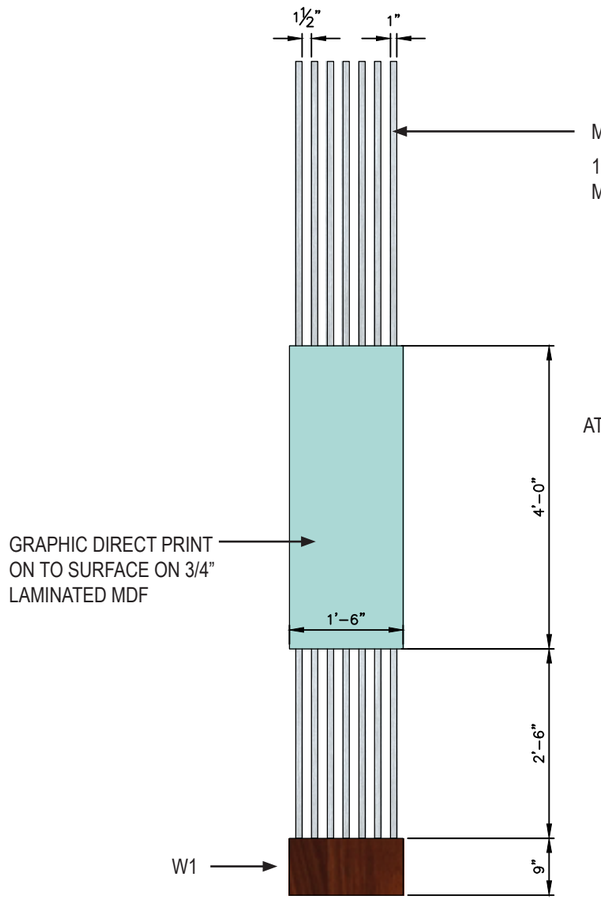
THE CITY OF ALPHARETTA

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

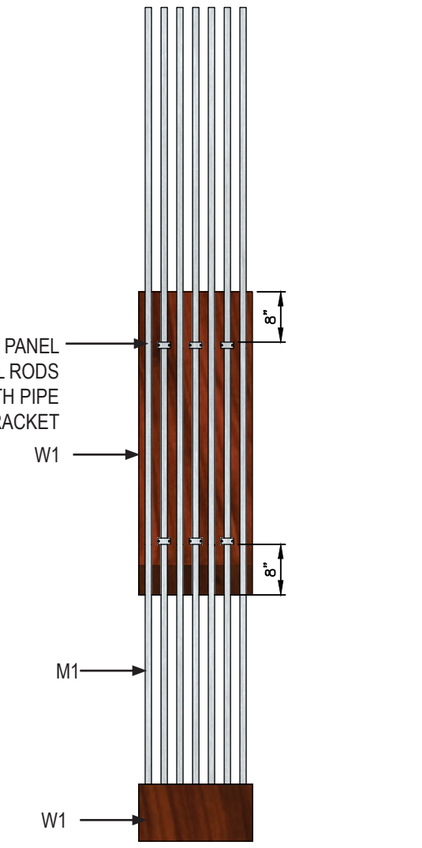
*QTY: 5*



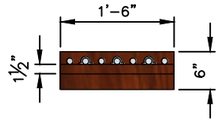

ERA SIGN TYPICAL
**SIDE VIEW** SCALE: ½" = 1'




ERA SIGN TYPICAL
**FRONT VIEW** SCALE: ½" = 1'




ERA SIGN TYPICAL
**BACK VIEW** SCALE: ½" = 1'




ERA SIGN TYPICAL
**PLAN** SCALE: ½" = 1'

GRAPHIC PANEL

ARTIFACT

APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* ☐ SIGNATURE _____ DATE _____

*ERA TYPICAL SYSTEM*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

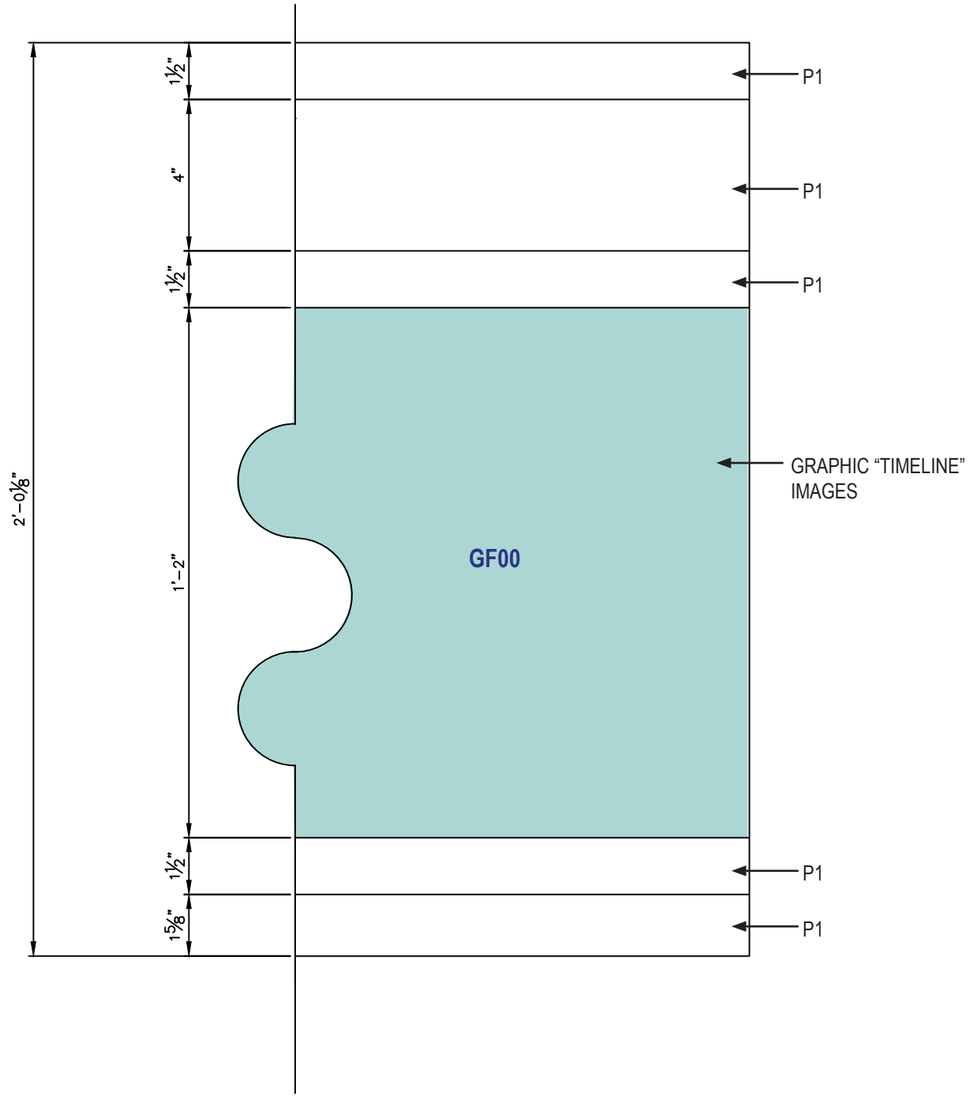
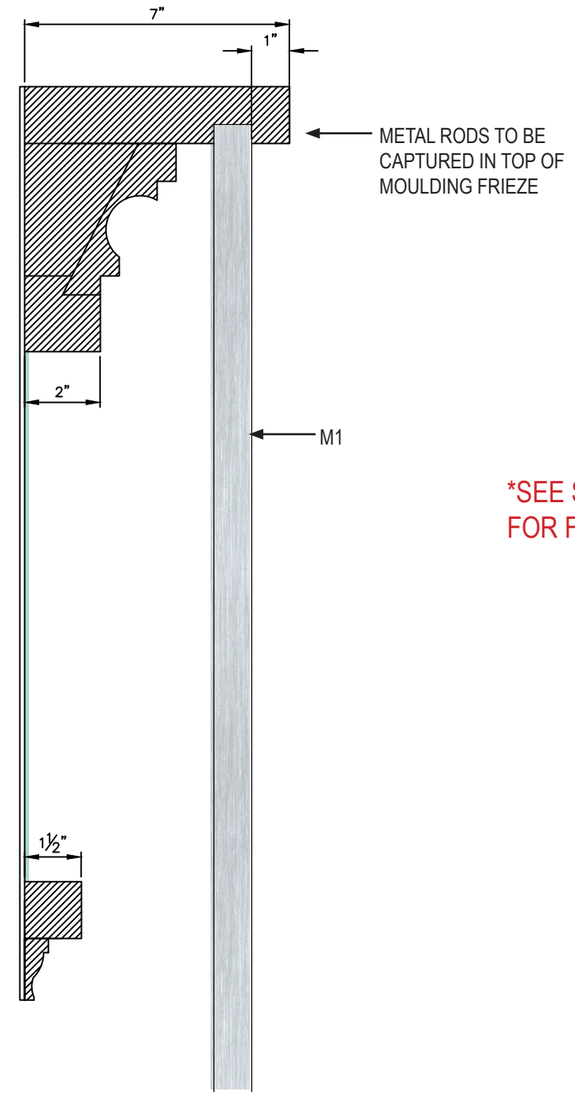



EXHIBIT WALL CROWN MOULDING WITH FRIEZE

FRONT VIEW SCALE: 3" = 1'




MOULDING FRIEZE W/ ERA TYPICAL ROD

SECTION VIEW SCALE: 3" = 1'

*SEE SAMPLE FOR FULL SIZE DETAILS

GRAPHIC PANEL

ARTIFACT

| APPROVED *(No changes)* | APPROVED AS NOTED *(See above)* | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | | |

# GRAPHIC FRIEZE TYPICAL

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

# *ALL WILL BE PAINTED P1*

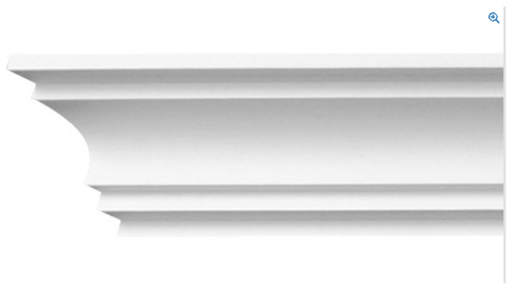
## 4"H X 3"P X 5"F X 94 1/2"L TRADITIONAL SMOOTH CROWN MOULDING

by Ekena Millwork

★★★★★ 1 customer reviews

100% Customer Satisfaction

Item No.: MLD04X03X05TR



| | Item No.: | F | H | P | L | Price | Qty. |
|---|---|---|---|---|---|---|---|
|  | MLD04X03X05TR ★★★★★ 1 customer reviews | 5-" | 4-" | 3-" | 94-1/2" | $20.40 | 1 |

Add to Cart

### Product Overview

Beautiful crown moulding is a great way to separate and define each room. With each design modeled after traditional plaster type mouldings, our lightweight polyurethane mouldings give the same rich detail, yet at a fraction of the cost. Most moulding profiles can be partnered with our do-it-yourself corner blocks that means no miter cutting for you, and most rooms can be completed in ours instead of days. Another benefit of polyurethane is it will not rot or crack, and is impervious to insect manifestations. It comes to you factory primed and ready for your paint, faux finish, gel stain, marbleizing and more.

Home Services | DIY Projects & Ideas | Credit Services | Pro Xtra | Store Finder | Order Status | Local Ad

Products and Services | 095624986403 | Your Store Wages Drive | Sign in or Register

Home / Building Materials / Moulding & Millwork / Moulding / Door & Window Moulding

**Woodgrain Millwork** Model 10000511 Internet #100321392 Store SKU #464642

## WG 210 - 5/8 in. x 1-5/8 in. Primed Finger-Jointed Shingle Moulding

★★★★★ Write the first Review Ask the first question

Visit or call your local Home Depot store to confirm availability.
Item must be purchased in store.

1 Add To Cart

Save to list

# *EXHIBIT WALL CROWN MOULDING SPECS*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

| | | | | | |
|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE |

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

Home Services | DIY Projects & Ideas | Credit Services | Pro Xtra | Store Finder | Order Status | Local Ad

Products and Services | 095624930109 | Your Store Wages Drive | Sign in or Register

Home / Building Materials / Moulding & Millwork / Moulding / Baseboard

**Woodgrain Millwork** Model 10001024 Internet #100321522 Store SKU #734105

# WG 1866 0.591 in. x 5-1/4 in. Medium Density Fiberboard Base Moulding

★★★★★ (2) Write a Review Questions & Answers (1)

Open Expanded View Click Image to Zoom

EXHIBIT WALL BASE MOULDING SPEC

ALPHARETTA

malone design/fabrication

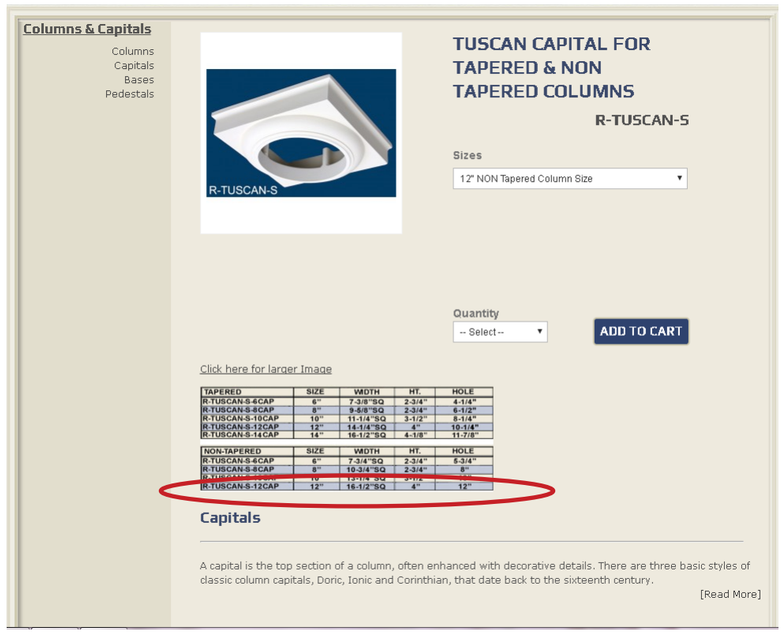
Alpharetta & Old Milton County History Museum

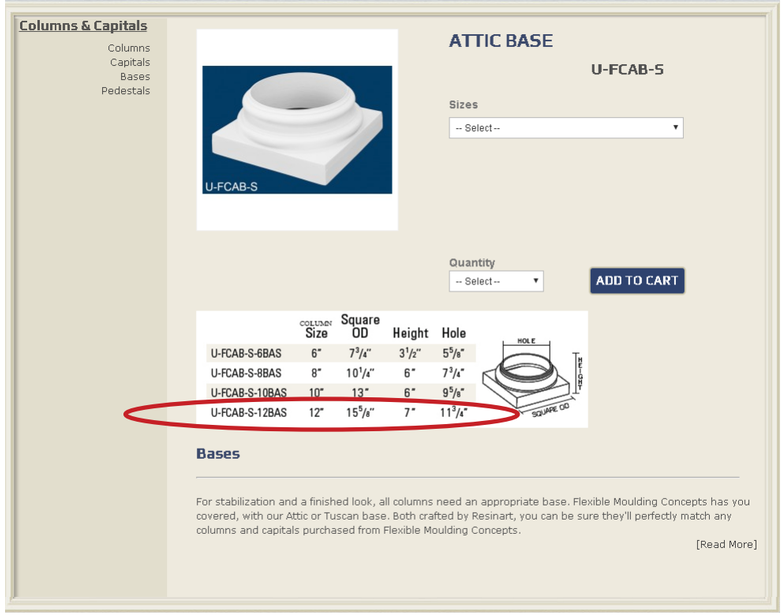
FINAL DESIGN

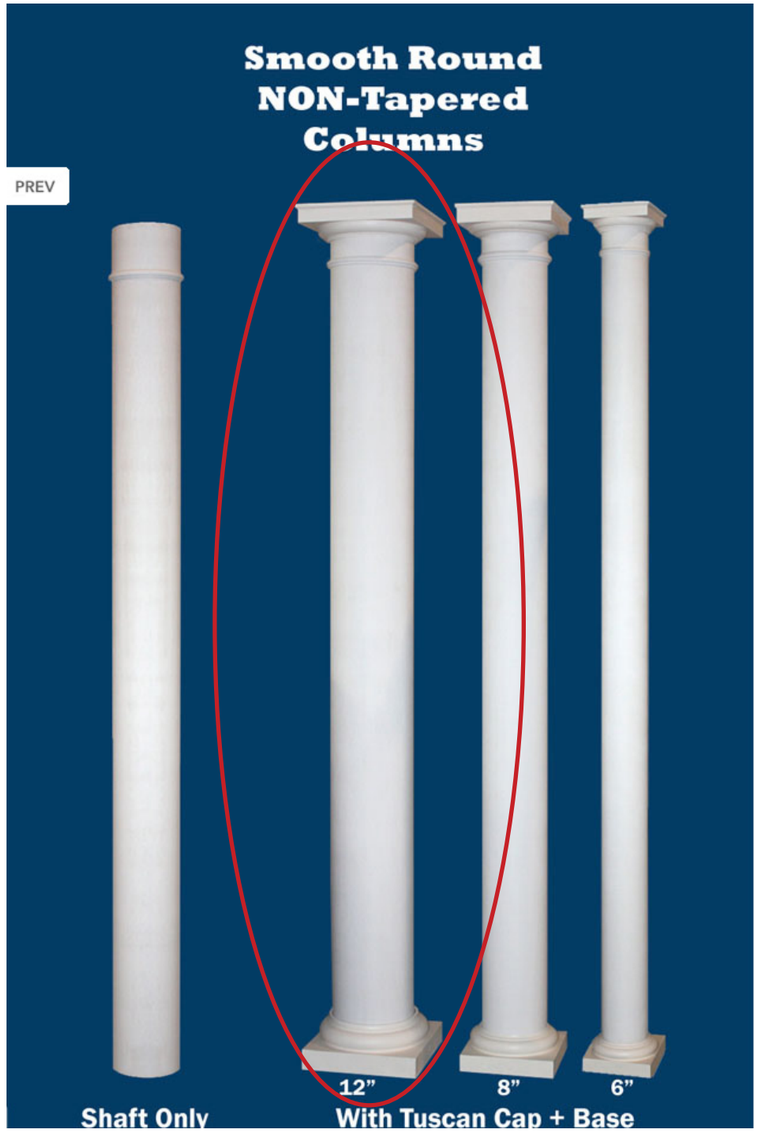
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

12

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |




*ALL COLUMNS WILL BE PAINTED P1

QTY: 3

TYPICAL COLUMN SPECS

THE CITY OF ALPHARETTA

malone design/fabrication

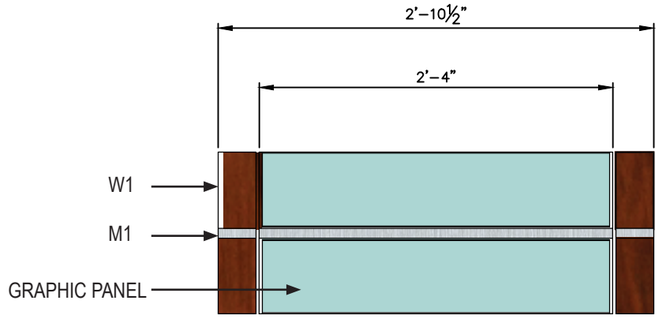
Alpharetta & Old Milton County History Museum

FINAL DESIGN

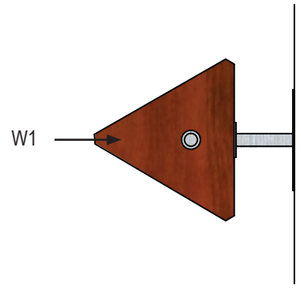
Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016



☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____




TRYLON TYPICAL
**FRONT VIEW** SCALE: 1" = 1'

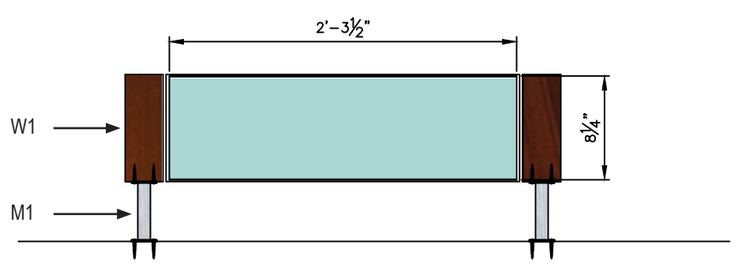



TRYLON TYPICAL
**SIDE VIEW** SCALE: 1" = 1'

BULLET CATCHES (QTY 3) TO STOP FREE SPINNING, AND ALIGN EACH GRAPHIC FACE FOR VISITORS

NOTE: A TRYLON IS A 3-SIDED ROTATING GRAPHIC UNIT

*QTY: 5*




TRYLON TYPICAL
**PLAN VIEW** SCALE: 1" = 1'

GRAPHIC PANEL

ARTIFACT

APPROVED *(No changes)* | APPROVED AS NOTED *(See above)* | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE

# TRYLON TYPICAL SPECS

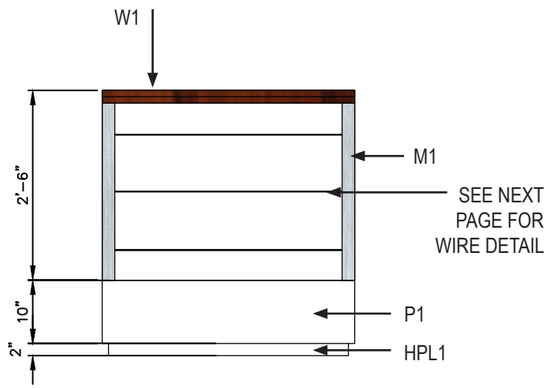
malone design/fabrication

Alpharetta & Old Milton County History Museum

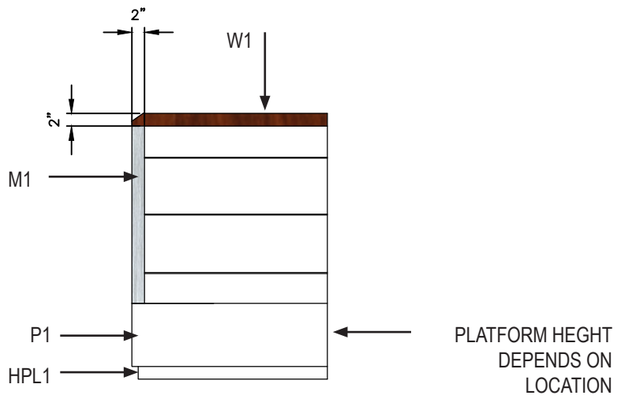
FINAL DESIGN

ALPHARETTA

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

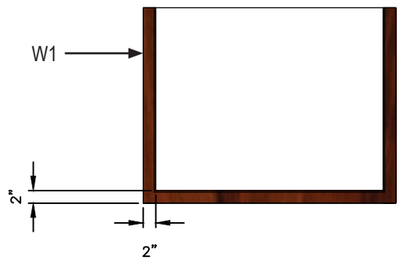



RAILING TYPICAL
**FRONT VIEW**
SCALE: $\frac{1}{2}$" = 1'




RAILING TYPICAL
**SIDE VIEW**
SCALE: $\frac{1}{2}$" = 1'

*QTY: 5*
*SIZE + CONFIGURATION*
*VARY ON LOCATION*




RAILING TYPICAL
**PLAN VIEW**
SCALE: $\frac{1}{2}$" = 1'

APPROVED *(No changes)* ☐
APPROVED AS NOTED *(See above)* ☐
CHANGES REQUESTED *(See above and re-submit)* ☐
SIGNATURE
DATE

*TYPICAL RAILING*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

Safety & Signs
Traffic Control, Safety Vests, Hard Hats
Log Books and Inspection Reports

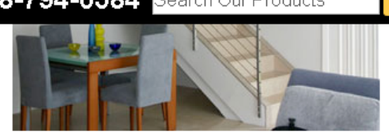
**Lighting**
LED Beacon Lights
Mini Light Bars
Light Bars
LED Warning Lights

**Moving Supplies**
Moving Blankets & Moving Pads
Moving Straps & Mover Bands
E Tracks & Load Straps
Moving Dollies
Hand Trucks

**Towing & Auto Hauling**
Wheel Nets, Auto & Car Tie Downs, and Tow Dolly Straps
Recovery Straps & Tow Straps
Tow Hooks & Towing Accessories

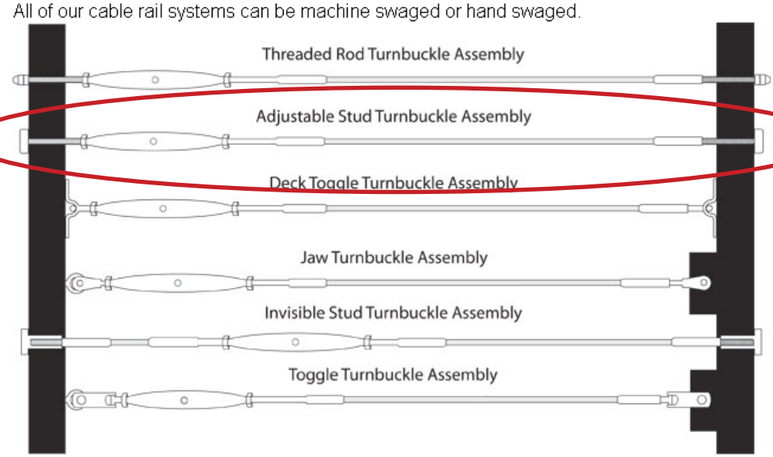
**Tie Down Hardware**
Snap Hooks & Flat Tie Down Hooks
Cam Buckles & Ratchet Buckles
S-Hooks, Wire Hooks & Grab Hooks

**Rigging Supplies & Hardware**
Anchor, Bow, Chain, & D Shackles
Snatch Blocks & Wire Rope Pulleys
Carabiner Clips, Swivels & Links
Connecting Links & Coupling Links



## Cable Railing Assembly Kits

Complete cable railing assembly kits are available and include everything you need (angled railings may require additional hardware) for installation. All of our assemblies are available in 1/8", 3/16", and ¼" diameters of stainless steel type 316 wire cable. The 1x19 construction creates a semi-rigid feel with minimal stretch. It can be used for most railing applications as it can be safely bent up to 45°. A 7x7 construction is available for more decorative uses where the ability to bend greater than 45° is needed. All of our cable rail systems can be machine swaged or hand swaged.




THIS SYSTEM WILL BE USED FOR ALL DISPLAY BARRIERS IN REPLACEMENT OF GLASS REQUESTED BY CLIENT

For general guidelines on how to install cable railing, download our Guide for Cable Railing Systems

**Download:** Architectural Cable Railing Catalog

*http://www.uscargocontrol.com/Rigging-Supplies-Hardware/Cable-Railing-Systems-Stainless-Steel*

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

*TYPICAL RAILING HARDWARE SPECS*

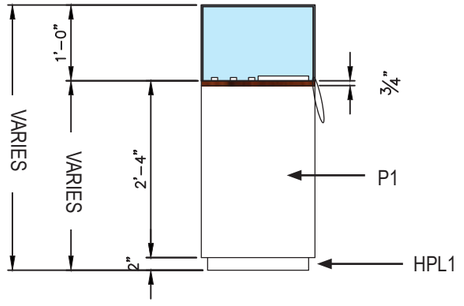
malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

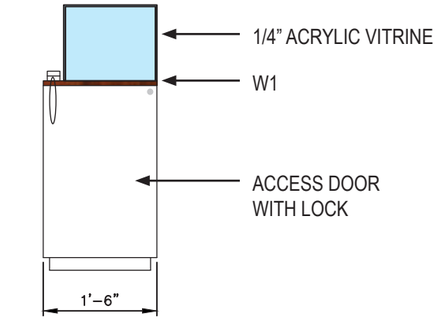
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

*QTY: 4*

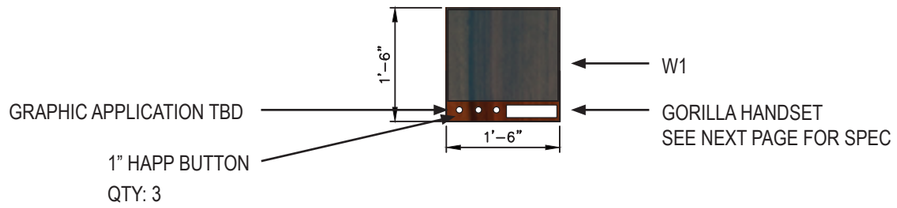
*FINAL SIZE MAY ALTER/VARY DEPENDING ON FINAL SELECTION OF OBJECTS




INTERACTIVE TYPICAL
FRONT VIEW
SCALE: 1/2" = 1'




INTERACTIVE TYPICAL
SIDE VIEW
SCALE: 1/2" = 1'




INTERACTIVE TYPICAL
PLAN VIEW
SCALE: 1/2" = 1'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ☐ | APPROVED *(No changes)* | ☐ | APPROVED AS NOTED *(See above)* | ☐ | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE |

# TYPICAL AUDIO INTERACTIVE

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

FOR DURABILITY AND LONGEVITY OF THE INTERACTIVE COMMERCIAL HANDSET DEVICE HAS BEEN SPEC'D FOR LISTENING TO ALL AUDIO STATIONS IN THE EXHIBIT

# GORILLA AUDIO HANDSET

**Works with any A/V system**

*"It's a Headphone on a Stick"*

- Ideal for:
  - Video Soundtracks
  - Computer Kiosks
  - Trade Shows
  - Museum Exhibits
  - Theaters
- Fulfills ADA Requirements
- Maintenance Free
- Easy To Clean
- Works with Video and Audio Players, DVDs, CD Audio
- Superior Fidelity
- Ant-Theft Security Lanyard
- Simple Installation
- Hearing-Aid Compatible
- Multiple Colors Available

The Gorilla Audio Handset from Stop and Listen is precision engineered to complete virtually any audio or video playback system. In front of a video monitor, at a computer kiosk, or at an audio listening station, it's the perfect choice. It works well with anything with a soundtrack or an audio output.

Multiple handsets? The simple 2-wire interface makes installation easy, even for large theaters and gatherings needing several units. The versatile design can be customized to fit any application.

When regular speakers just can't do the job, the Gorilla Audio Handset from Stop and Listen it gets the message across - plain and simple.

**MAKING AUDIO EASY...** STOP & LISTEN

DETAILED SPECIFICATIONS ON REVERSE

★★★★★
5 out of 5
Rated By 11 Customers

## WHITE PUSHBUTTON WITH HORIZONTAL MICROSWITCH

Part # 58-9111-L

In Stock

QTY: 1 ADD TO CART

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

*TYPICAL AUDIO INTERACTIVE SPECS*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

# CFSound-IV

# Compact FLASH Digital Audio System

Revision 1.2.12

Wednesday, February 03, 2016

ACS
Ackerman Computer Sciences

*On The Cutting Edge of Technological Evolution*

6233 E. Sawgrass Rd • Sarasota, FL. 34240 • (941)377-5775 FAX(941)378-4226

www.acscontrol.com

Copyright(c)1992-2016 by ACS, Sarasota, FL ALL RIGHTS RESERVED

BrightSign®

## BRIGHTSIGN LS

### SIGNATURE BRIGHTSIGN RELIABILITY. AFFORDABLE ENTRY-LEVEL PERFORMANCE.

BrightSign's fully featured commercial-grade player provides a far superior alternative to the consumer devices sometimes chosen for price-sensitive installations. Based on the award-winning BrightSign HD platform, BrightSign LS delivers our signature reliability and affordability. A robust feature set, including H.265 and Full HD video decoding, entry-level HTML5 performance, USB 2.0 (type C), and networking, is provided in a very small form digital signage media player.

**BrightSign LS423**

**Entry-Level Media Player**

The small form, commercial-grade BrightSign LS423 is fully featured to run circles around the competition. Network connected and featuring H.265 and 1080p60 video playback, entry-level HTML5 support and USB (type C) interactivity, this model is perfect for simple streaming applications and large deployments of common content.

**Price:** $250

### Features

H.265 · 1080p60 single decode · Entry-Level HTML5 · IP Streaming · BrightBeacon™ · BrightWall™ · Zones · Interactive

Live Feeds · Geo-Fencing · Tagging · BrightSign App · Sign Preview · Remote Snapshot · BrightPlates™ · 100base T Networking

B-Deploy

BrightSign, LLC. 16780 Lark Ave., Suite B Los Gatos, CA 95032 | USA 408-852-9263 | International +44 1223 298500 | www.brightsign.biz

*TYPICAL AUDIO INTERACTIVE SPECS*

THE CITY OF ALPHARETTA

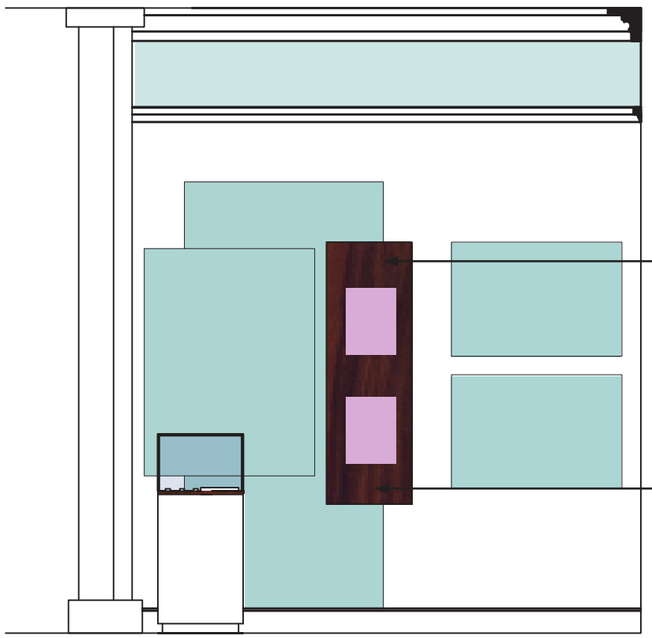
malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | | |

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016



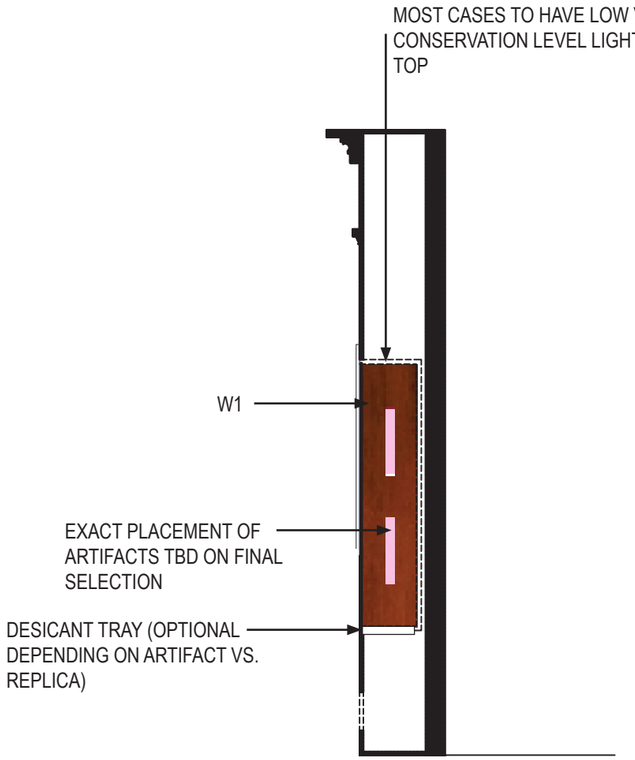
3/8" TEMPERED GLASS
(CONSERVATION UV PROTECTION)
LIFT + DROP APPLICATION
ACCESS TO ARTIFACTS FROM

ARTIFACT MOUNTING VARIES
DEPENDING ON TYPE OF ARTIFACT

W1
ALL BACK WALLS, SIDES,
AND BASES

*FINAL SIZE MAY ALTER/VARY
DEPENDING ON FINAL SELECTION
OF ARTIFACTS

*FINAL LIGHTING POSITION
MAY VARY DEPENDING ON FINAL
SELECTION OF ARTIFACTS




**TYPICAL WALL SECTION WITH INSET DISPLAY CASE**

SECTION VIEW SCALE: 1/4" = 1'

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

CASE TYPICAL

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County
History Museum
FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

# *TIMELINE WALL EXHIBITS*

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

malone design/fabrication

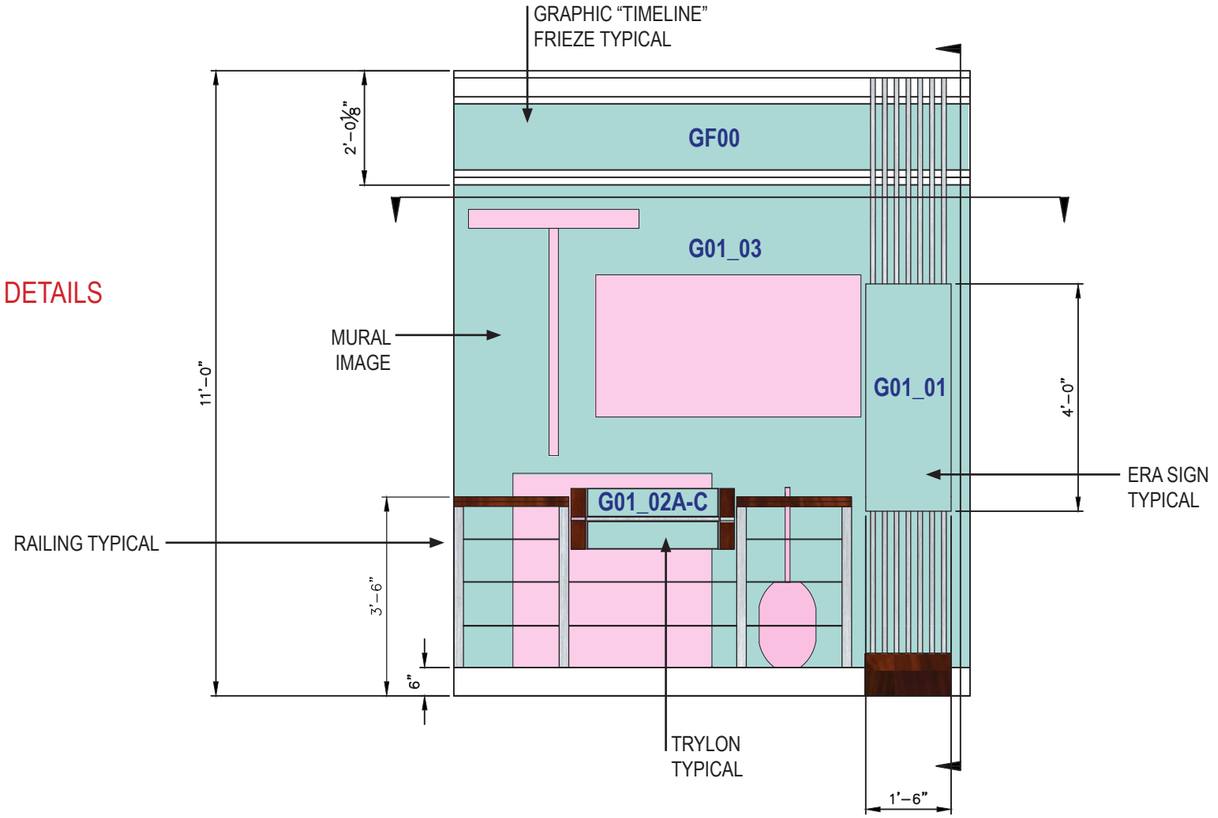
Alpharetta & Old Milton County History Museum

FINAL DESIGN

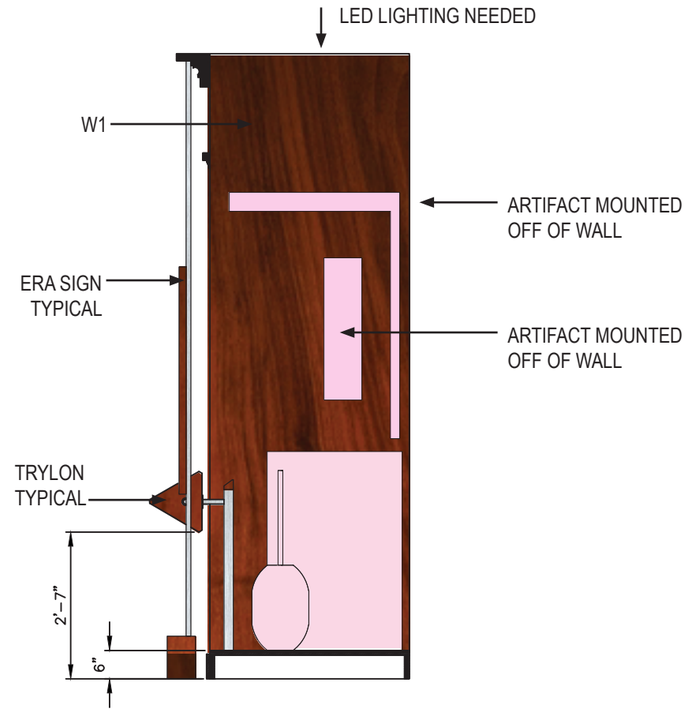
THE CITY OF ALPHARETTA

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

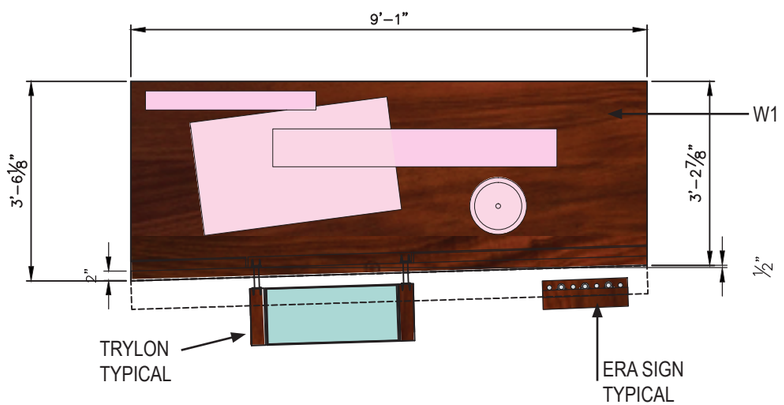
*ARTIFACT DETAILS
ON PG 24




2 ERA 1 EARLY HISTORY - 1857
FREONT VIEW SCALE: ⅜" = 1'




2 ERA 1 EARLY HISTORY - 1857
SECTION VIEW SCALE: ⅜" = 1'




2 ERA 1 EARLY HISTORY - 1857
PLAN VIEW SECTION SCALE: ⅜" = 1'

GRAPHIC PANEL

ARTIFACT

APPROVED *(No changes)*
APPROVED AS NOTED *(See above)*
CHANGES REQUESTED *(See above and re-submit)*
SIGNATURE
DATE

ERA 1 - EARLY HISTORY - 1857

THE CITY OF ALPHARETTA

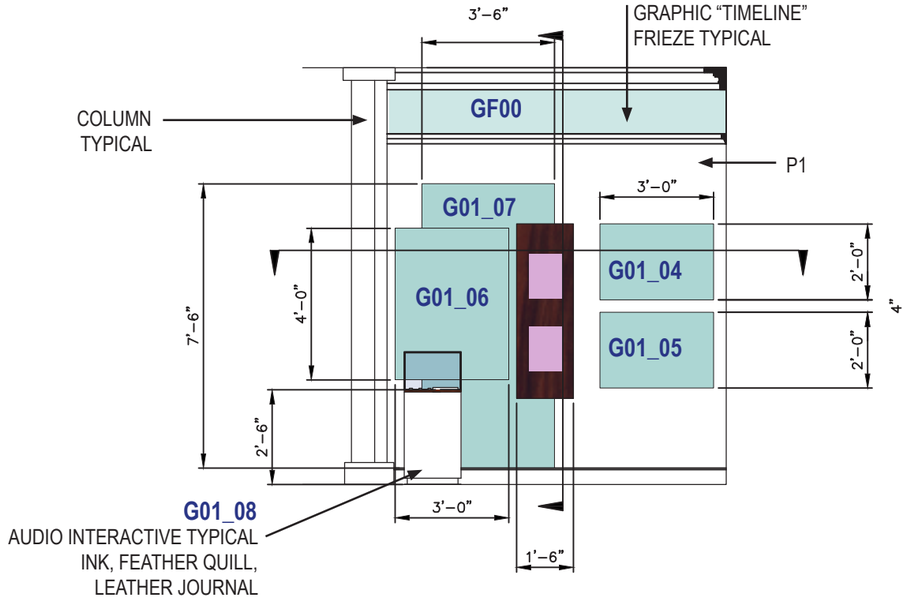
malone design/fabrication

Alpharetta & Old Milton County
History Museum
FINAL DESIGN

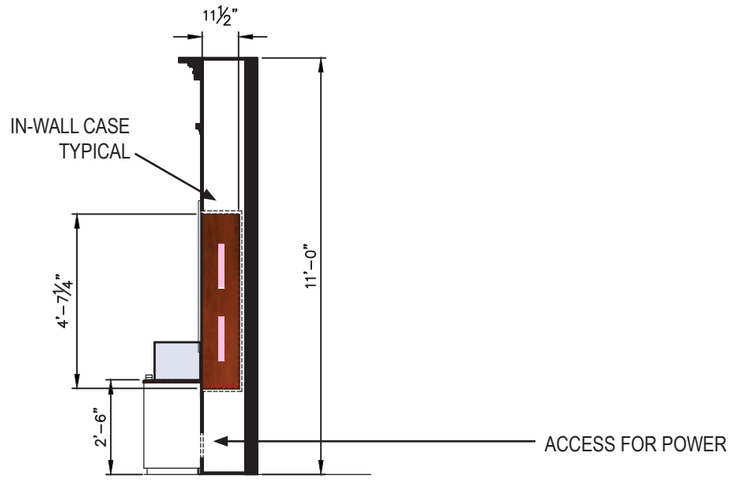
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

**G01_09A-?**
**ARTIFACT LABELS**

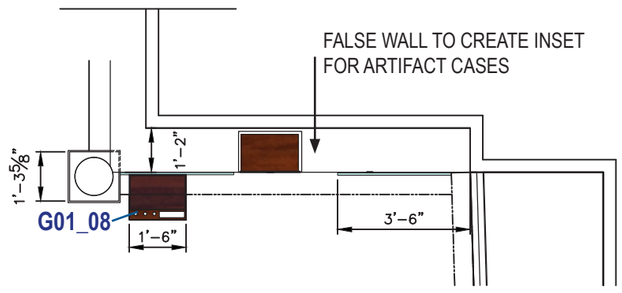
*ARTIFACT DETAILS ON PG 24




3 ERA 1 EARLY HISTORY - 1857
FRONT VIEW SCALE: 1/4" = 1'




3 ERA 1 EARLY HISTORY - 1857
SECTION VIEW SCALE: 1/4" = 1'




3 ERA 1 EARLY HISTORY - 1857
PLAN VIEW SECTION SCALE: 1/4" = 1'

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____



THE CITY OF ALPHARETTA

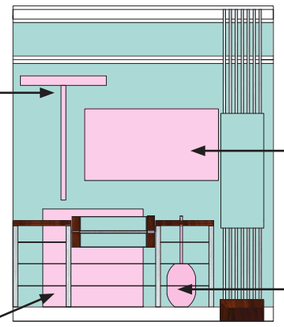
malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

# FINAL SELECTION OF ARTIFACTS NEEDED ALONG WITH EXACT DIMENSIONS

# FINAL SIZE OF CASES WILL BE DETERMINED BY FINAL ARTIFACT SELECTION SIZES

HAY RAKE



OX YOLK

BUTTER CHURNER

SPINNING WHEEL

2 ERA 1 EARLY HISTORY - 1857
FREONT VIEW SCALE: 3/4" = 1'



LIST OF JAMES DORRIS STORE CUSTOMERS

LAND LOTTERY DOCUMENT

*WE RECOMMEND USING REPRODUCTIONS FOR CONSERVATION CONCERNS

3 ERA 1 EARLY HISTORY - 1857
FRONT VIEW SCALE: 3/4" = 1'

GRAPHIC PANEL

ARTIFACT

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

ERA 1 ARTIFACTS

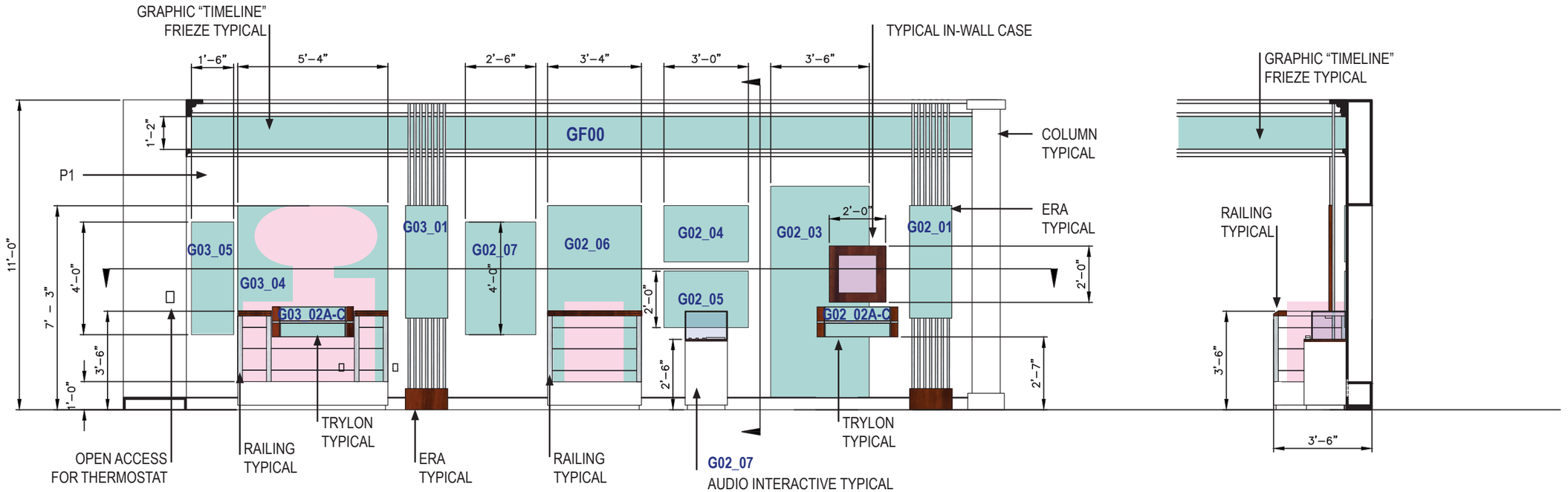
THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

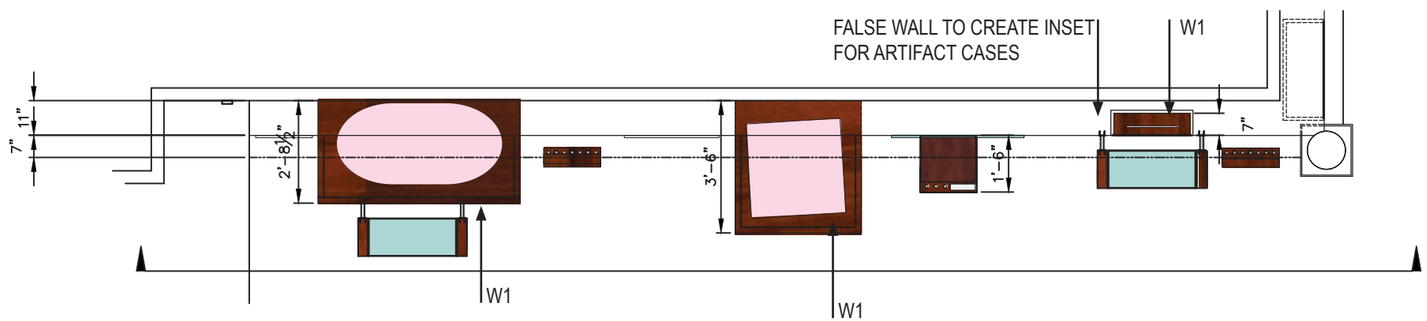



4 ERA 2 1858 - 1900 & ERA 3 1901-1940
FRONT VIEW SCALE: 1/4" = 1'




4 ERA 2 1858 - 1900 & ERA 3 1901-1940
SECTION VIEW SCALE: 1/4" = 1'

*ARTIFACT DETAILS
ON PG 26 + 28




4 ERA 2 1858 - 1900 & ERA 3 1901-1940
PLAN VIEW SECTION SCALE: 1/4" = 1'

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

ERA 2 + ERA 3

THE CITY OF ALPHARETTA

malone design/fabrication

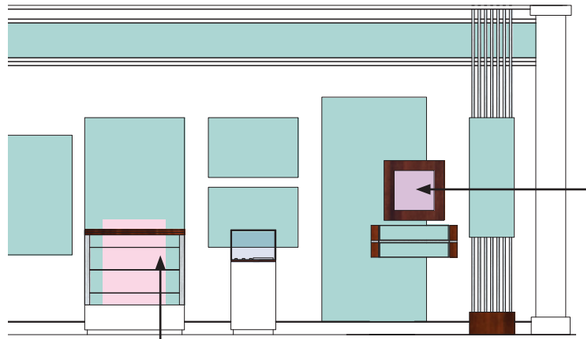
Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

FINAL SELECTION OF ARTIFACTS NEEDED ALONG WITH EXACT DIMENSIONS

FINAL SIZE OF CASES WILL BE DETERMINED BY FINAL ARTIFACT SELECTION SIZES



CIVIL WAR LETTERS
*WE RECOMMEND USING REPRODUCTIONS FOR CONSERVATION CONCERNS

SCHOOL DESK
OTHER ARTIFACTS MAY BE INCLUDED-
CHILDREN'S SHOES, BOOKS, ECT

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

ERA 2 ARTIFACTS

THE CITY OF ALPHARETTA

malone design/fabrication

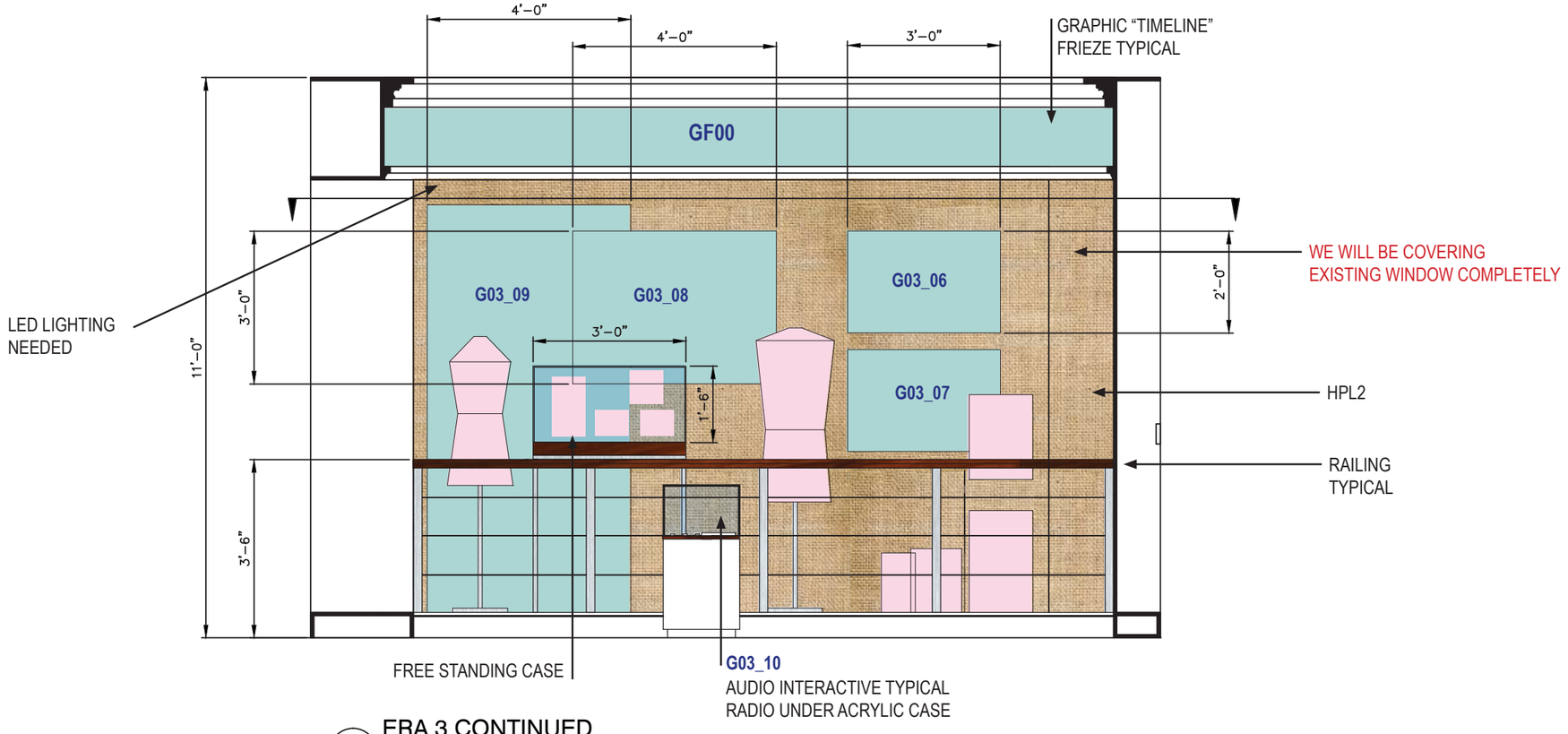
Alpharetta & Old Milton County History Museum

FINAL DESIGN

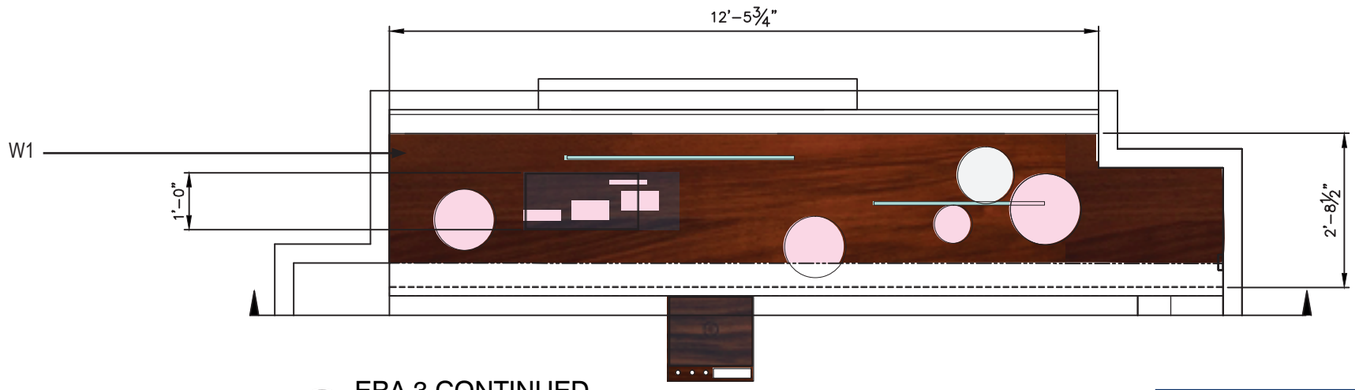
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

**G03_11A-?**
**ARTIFACT LABELS**

*ARTIFACT DETAILS ON PG 28




5 **ERA 3 CONTINUED**
**FRONT VIEW** SCALE: 3/8" = 1'




5 **ERA 3 CONTINUED**
**PLAN VIEW SECTION** SCALE: 3/8" = 1'

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

*ERA 3 CONTINUED*

THE CITY OF ALPHARETTA

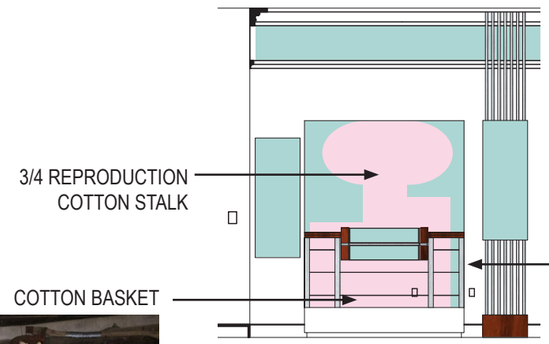
malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

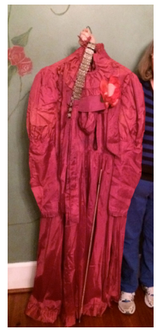
# FINAL SELECTION OF ARTIFACTS NEEDED ALONG WITH EXACT DIMENSIONS

# FINAL SIZE OF CASES WILL BE DETERMINED BY FINAL ARTIFACT SELECTION SIZES

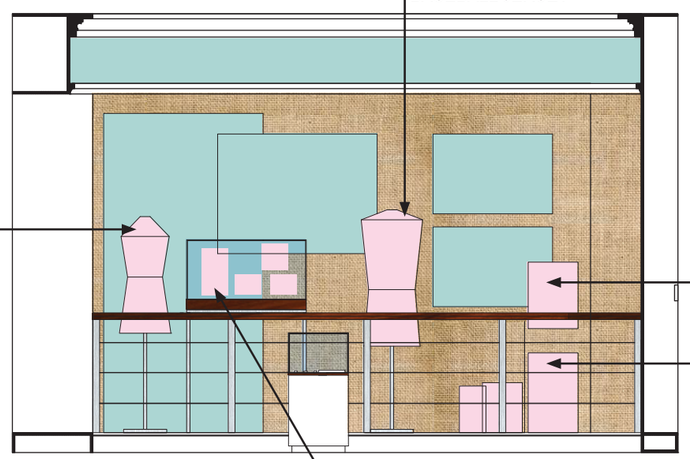



4 ERA 2 1858 - 1900 & ERA 3
FRONT VIEW

POSSIBLY ROOM FOR PORTABLE SCALE FOR WEIGHING COTTON- MORE DETAILS NEEDED



JUNE SINGING DRESS




5 ERA 3 CONTINUED
FRONT VIEW SCALE: 3/8" = 1'

WE WILL PROBABLY HAVE ROOM FOR SHOES AS WELL

*WE RECOMMEND USING REPRODUCTIONS FOR CONSERVATION CONCERNS

GRAPHIC PANEL

ARTIFACT

APPROVED *(No changes)*
APPROVED AS NOTED *(See above)*
CHANGES REQUESTED *(See above and re-submit)*
SIGNATURE
DATE

## ERA 3 ARTIFACTS

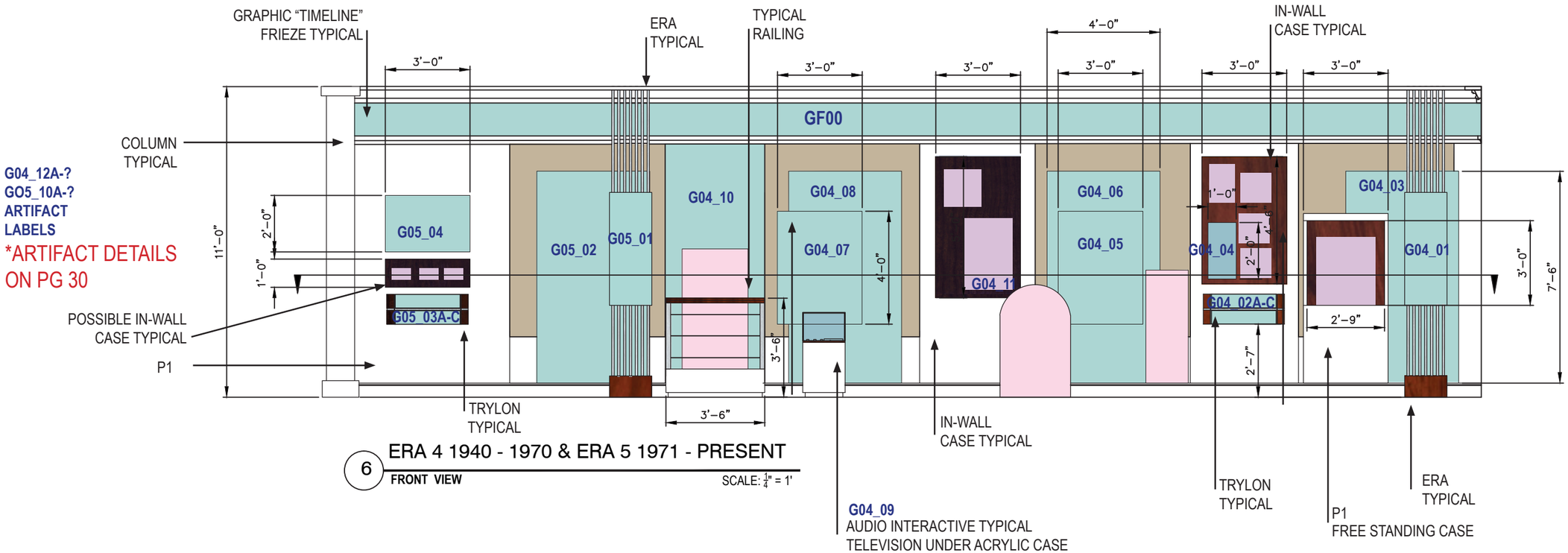
THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

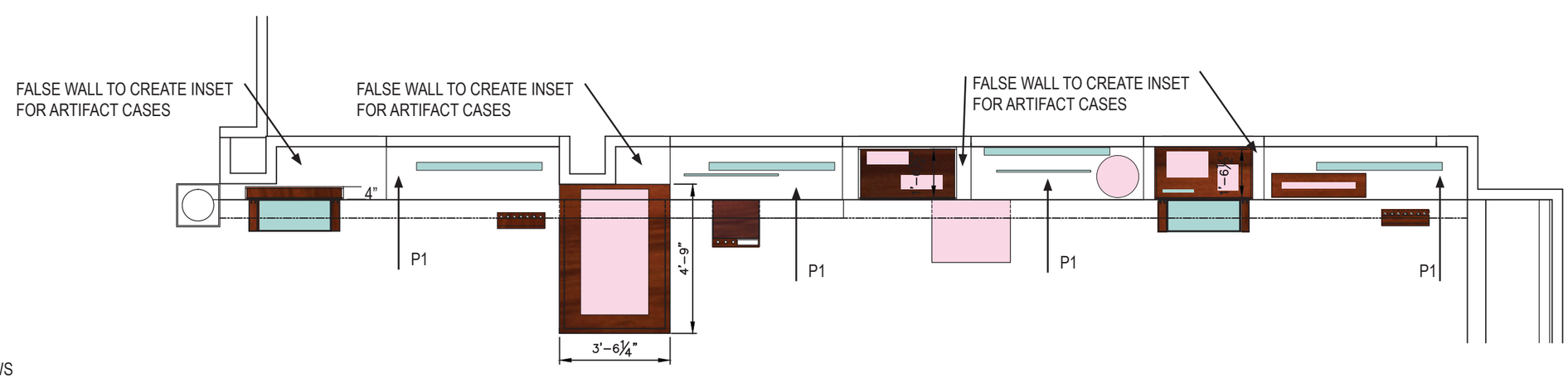
FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016




6 ERA 4 1940 - 1970 & ERA 5 1971 - PRESENT

FRONT VIEW SCALE: 1/4" = 1'




6 ERA 4 1940 - 1970 & ERA 5 1971 - PRESENT

PLAN VIEW SECTION SCALE: 1/4" = 1'

EXISTING WINDOWS WITH BLINDS CLOSED

GRAPHIC PANEL

ARTIFACT

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

ERA 4 + 5

THE CITY OF ALPHARETTA

malone design/fabrication

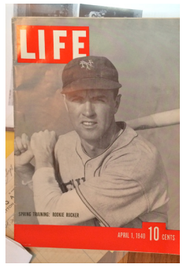
Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016

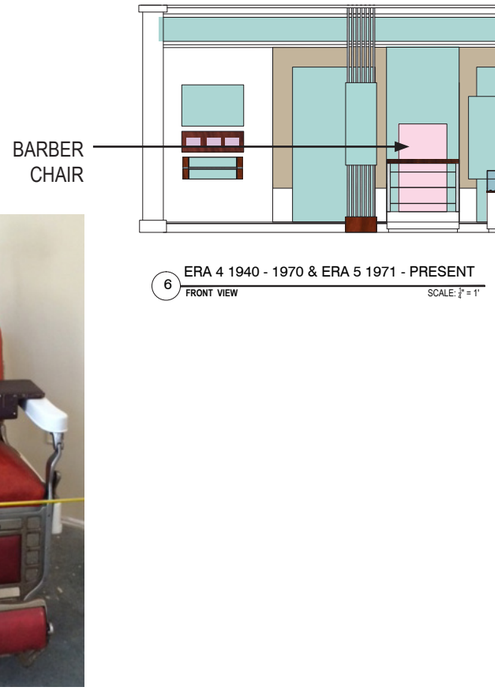
# FINAL SELECTION OF ARTIFACTS NEEDED ALONG WITH EXACT DIMENSIONS

# FINAL SIZE OF CASES WILL BE DETERMINED BY FINAL ARTIFACT SELECTION SIZES

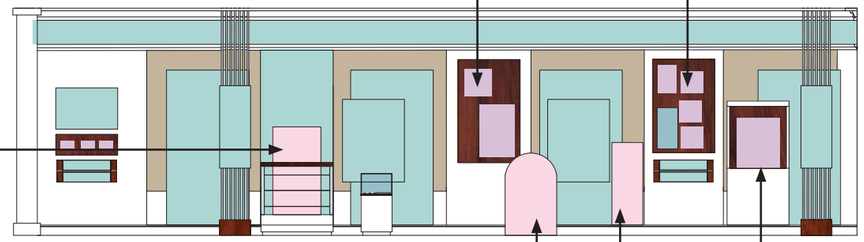


SPORTS + ENTERTAINMENT ARTIFACTS

CHICKEN FEED BUCKETS + BASKETS



BARBER CHAIR



6 ERA 4 1940 - 1970 & ERA 5 1971 - PRESENT
FRONT VIEW SCALE: 1" = 1'

JUKE BOX
-WILL ALSO BE INTERACTIVE

GUMBALL MACHINE

WWII MILITARY JACKET MOUNTED FLAT

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

*ERA 4 ARTIFACTS*

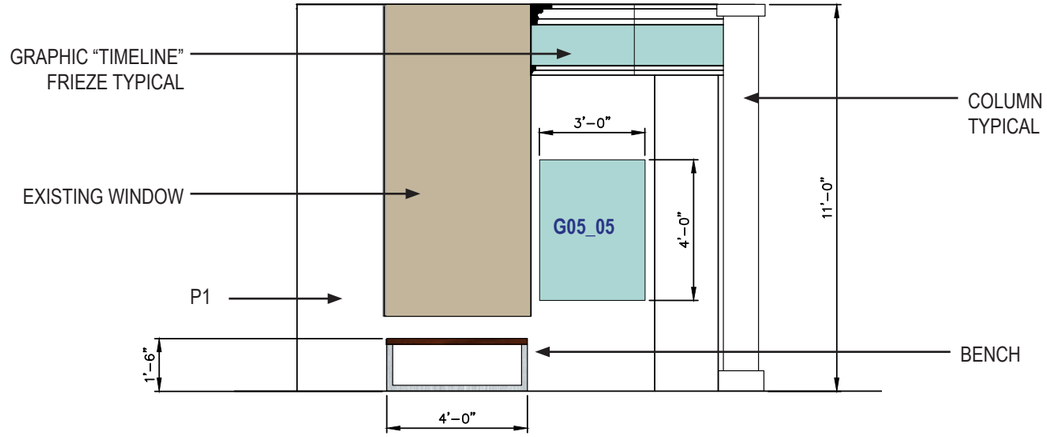
THE CITY OF ALPHARETTA

malone design/fabrication

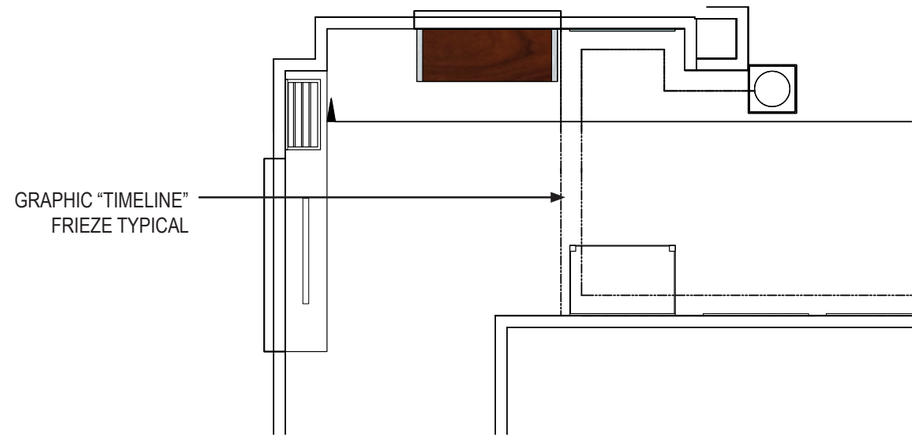
Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016




7 ERA 5 1971 - PRESENT
FRONT VIEW SCALE: 1/4" = 1'




7 ERA 5 1971 - PRESENT
PLAN VIEW SCALE: 1/4" = 1'

EXISTING WINDOWS
WITH BLINDS CLOSED

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____



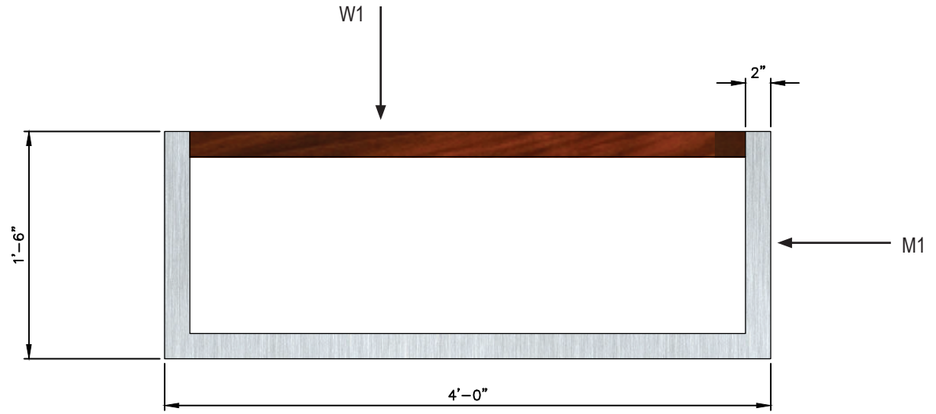
THE CITY OF ALPHARETTA

malone design/fabrication

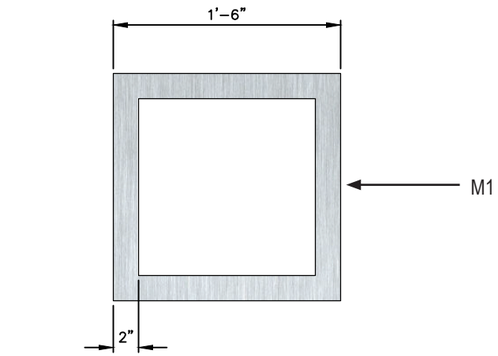
Alpharetta & Old Milton County History Museum
FINAL DESIGN

QTY: 2

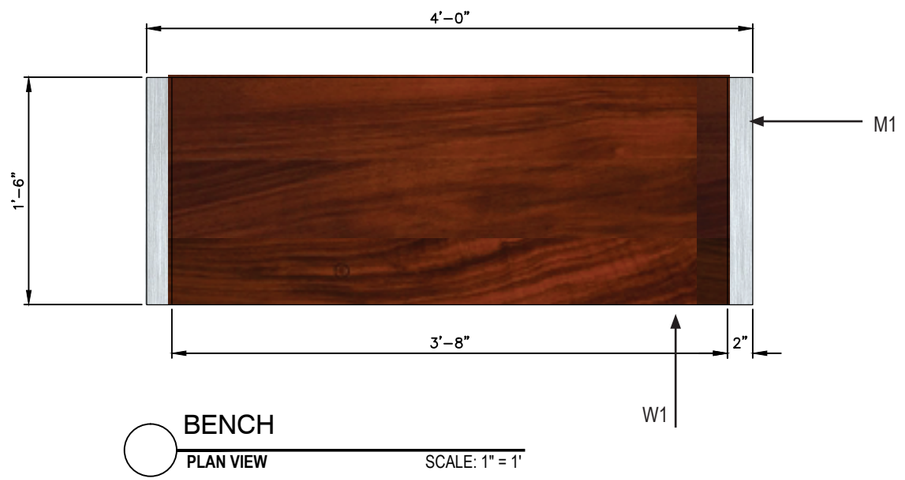
1 @ 4'L X 1'6H X 1'6W
1 @ 6'L X 1'6H X 2'W




BENCH
**FRONT VIEW** SCALE: 1" = 1'




BENCH
**SIDE VIEW** SCALE: 1" = 1'




BENCH
**PLAN VIEW** SCALE: 1" = 1'

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

*EXHIBIT BENCH*

THE CITY OF ALPHARETTA

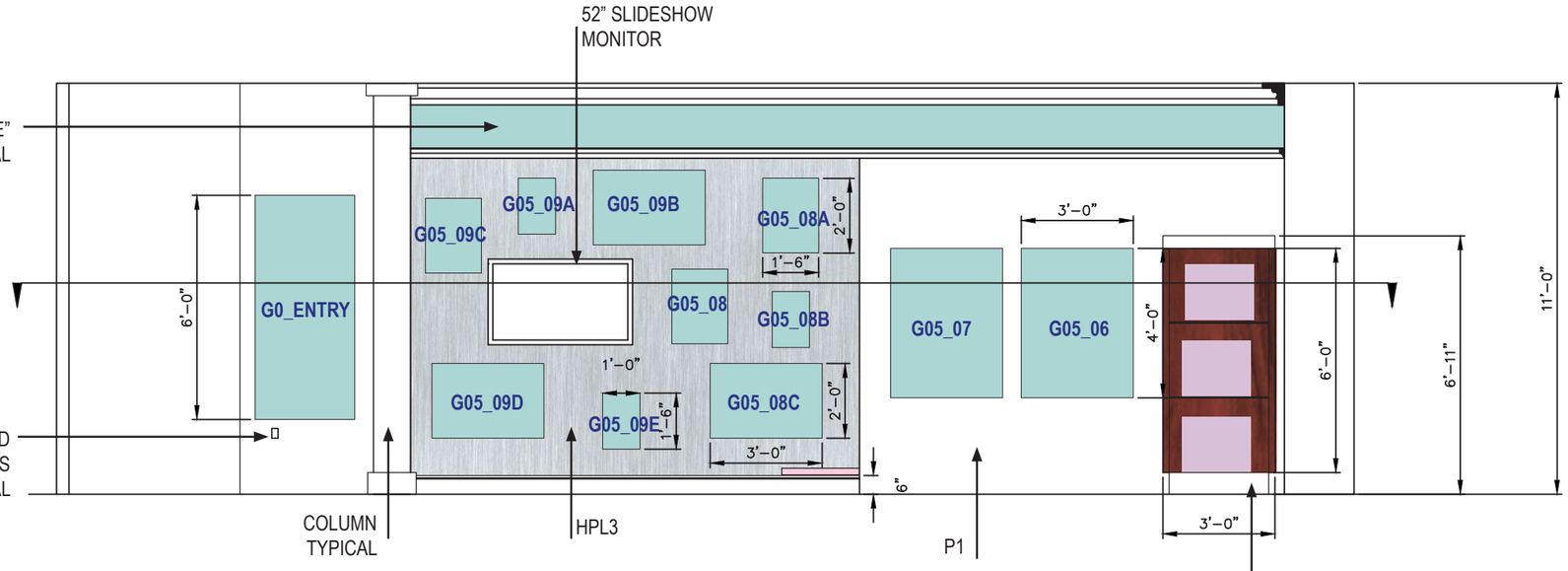
malone design/fabrication

Alpharetta & Old Milton County History Museum

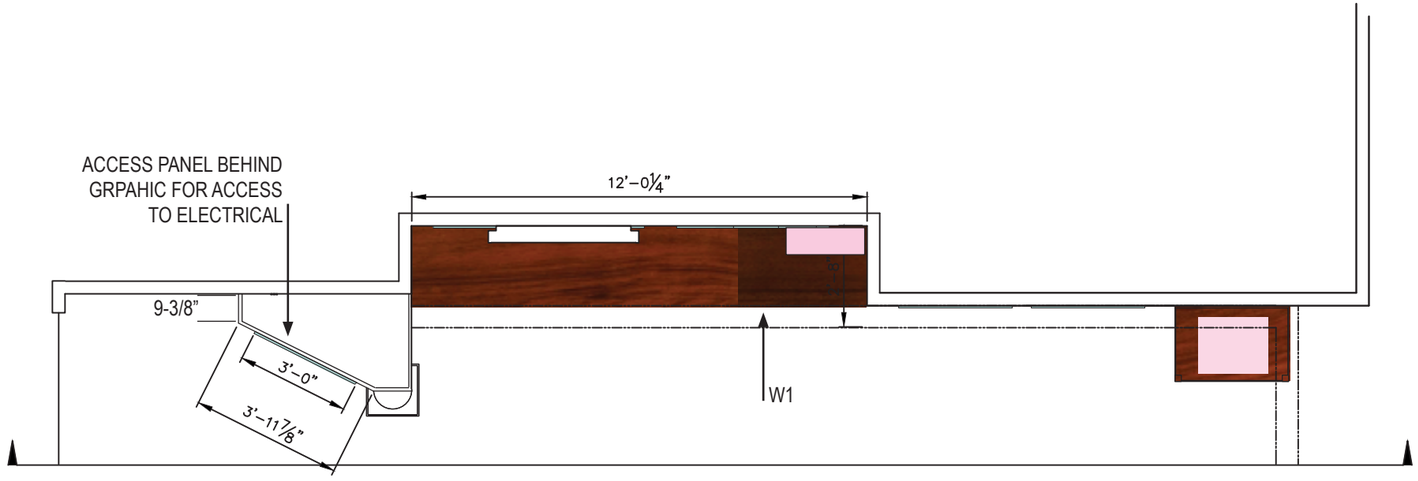
FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

*ARTIFACT DETAILS
ON PG 37




8 ENTRY PANEL & ERA 5 1970 - PRESENT
FRONT VIEW SCALE: 1/4" = 1'




8 ENTRY PANEL & ERA 5 1970 - PRESENT
PLAN VIEW SECTION SCALE: 1/4" = 1'

GRAPHIC PANEL

ARTIFACT

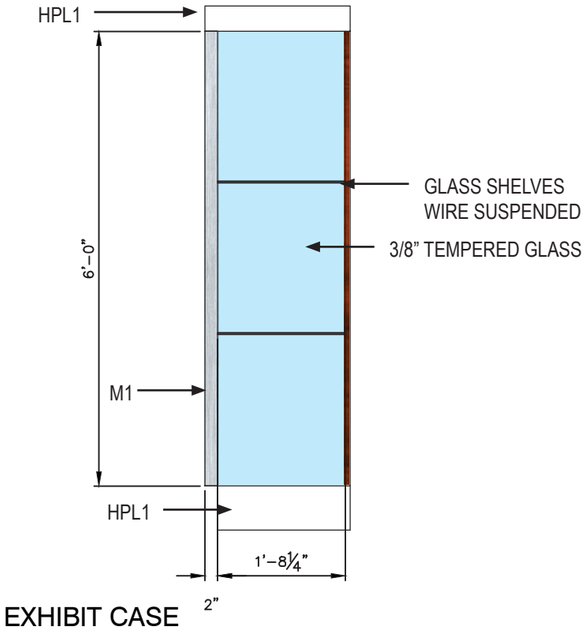
☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____



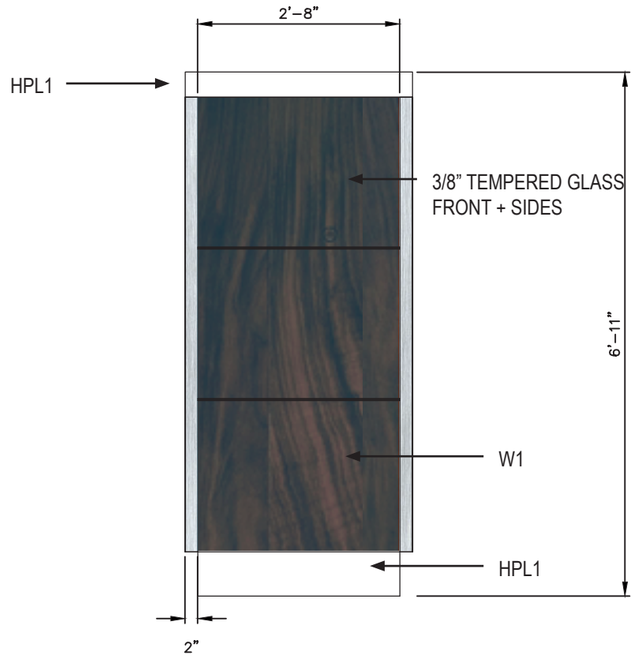
THE CITY OF ALPHARETTA

malone design/fabrication

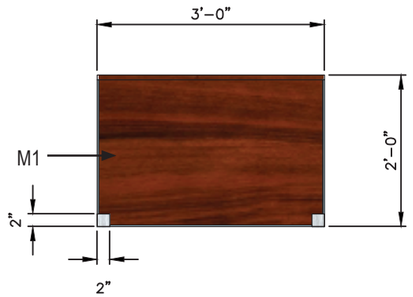
Alpharetta & Old Milton County History Museum
FINAL DESIGN




8 EXHIBIT CASE
SIDE VIEW
SCALE: ½" = 1'




8 EXHIBIT CASE
FRONT VIEW
SCALE: ½" = 1'




8 EXHIBIT CASE
PLAN VIEW
SCALE: ½" = 1'

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

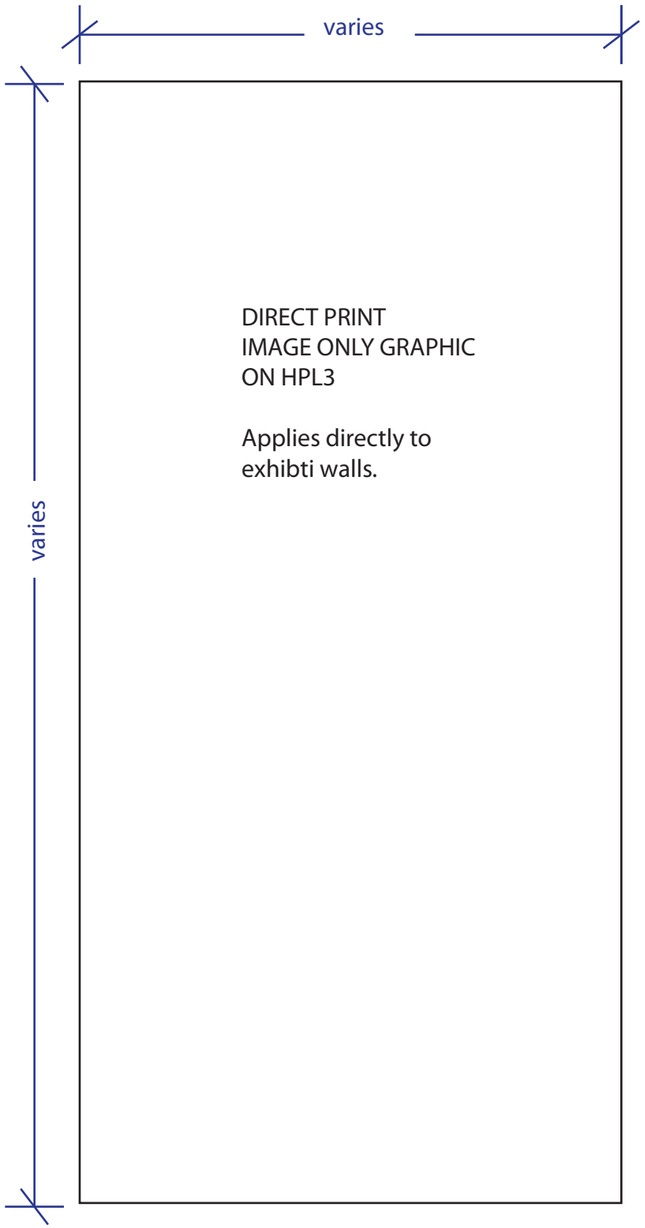
ERA 5 EXHIBIT CASE

THE CITY OF ALPHARETTA

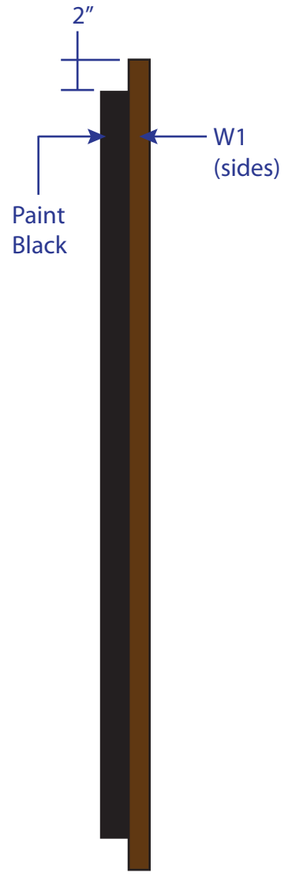
malone design/fabrication

Alpharetta & Old Milton County History Museum
FINAL DESIGN

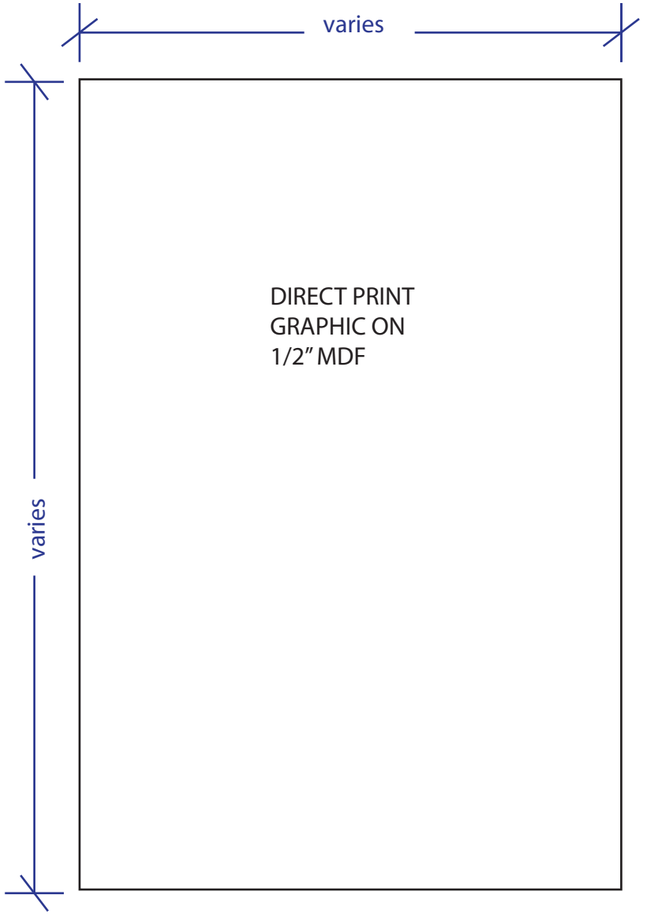
Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016



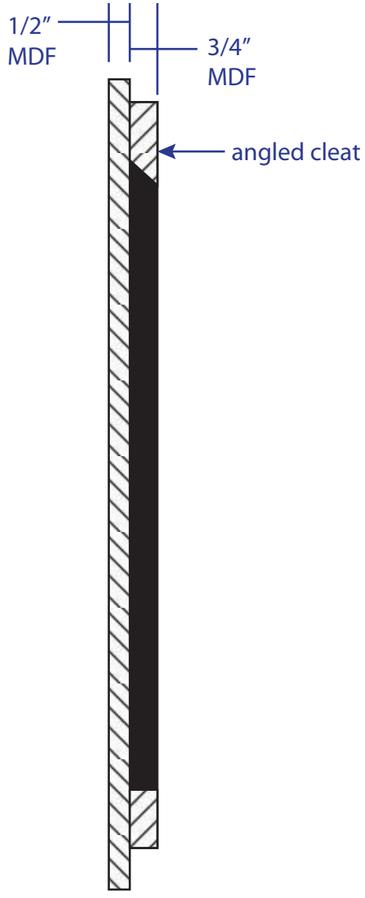

TYPICAL IMAGE ONLY BACKGROUND GRAPHIC




TYPICAL CLEATED GRAPHIC
SIDE




TYPICAL CLEATED GRAPHIC
FRONT




TYPICAL CLEATED GRAPHIC
SIDE SECTION

# CLEATED PANEL TYPICAL

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County
History Museum

FINAL DESIGN

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

# Samsung DB55E 55" LED Display

SAMSUNG

Mfg. Part: DB55E | CDW Part: 3732104 | UNSPSC: 43211902

BrightSign

## BRIGHTSIGN LS

### SIGNATURE BRIGHTSIGN RELIABILITY. AFFORDABLE ENTRY-LEVEL PERFORMANCE.

BrightSign's fully featured commercial-grade player provides a far superior alternative to the consumer devices sometimes chosen for price-sensitive installations. Based on the award-winning BrightSign HD platform, BrightSign LS delivers our signature reliability and affordability. A robust feature set, including H.265 and Full HD video decoding, entry-level HTML5 performance, USB 2.0 (type C), and networking, is provided in a very small form digital signage media player.

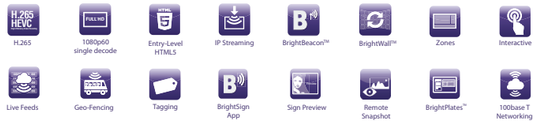
**BrightSign LS423**

**Entry-Level Media Player**

The small form, commercial-grade BrightSign LS423 is fully featured to run circles around the competition. Network connected and featuring H.265 and 1080p60 video playback, entry-level HTML5 support and USB (type C) interactivity, this model is perfect for simple streaming applications and large deployments of common content.

**Price: $250**

### Features




BrightSign, LLC. 16780 Lark Ave., Suite B Los Gatos, CA 95032 | USA 408-852-9263 | International +44 1223 298500 | www.brightsign.biz

ERA 5 SPECS

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

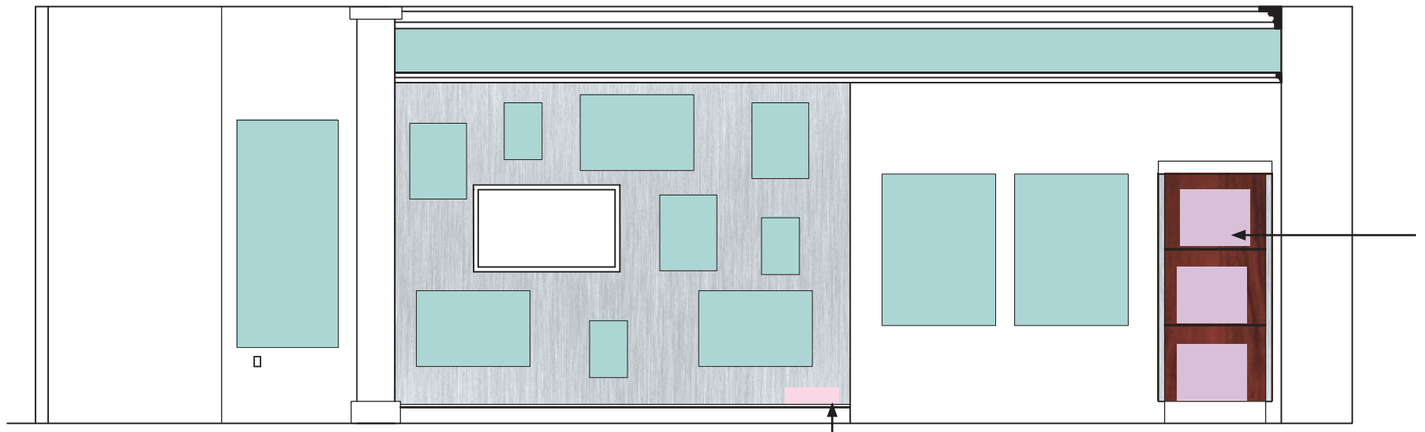
Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016



☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

FINAL SELECTION OF
ARTIFACTS NEEDED ALONG
WITH EXACT DIMENSIONS

FINAL SIZE OF CASES WILL BE
DETERMINED BY FINAL
ARTIFACT SELECTION SIZES



COMPUTERS FROM
DIFFERENT TIME PERIODS
IN THE ERA

SECTION OF FIBER OPTIC
CABLES

BRICKS
-FURTHER DISCUSSION ON WHAT
THESE ARE/QUANTY NEEDED

GRAPHIC PANEL

ARTIFACT

| APPROVED *(No changes)* | APPROVED AS NOTED *(See above)* | CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | DATE |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | | |

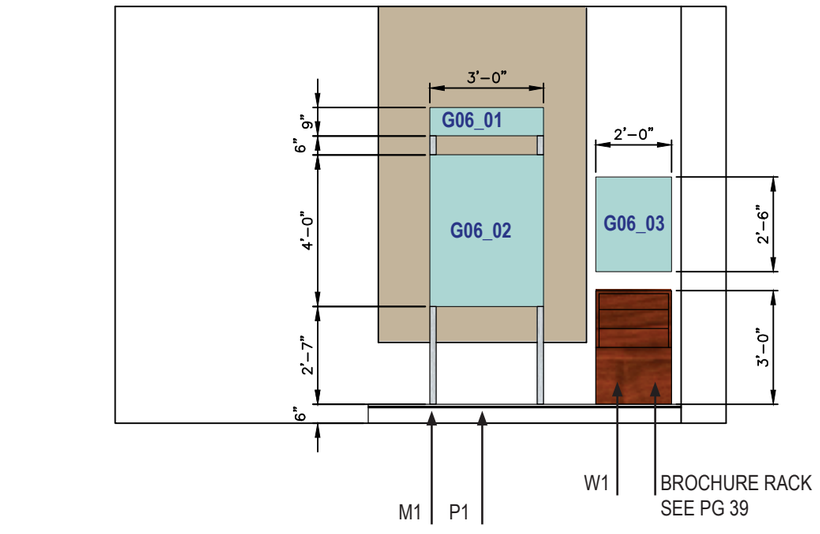
*ERA 5 ARTIFACTS*

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County
History Museum
FINAL DESIGN

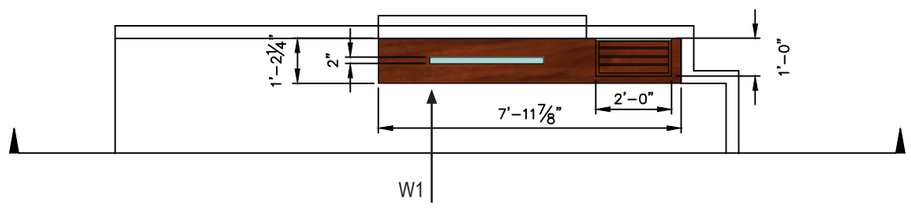
Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016




9 VISITING ALPHARETTA

**FRONT VIEW**

SCALE: $\frac{1}{4}$" = 1'




9 VISITING ALPHARETTA

**PLAN VIEW SECTION**

SCALE: $\frac{1}{4}$" = 1'

EXISTING WINDOWS WITH BLINDS CLOSED

GRAPHIC PANEL

ARTIFACT

☐ APPROVED *(No changes)* ☐ APPROVED AS NOTED *(See above)* ☐ CHANGES REQUESTED *(See above and re-submit)* SIGNATURE _____ DATE _____

*VISITOR INFORMATION*

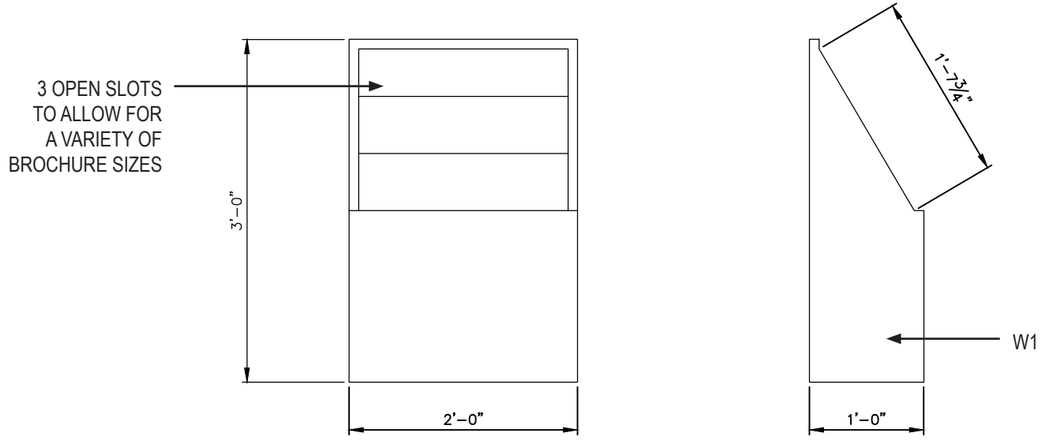
THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

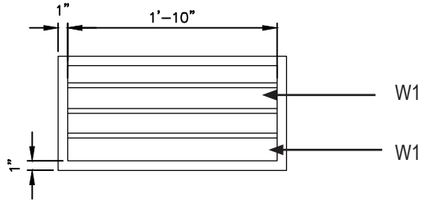
Job #15035 Drawn/Checked: SB/LG DATE: SEPTEMBER 2016




8 VISITING ALPHARETTA BROCHURE STAND

FRONT + SIDE VIEW

SCALE: $\frac{3}{4}$" = 1'




8 VISITING ALPHARETTA BROCHURE STAND

PLAN VIEW

SCALE: $\frac{3}{4}$" = 1'

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ APPROVED *(No changes)* | ☐ APPROVED AS NOTED *(See above)* | ☐ CHANGES REQUESTED *(See above and re-submit)* | SIGNATURE | | DATE | |

BROCHURE STAND

THE CITY OF ALPHARETTA

malone design/fabrication

Alpharetta & Old Milton County History Museum

FINAL DESIGN

Job #15035 | Drawn/Checked: SB/LG | DATE: SEPTEMBER 2016

# The Alpharetta and Old Milton County History Museum

*ENTRY PANEL (G0_ENTRY)*
*GRAPHIC FREEZE (GF00)*
**Central Feature: Multimedia interactive (exhibit overview)**
*Video overview:* Series of projected historic and modern era maps (some with animations), pushbutton activated. Text explains on monitor above.

*Intro loop:*
From its earliest days, Alpharetta has undergone as many as 10 governmental changes in nations, territories, and counties, all without changing its GPS coordinates by a single digit. Use the map below to see who governed Alpharetta and when.

*GI-01*
*Map-cued Texts:*

1) Before Europeans arrived in North America in the 1500s, Mississippian-era chiefdoms controlled the southeast. Many townships had huge earthen mounds. Two ancient mound sites (Etowah and Ocmulgee) lie within 100 miles of Alpharetta, and another (Summerour) is submerged under Lake Lanier.
2) Cherokee or British? When English colonists founded Georgia in 1732, the Cherokee Nation occupied most of north Georgia. But King George II of England claimed all the land from coastal Georgia west to the Pacific Ocean!
3) In 1776, the 13 colonies issued a Declaration of Independence from Great Britain. The Alpharetta area became part of the new state of Georgia in the new United States of America. However, the Cherokee Nation did not agree.
4) In 1811, after years of strife, the state of Georgia pushed the Cherokee Nation into smaller territory in the hilly lands north of the Chattahoochee River. In this landscape, the Alpharetta area was part of the Cherokee Nation.
5) By 1831, Georgia had taken over the Cherokee Nation and converted its land, including the Alpharetta settlements, into a vast area named Cherokee County.
6) In 1832, Georgia divided Cherokee County into 10 smaller counties. The Alpharetta area remained within the new, downsized Cherokee County.
7) On March 23, 1858, parts of southern Cherokee, east Cobb, and southern Forsyth counties were sliced off to create Milton County. The county seat, first named Milton, was renamed Alpharetta on July 17, 1858.
8) In 1859, Milton County expanded, gaining land south of the Chattahoochee River from DeKalb and Gwinnett counties.
9) In 1860, Milton County annexed more land from Forsyth County.
10) On January 18, 1861, Alpharetta, Georgia, was located in the county of Milton in the United States of America. On January 19, 1861, the state of Georgia voted to secede from the United States. Until the Confederate States of America was officially established by a provisional constitution on February 7, 1861, the state of Georgia – and the City of Alpharetta – could be considered places without a country. (Legally, the

United States government rejected the southern states' secession and refused to recognize the C.S.A.)

11) By surrendering to the Union armies in the spring of 1865, the C.S.A. and all its states, counties, and communities once again became part of the United States of America.
12) In 1932, in the throes of the Great Depression, Milton County staved off bankruptcy by merging with Fulton County. Alpharetta lost its status as county seat.
13) Today the City of Alpharetta is an incorporated municipality in Fulton County, Georgia, U.S.A.
14) Traces of Old Milton County can still be found across north Fulton County in and around historic Alpharetta and Roswell and in two nearby municipalities – the City of Milton and the City of Johns Creek -- incorporated in 200.

*Images: Need maps for illustrating each of these stories*

## Perimeter wall exhibits with graphics, interactives and display cases

## Era 1 – Before 1858

### Panel 1: vertical column (section intro)

*G01_01*

**Early Days**

Listen! The wind blows softly through tall oak and chestnut trees. A white-tailed deer glides silently through the forest. A hunter from a nearby village follows, his weapon in hand. With luck, the families will dine on roasted venison this evening.

By the time English settlers started a colony on the Georgia coast in 1732, tribal people had been living here for thousands of years. But to the English, accustomed to neatly plowed fields, big manor houses, and crowded cities, this "New World" appeared to be a wild and unclaimed place. Disregarding tribal territories and boundaries, they claimed a vast colony for their leader, King George II. Within 100 years, the newcomers would oust the native people and take over their land.

One chapter of this story happened here, in this very place: Alpharetta.

### *TRILON 1 (3-sided rotating typical graphic interactive)*

*G01_02A-C*

*People:*

In 1838, after years of strife, Cherokee families who had lived here for generations were forced westward to Oklahoma on the infamous "Trail of Tears." White settlers rushed in, mostly Georgians of Scots-Irish or English ancestry. Reminders of these early families survive in dozens of place names all around us. Look for Wills Park, Manning Elementary School, Kimball Bridge Road, Upshaw Drive, Rucker Road (Alpharetta); Arnold Mill Road and Dinsmore Lake (City of Milton); and Nesbit Ferry Road, Autrey Mill Park, and Morton's Crossroads (Johns Creek).

*Government:*

Shortly after taking control of the Cherokee Nation, the state of Georgia renamed the area Cherokee County. A year later, Cherokee County was carved into ten smaller counties, each with its own county seat. The area now called Alpharetta became part of the smaller version of Cherokee County.

> *Image: Map showing the ten counties – Cass (now Bartow), Cherokee, Cobb, Floyd, Forsyth, Gilmer, Lumpkin, Murray, Paulding, and Union.*

*Livelihoods:*

In the 1850s, a settlement called Farm House was a thriving commercial center in this area. Farm House had a post office, a general store, a gristmill for grinding flour and corn, and a sawmill for cutting logs into planks. Why do you think the community was called Farm House?

*Large Artifact:*

- *Spinning wheel*

*Caption beside spinning wheel:*
Using wooden spinning wheels powered by peddling, pioneer women spun their own thread and made most of the family clothes.

*LARGE MURAL G01_03*

***Quotation:***
*"…All the Soils, Grounds, Havens, Ports, Gulfs, and Bays, Mines as well Royal Mines of Gold and Silver, as other Minerals, Precious Stones, Quarries, Woods, Rivers, Waters, Fishings as well as Royal Fishings of Whale and Sturgeon…[and] Pearls…..*
*--King George's Ownership Claims in Georgia Charter, 1732*

*Story 1:*
*G01_04*
**New Echota**
The Georgia Cherokees were a sophisticated, educated people who had their own constitution, capital city (New Echota), written language, and government. Some were wealthy planters who practiced Christianity and owned African American slaves.

However, some tribal members disagreed on the best way to deal with white settlers coming into their territory. Should they stick to Indian ways, or try to work within white people's laws? In the Treaty of New Echota, one group of Cherokees sold all Cherokee land to whites without agreement from the other group. The result was catastrophic: All Cherokees were driven from Georgia, and the betrayed group got revenge by killing the Cherokees who signed the treaty.

The Cherokee Indian presence lives on in many north Georgia place names, from the Etowah River to Four-Killer Creek. Both John's Creek and Chicken Creek are said to be named after Cherokee residents.

*Image: List of names of Cherokee families and map showing Cherokee settlements*

*Story 2:*
*G01_05*
**The Georgia Land Lottery**
Suppose you could win a farm in the lottery? Would you try?

First, check your eligibility. The land lotteries were open to:

- white bachelors (men) 18 or older who had lived in Georgia at least three years;
- widows with children; and

- families of a husband, wife, and at least one child.

Single women? Sorry – you're out of luck.

Between 1805 and 1832, about 100,000 people received land in the lottery for an average of 7 cents an acre. The state held three lotteries of Cherokee land in 1832, including the land in what is now Alpharetta. The lottery lands in the Alpharetta area were 40-acre "gold district" lots that sold for $10 each – or 25 cents an acre.

*Client suggests: Land Lottery Sales Agreement # 352 for 40 acres.*

*Image: drawing of men around lottery barrel (New GA Encyclopedia)*

*Story 3:*

*G01_06*

**A Community of Churches**

Early Methodist and Baptist churches anchored some of the first white settlements in the region. These early churches ministered to both the religious and social lives of their members, with regular Sunday services, mid-week prayer meetings, and annual events such as summertime camp meetings, tent revival weeks, and weekend singings.

While many early churches have vanished, some remain active in north Fulton County to the present day. For example, Alpharetta's Big Creek Primitive Baptist Church began in 1828, while Milton's Providence Baptist Church was founded in 1834 and its Birmingham Methodist began as Darter's Chapel Congregational Church in 1835. Johns Creek's United Methodist Church tracks its history back to 1828, when it began as the Warsaw Campground. St. James United Methodist Church's African American congregation traces its lineage to 1867, just two years after its founders gained their freedom in the Civil War.

*Image: historic church buildings?*

*GRAPHIC IMAGE G01_07*
*INTERACTIVE G01_08*
*ARTIFACT LABELS G01_09A-?*

## Era 2 – 1858-1900

### Vertical Panel 2: vertical column (section intro)

*G02_01*

**Alpharetta, the Milton County Seat**

Imagine having to make a four-day trip to get to your county courthouse! If you lived in this area in the 1850s, you faced a rough overnight trip to Canton, the county seat, to get a marriage license, record a real estate deed, or probate your deceased father's will. If you had to serve on a jury or defend yourself in court, you might have to stay in a hotel for days or weeks.

In 1857, the Georgia General Assembly solved this problem by creating the new county of Milton. Chartered on March 23, 1858, Milton County eventually gained land from nearby Cherokee, DeKalb, Gwinnett, and Forsyth. Its county seat was a new town near a Methodist Camp Ground about two miles from Farm House. First called Milton, it got a new name -- Alpharetta -- on July 17, 1858.

> **Why Alpharetta?**
> Nobody knows exactly why the Inferior Court of Milton County ordered the town of Milton renamed Alpharetta. And what does "Alpharetta" mean? The Greek word *alpha* means "first" – but *retta* has no meaning in the Greek language, although some speculate it was chosen to mean "town." Another theory refers to an Indian maiden named Alpharetta or Alfaretta in a 19th-century play, poem, or song. Whatever its true meaning, Alpharetta, Georgia, appears to be the only Alpharetta in the entire world.

### ***Trilon 3: (3-sided rotating typical graphic interactive)***

*G02_02A-C*

*People:*

The 1860 census for Alpharetta shows a population of 200 people, with 42 "heads of households" (men) in the city limits.

In a shocking illustration of the devastation of the U.S. Civil War (1861-1865), the new city of Alpharetta lost half its population in its first decade – even though it not invaded and was never a battleground. Instead, losses grew as young men went off to war – some never to return -- and struggling families shifted about. By 1880, a full 15 years after the war's end, Alpharetta's population had rebounded to 164 – still about 40 people shy of its pre-war size.

*Image: List of original Alpharetta Lot purchasers in 1858 (handwritten with acreage)*

*Livelihoods:*

**The Job Market in Early Alpharetta**

Making a living in early Alpharetta was not easy, but some tasks are familiar. With a few adjustments for technology, early Alpharetta residents could probably find jobs in today's economy. Take a look:

- Nine heads-of-household in the 1860 census worked in agriculture (8 farmers growing mostly cotton, 1 hired hand).
- Nine worked in construction (6 carpenters, 2 brick masons, 1 ditch-digger).
- Eight worked in the trades (3 blacksmiths, 2 tailors, 2 shoemakers, 1 mechanic).
- Six worked in government or business (5 government officials, 1 clerk).
- At least six worked in the hospitality, tourism, and food services industries (2 hotel keepers, 2 livery stable workers, 2 grocers).
- One each worked in the professions (1 doctor, 1 teacher).

*Illustration: Show actual census document (per client)*

*Government:*

**Milton County, Georgia, U.S.A.**

In April 1858, the newly formed Milton County purchased 60 acres for its county seat. The county sold most of this land to new residents but kept 13.5 acres for county and city government. Plans for the new town included two 90-foot-wide streets, a brick courthouse, and a jail. A town charter gave the city the right to levy taxes on liquor and grocery stores, billiard halls, and entertainment venues.

The first report of the city trustees showed a balance of $1,302.00 for fiscal year 1859. Unfortunately, this prosperity was not to last. Within three years of its founding, Alpharetta found itself the unwilling subject of a rebellious and war-torn country: the Confederate States of America.

*GRAPHIC IMAGE G02_03*

*Story 1:*

*G02_04*

**The Bitter Toll of War**

When they were called to the state capitol in Milledgeville in 1861, state representatives from Milton County voted against Georgia's secession from the United States. In this hilly northern county, few farmers depended on enslaved workers. Going to war for the Confederate States of America seemed an unnecessary risk.

Larger, slave-holding counties overruled Milton's opposition. In January of 1861, Georgia became the fifth state to secede from the union.

A total of 128 Milton County soldiers died in the Civil War, while 116 were wounded and 120 were captured. As a young soldier's letter from the front makes clear, for Alpharetta's enlisted men, war was hell:

> *"…Sandy Morris got his leg broke below his knee and will have to be cut off, I reckon. Ben Morris got his left arm broke below his elbow. I would like for you to tell Mrs. Morris about her boys. Monroe Emory got his right eye shot out, and the doctor says he will get over his wound."*

The letter-writer, S.G. Crisler of Milton County, was killed in the Battle of Manassas in Virginia on September 5, 1862. Three of his brothers also died during the war.

*Image: John Rucker, manuscript of the letter*

*Story 2:*
*G02_05*
**Assessing the Damage**
At war's end, residents in Alpharetta and Milton County faced not only personal losses, but economic and political losses as well.

- On their march through Georgia, Union raiders dropped by to burn jury records stored in the county courthouse.
- Because the county was broke, citizens were advised to turn to Sunday Schools to educate their children.
- The cotton trade was destroyed by the war. The Union Army grabbed farm property as well, including mules, horses, cattle, chicken, and vegetables. Men who made it back home had to revive farms with no seed stock, no cows, no chickens, and no money.
- Returning soldiers had to sign an Oath of Loyalty to the United States before their rights as citizens would be restored.

*Image: Loyalty Oath, soldiers in uniform*

*GRAPHIC PANEL G02_06*

*Story 3:*
*G02_07*
**Rebuilding a War-Torn Community**
By the 1870s, Alpharetta had begun to rebuild.

- The first Old Soldiers Day Parade was in August 1865, when four soliders marched down Main Street in Alpharetta.
- In 1871, 46 residents invested funds to start Alpharetta Academy. Although the building burned in 1934, its legacy lives on in Academy Street behind the city hall.

- In 1867, newly freed African Americans in the area formed a one-room church on Cumming Street. Today St. James United Methodist Church occupies a modern facility on Webb Bridge Road.
- For the first time, the official census of 1870 listed not only whites, but also six citizens who were African American.
- By 1879, the Milton County had recovered enough to build a new courthouse. This handsome brick building survived until 1955.
- In the 1890s, the state of Georgia began levying personal property tax to fund public education. For Milton County, these funds meant new public schools (including a segregated school for African Americans) in Alpharetta and surrounding towns.

*Images and Artifacts: school photos/classes, school desk, old school books*

***Quotation:***
*"We buried our dead this morning; we do not know how soon it will fall to some of the rest of our lot to have to fall on the battle field. I hope you will remember us. I hope the time will come when we shall meet again in peace and if we don't meet in this world I hope we will meet in a better world than this."*

*Letter home, June 26, 1862, by S.G. Crisler*

***Audio Station:***
*G02_08*
Dramatic readings of letters and diaries from this era.

*ARTIFACT LABELS GO2_09A-?*

## ERA 3 – 1900-1940

*G03_01*
***Vertical Panel 3:*** **vertical column (section intro)**
**A Small Town Prospers… for a While**
At the turn of the 20th century, downtown Alpharetta was a lively place. Hotels and boarding houses catered to traveling judges, lawyers, jurors, young unmarried teachers, and "drummers," or traveling salesmen. Grocery and clothing stores, the *Alpharetta Free Press* newspaper, the Milton County Bank, and other businesses kept residents supplied with food, fashions, news, and more.

Then a fire swept through the downtown, burning the newspaper office and some of the stores. The next wave of buildings, constructed between 1904 and 1915, were made of brick and concrete. Some of these sturdy buildings still stand today, filled with popular restaurants and shops.

In 1917, the United States sent troops "Over There" to help European allies fight the Great War (now known as World War I). By the 1920s, worldwide optimism over the war's end made stock markets soar. New technologies – electricity, cars, telephones, radios, airplanes -- changed people's lives.

Then came Black Friday. On October 29, 1929, the New York Stock Market crashed, causing a worldwide financial panic and starting the Great Depression.

For the next ten years, the Great Depression profoundly affected Georgians' lives, from Alpharetta to Omega and everywhere in-between.

***Trilon 4: (3-sided rotating typical graphic interactive)***

*G03_02A-C*

*People:*

**Serving in the Great War**

The June 7, 1917, edition of the *Milton County News* listed 506 young men subject to military draft. At the time, Milton County had about 6,700 people. These 500 able-bodied young men represented a substantial part of the adult male workforce.

In one of the great tragedies of the World War I era, many soldiers were exposed to poisonous nerve gas. Among them were four men from Alpharetta. One Alpharetta nerve gas survivor, Andy Wood, was unable to live on his own after the war and boarded in the Webb Hotel on Milton Avenue for much of his adult life.

*Livelihoods:*

**Alpharetta's Cotton: First Tall, Then Rotten**

In 1911, an Alpharetta farmer introduced "Broadwell's double-jointed cotton," a new strain that yielded three times as much cotton as older plants. His giant cotton stalks were so famous that one, abloom with 715 cotton bolls, was installed in the Georgia State Capitol in Atlanta. Cotton fed three cotton gins, numerous warehouses, and several cotton brokers in Alpharetta, as well as four other cotton gins in nearby towns.

For decades, cotton had been Alpharetta's tall and booming cash crop. Suddenly, with the arrival of a small, pesky insect, most of the South's cotton was rotten. The boll weevil invaded and destroyed cotton crops from Georgia to Virginia to Texas. Many cotton farmers never recovered.

Artifact: Repro of giant cotton stalk

*Government:*

**Goodbye Milton, Hello Fulton**

For the fourth time in its brief history, Alpharetta was about to enter a new political arena. This time, Milton County faced potential bankruptcy.

As the Great Depression wore on and the boll weevil continued to munch its way through the cotton fields, tax revenues fell so low that the county could no longer maintain its roads and buildings or pay its employees, including schoolteachers. In a vote of 213 to 59, Milton County residents approved the county's merger with Fulton County. On January 1, 1932, Milton County ceased to exist. And Alpharetta, created as a proud county seat, lost its position to the upstart City of Atlanta some 30 miles away.

*GRAPHIC TBD G03_03*
*GRAPHIC IMAGE G03_04*
*GRAPHIC IMAGE G03_05*

*Story 1:*
*G03_06*
**Bankrupt! The Great Depression Hits Home**
The Great Depression brought tremendous hardship. Milton County almost went bankrupt, and both banks in Alpharetta failed. People's bank balances were wiped out – and the effects rippled throughout the community. One example: Cotton brokers and fertilizer companies no longer had money to buy the seed and fertilizer they usually sold to farmers on credit. With no seed to plant, farmers had no crops to sell.

President Franklin D. Roosevelt's federal relief programs helped many Georgia families. In Milton County, the federal Works Progress Administration paid local workers to build the Milton High School vocational building and auditorium in 1936.
*Image: AHS construction photos*

*Story 2:*
*G03_07*
**Behind Closed Doors**
Suffragists. Speakeasies. Moonshine. Jazz! Jim Crow. While the world economy soared and crashed, people in Alpharetta acted and reacted to – or resisted -- social change as well. Attitudes and privileges often related to gender, race, station in life, and religion.

- Demographically, Alpharetta residents remained overwhelmingly white, Protestant (mostly Methodist and Baptist), and native-born Georgians.
- Increasingly rigid "Jim Crow" laws across the Deep South restricted almost every aspect of African American life.
- After crusading for decades, American women won the right to vote on August 18, 1920.
- Prohibition became the law of the land from 1920 to 1933. Not surprisingly, not everyone agreed with the Temperance Movement to ban alcohol. In Alpharetta, more than one "bootlegger" made "moonshine" – illegal whiskey – back in the woods. Even after

Prohibition ended, some continued to make and sell whiskey without paying taxes to the "revenuers."

*Artifacts: Moonshiner set-up, jugs*

- AHS has three jugs- two No 1 size, and one No 2 size.

*Story 3: [some of these can be separate photo/artifact captions]*
*G03_08*

**Good Times in Hard Times**

Even in the middle of a worldwide economic depression, people in Alpharetta had great times. They danced and sang and fiddled, watched and played baseball, and enjoyed bowling and high school sports.

- Milton County native George Napoleon "Nap" Rucker pitched for the Brooklyn Dodgers in 1907, and some baseball historians even credit him with inventing the knuckleball! Nap's nephew, Johnny Rucker, played for the New York Giants from 1941 to 1946.
- Thousands came to Alpharetta for the annual June Singing. Using the Sacred Harp songbook of early American church hymns, singers performed unaccompanied "shape note" singing. The tradition continues today.
- In 1934, a group of high school Future Farmers of America (FFA) club members built a log cabin on the edge of town. For many years now, the cabin has served as informal community center for dances, school field trips, and other social and educational activities.

*Artifacts and images: baseball memorabilia, Sacred Harp songbooks, the fiddle, cabin artifacts.*

***Quotation:***

*"Our schools are just shacks in the fields with not an inch of paved roads to get to them."*
--Milton State Senator Louie Jones,
proposing a merger with Fulton County in 1932.

*GRAPHIC IMAGE G03_09*

***Audio Station:***

*G03_10*

Audio excerpts from several of the video oral histories with memories of the Depression: John Dorris, Billy Albertson, Sonny Hawkins, Hazel Reese – "plays" on antique radio.

*ARTIFACT LABELS G03_11A-?*

## ERA 4 – 1945-1970

***Vertical Panel 4:*** **vertical column (section intro)**

*G04_01*

**A Small Town in a Changing World**

On December 7, 1941, the Japanese bombed the U.S. naval station in Pearl Harbor, Hawaii. Armed with outrage, Georgia boys who had never been 100 miles from home shipped out to Europe or Asia. Women who had never earned a paycheck took jobs to replace absent men. People from all walks of life – African Americans, Hispanics, and Indians as well as many ethnicities of whites – joined the fight. The intensive military and home front war effort affected almost every facet of daily life.

When the war was over four years later, many of its economic, technological, and social changes remained. Post-war Americans became more mobile. More women worked outside the home. Commercial air travel, telecommunications, and mass production took off. Wartime marriages merged ethnicities and religions. African Americans' military recognition abroad emboldened civil rights protests at home.

Despite world wars, international manufacturing, and mass communications, however, mid-century Alpharetta was still a small town where most people knew each other and left their doors unlocked.

Artifact: U.S. Navy uniform worn by Alpharetta resident (John M. Dorris) in WWII

***Trilon 5: (3-sided rotating typical graphic interactive)***

*G04_02A-C*

*People:*

**Baby Boom!**

The biggest population change brought about by World War II occurred naturally, as millions of young adults of child-bearing age reunited after wartime separations. The post-war baby boom began in 1946. In Alpharetta alone, the population swelled from 647 people in 1940 to 917 in 1950 and 1,349 in 1960. The pressure on local housing markets, school systems, and civic services could only grow.

*Livelihoods:*

**Farm Work or Factory Life?**

During and after the war, Alpharetta and other small towns around Atlanta began shifting from agriculture-based economies to manufacturing. More than 28,000 people went to work at the Bell Bomber Plant (the forerunner of today's Lockheed/Marietta), which opened in 1943 to help the war effort. Another big employer, the General Motors plant at Doraville, also offered good jobs for commuters from Alpharetta. Farming was still an important part of Alpharetta's economy, but times were changing.

*Image: Bell Bomber plant interior*

*Government:*

**The Rationing Board**

During World War II, the federal government issued ration tickets for scarce items like coffee, sugar, and gasoline. The local rationing board distributed the tickets from a room in the Webb Building on Milton Avenue. Although people knew rationing helped the war effort, they sometimes used a bit of creativity. To obtain enough sugar to sweeten a birthday cake, friends might pool their resources or hoard their tickets for months.

*Images/Artifacts: rationing tickets (many to choose from)*

*GRAPHIC IMAGE G04_03*

*Story 1:*

*G04_04*

**The Backyard Chicken Coop**

Wartime farmers were encouraged to grow chickens and turkeys to help feed the troops. In north Georgia, big chicken houses became a major revenue source for farmers. In Alpharetta, backyard chicken coops offered a small-scale version for minimal cost. Backyard farmers could raise baby chicks to maturity cheaply and then sell them or their eggs for a tidy profit.
*Artifacts: feed scoop, bucket, basket, feed sacks, photos*

*Story 2:*

*G04_05*

**Happy Days in Alpharetta**

At Reese's Soda Shop on Main Street, the in-crowd of Milton High met every day after school to play pinball, slurp milkshakes, and snack on hamburgers and French fries. And with a coin in the jukebox, it was time to dance!

For variety, Alpharetta teenagers played croquet behind the courthouse, sneaked into the pool hall in the old Webb Hotel, or went with a date to the latest movie at the Alpharetta Drive-In. The most important events in teens' lives, however, were high school ball games.

In fact, high school sporting events were the most important entertainment for Alpharetta adults, too, at both white and African American schools. With intense rivalries among high schools in small towns all over Georgia, the weekly games were attended by just about everybody in every small town.

*GRAPHIC IMAGE G04_06*

*Story 3:*
*G04_07*
**I Heard It at the Barbershop!**
For the latest town gossip in 1950s and 1960s Alpharetta, Hoke's barbershop was the place to be. The barbershop offered a shave and a haircut for "two bits" (25 cents) – and at least a week's worth of news and observation. As a special bonus, patrons often got to listen to the owner's own bluegrass band.

***Quotation:***
*"Scrap metal and even foil from chewing gum wrappers were saved for the war effort. Shoes, meat, gasoline, oil, tires, coffee and many other products were rationed…. If you wanted a candy bar or pair of hose you stood in line and hoped these scarce items would be available by the time you reached the front of the line."*

-- Anne Rogers Ferguson,
*About Alpharetta*

*[Or pull similar info from Carlos Bagwell audio, per client]*

*GRAPHIC IMAGE G04_08*

***Audio/Video Station(s):***
*G04_09*

Music – some WWII music, some June Singing Sacred Harp music, and some cuts from the Hoke Barbershop bluegrass album – "plays" on old record player

Oral history videos – plays on vintage B&W TV; add caption to TV about Barnett's Grocery:
Caption for TV:
For the latest news, residents often gathered at Barnett's Grocery to watch an amazing new invention: an early black-and-white television.

*GRAPHIC IMAGE G04_10*
*GRAPHIC IMAGE (CUT OUT OF PERSON) G04_11*
*ARTIFACT LABELS G04_12A-?*

**ERA 5 – 1970-Today**

***Vertical Panel 5:*** **vertical column (section intro)**

*G05_01*

**From Dirt Roads to Modern Infrastructure**

The fast pace of change in recent decades has had a tremendous impact on Alpharetta.

- Interstate 285, the freeway around Atlanta, opened in late 1969. Its northern arc made Alpharetta much more accessible from downtown Atlanta, Buckhead, and the Atlanta airport.
- A few years later, another freeway, Georgia 400, connected downtown Atlanta to north Fulton County and beyond.

These two big highways opened the door to major growth in Alpharetta. The city welcomed new subdivisions, chain stores, fast-food franchises, a new county library, and even the area's first liquor store.

Then… personal computers and cell phones arrived! These two amazing inventions connected people to the "world wide web" of the Internet – and suddenly, Alpharetta residents could do business anywhere. As Internet-based technology became faster and more reliable, the City of Alpharetta decided to focus on technology and out-compete other small cities in the region.

**Millennial Alpharetta: 150 Years Strong… and Growing**

Although some new residents may think they live in "north Atlanta," the City of Alpharetta celebrated its *150th birthday* in 2008. Today, the city's technology infrastructure and quality of life attract leading technology companies and their customers from around the world. With a revitalized, modern city center and a solid tax base, Alpharetta city leadership works to preserve Alpharetta's unique history and meet residents' needs in the decades to come.

*GRAPHIC IMAGE G05_02*

***Trilon 6: (3-sided rotating typical graphic interactive)***

*G05_03A-C*

*People:*

Between 1970 and 2000, Alpharetta's population grew from 2,455 people to 34,854. The biggest increase came between 1980 (3,128 people) and 1990 (13,002 people), an increase of 315 percent. With population growth came diversity. From a small town whose residents were mostly white native Georgians, Alpharetta has evolved into a cosmopolitan population of highly skilled people from across the country and around the globe.

By 2014, Alpharetta's estimated population was more than 60,000 people.

*Livelihoods:*

Fortune 500 company or high-tech start-up? Real estate, financial services, or precision manufacturing? Hospitality, retail, or healthcare? Today Alpharetta's quality of life – and its technology infrastructure -- attract regional, national, and international companies requiring diversified skills. Employers in Alpharetta over the years include AT&T, McKesson, Equifax,

ADP, Siemens, UPS, Alcatel-Lucent, Microsoft, Cox Communications, and Verizon. The list grows and changes every year.

*Government:*
Did you know the City of Alpharetta has had a working mayor-and-council system of government since 1858? It's true! For decades Alpharetta has used innovative planning and zoning, economic development planning, and strategies to improve civic services for a growing population. For example:

- New fire stations, a full-time professional fire department, parks and greenspace, and other city services improve residents' quality of life.
- The Alpharetta Development Authority works to support and guide business growth in the city.

*Story 1:*
*G05_04*
**At Home in Windward**
In the early 1980s, the first residents begin moving into Windward. This 3,400-acre Mobil Land Development project calls itself the first "live-work-play" community in Georgia. Located just off GA 400 near the old Bethlehem community, 15 miles north of I-285 and 26 miles from downtown Atlanta – and significantly, within the city limits of Alpharetta -- Windward includes 40 different subdivisions housing 2,400 families. House prices range from $200,000 to $4 million.

With Windward as a benchmark, Alpharetta has become a nationally known destination for corporate employees who relocate to metro Atlanta.

*Story 2:*
*G05_05*
**Infrastructure for the Internet Age**
Just at the point when Alpharetta's population really began to climb, IBM Corporation launched its first personal computer. This 1981 PC had 16 kilobytes of memory but no Internet connection or email. Meanwhile, an Atlanta-area entrepreneur invented an "external modem" that linked PCs to the Internet through an ordinary dial-up telephone line. Within a few years, more and more powerful Internet-linked PCs were everywhere.

Personal computers connected to the Internet soon had a tremendous impact on lifestyles in Alpharetta!

*Artifacts: several early PCs? A Hayes modem? A slice of fiber optic cabling*

*Story 3:*
*G05_06*
**Getting Ready for the Games**
Reliable computing and Internet access were crucial in 1996, when the Atlanta region hosted of the Centennial Olympic Games. Alpharetta, already home to a growing high-tech industry, decided to install a powerful new technology infrastructure, fiber optic cabling, underground.

- Hundreds of miles of fiber optic cables were buried throughout the city.
- Redundant electric networks ensured uninterrupted computing.
- As metro Atlanta embraced fiber optic networks, key trunk lines converged – all underground – in Alpharetta.

As a hub for fiber optics networks connecting Atlanta and the southeast, Alpharetta soon laid claim to a new slogan: The Technology City of the South.

*Story 4:*
*G05_07*
**Let's Go Shopping!**
In 1993, North Point Mall – one of the largest shopping malls in the U.S. at the time – opened within the city limits of Alpharetta. Today, a perennial attraction in Alpharetta is great shopping! From small, personalized boutiques to the mega-stores at North Point Mall, Alpharetta has it all.

*Story 5:*
*G05_08A-C*
**Let's Play!**
Whether you want to kick back and relax, sweat off a few pounds, or enjoy an outing with the kids, the Alpharetta- Old Milton area is the place to be!

*Caption: Wills Park*
Visit Alpharetta's Wills Park for a baseball game, a picnic, a game of tennis, or an afternoon in the swimming pool. The park also has playgrounds, picnic areas, walking trails, a dog park, and an equestrian center.

*Caption: Big Creek Greenway*
Take a hike or a bicycle ride on the Big Creek Greenway, which starts in south Forsyth county and meanders through Alpharetta and Roswell all the way to the Chattahoochee River.

*Caption: crowded festival*
From a songwriters festival to the annual "Taste of Alpharetta" culinary event, festivals and fun fill the calendar on weekends. Or sign up with the Alpharetta Parks and Recreation Department for weekly classes, sports leagues, or exercise programs all year long.

*Story 6:*
*G05_09A-E*
*[Proposed: Changeable photo essay showing newer arrivals in Alpharetta. Captions are examples for existing and future entries:]*

Caption: The Verizon Amphitheater, opened in 2008, brings world-class entertainers to Alpharetta.

Caption: The modern Alpharetta City Hall complex opened in 2014. From its initial blueprints, the complex reserved a special space for the Alpharetta and Old Milton County Museum.

Caption: Who's meeting in Alpharetta this week? The Alpharetta Convention Center can attract visitors to the city from around the world.

Caption: Fine dining and comfortable hotels welcome visitors from far and near.

Caption: Innovative multi-use developments such as Avalon, which opened in 2014, bring thousands of new residents and new jobs to the city.

***Quotation:***
*"I thought we needed a different approach to planning. In 20 years, all this land out here is not still going to be corn fields and cow pastures!"*

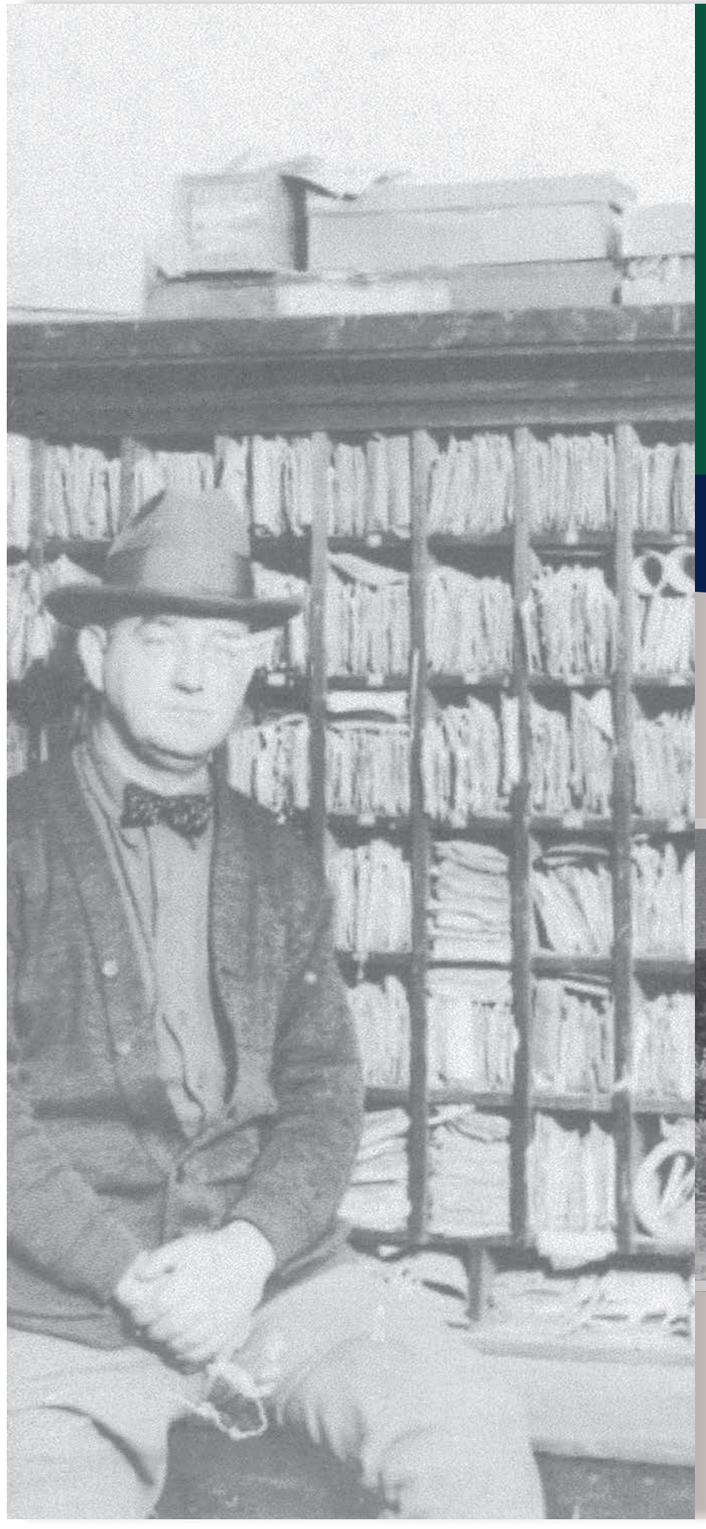
--Jimmy Phillips, Mayor of Alpharetta from 1979 to 1996

***Audio/Video station:***
*Changeable, modern flatscreen monitor for new video/slideshows and information*

*ARTIFACT LABELS G05_10A-?*

*VISITOR INFORMATION HEADER GO6_01*
*VISITOR INFORMATION G06_02*
*VISITOR INFORMATION G06_03*

[END]



# ALPHARETTA CITY
## *History Room*

### Graphics Style Typicals

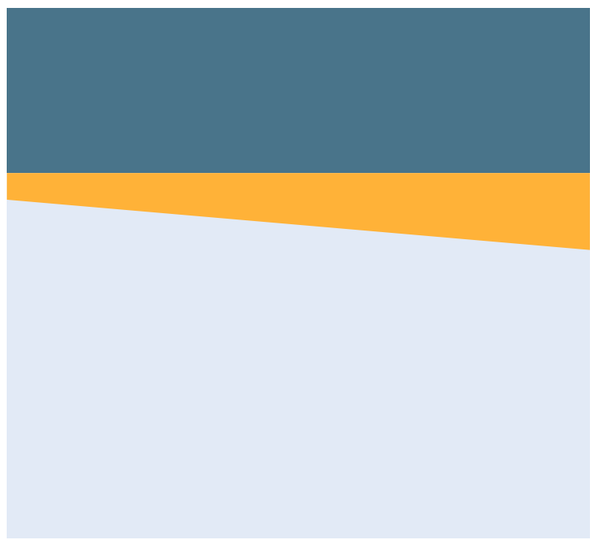
PRESENTED BY MALONE DESIGN/FABRICATION
SEPTEMBER 16, 2016

Era 1: PMS 281, PMS 472, PMS 2707 @ 50%

Era 2: PMS 3015, PMS 7414, PMS 7500 @ 50%

Era 2: PMS 342, PMS 281, PMS Warm Grey 1C @ 50%

Era 4: PMS 1605, PMS 342, PMS 7500 @ 50%



Era 5: PMS 5405, PMS 143, PMS 2707 @ 50%

# PROPOSED COLOR SCHEMES FOR ERAS

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

# ALPHARETTA

*Header: Quicksand Regular. 156 pt/+100 tracking (text size may vary depending on length of text)*

## *the Milton County Seat*

*Header: Quicksand Italic. 82 pt/+100 tracking (text size may vary depending on length of text)*

ACTUAL SIZE TEXT EXAMPLES

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

Imagine having to make a four-day trip to get to your county courthouse!  If you lived in this area in the 1850s, you faced a rough overnight trip to Canton, the county seat, to get a

*Introduction Body Copy: Quicksand Light. 54 pt/+20 tracking/67.8 leading*

In 1857, the Georgia General Assembly solved this problem by creating the new county of Milton.  Chartered on March 23, 1858, Milton County eventually gained land

*Body Copy: Quicksand Light. 42 pt/+20 tracking/56 leading*

ACTUAL SIZE TEXT EXAMPLES

[ ] Approved  [ ] Approved As Noted  [ ] Rejected  Date_____  Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035  Drawn/Checked: SP/SB/LG  DATE: SEP 2016

# PEOPLE

*Trilon Header: Quicksand Regular. 117 pt/+100 tracking (text size may vary depending on length of text)*

## *Serving the Great War:*

*Trilon Header: Quicksand Italic. 61 pt/+100 tracking (text size may vary depending on length of text)*

The June 7, 1917, edition of the Milton County News listed 506 young men subject to military draft. At the time, Milton County had about 6,700 people. These 500 able-bodied young men represented a substantial part of the adult male workforce.

*Trilon Body Copy: Quicksand Light. 36 pt/-20 tracking/47 leading*

ACTUAL SIZE TEXT EXAMPLES

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

*Image information  may be placed here.*
*Image information  may be placed here.*

*Caption Copy: Lato Italic. 32 pt/38.4 leading*

*Photograph Courtesy of @ Optional Credit Line*

*Optional Credit Line: Lato Italic. 12pt*

ACTUAL SIZE TEXT EXAMPLES

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

ACTUAL SIZE TEXT EXAMPLES

*Inspirational Words Wall Decals: Alex Brush, varies in size 7.375" cap size height – 9.625" cap size height*

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

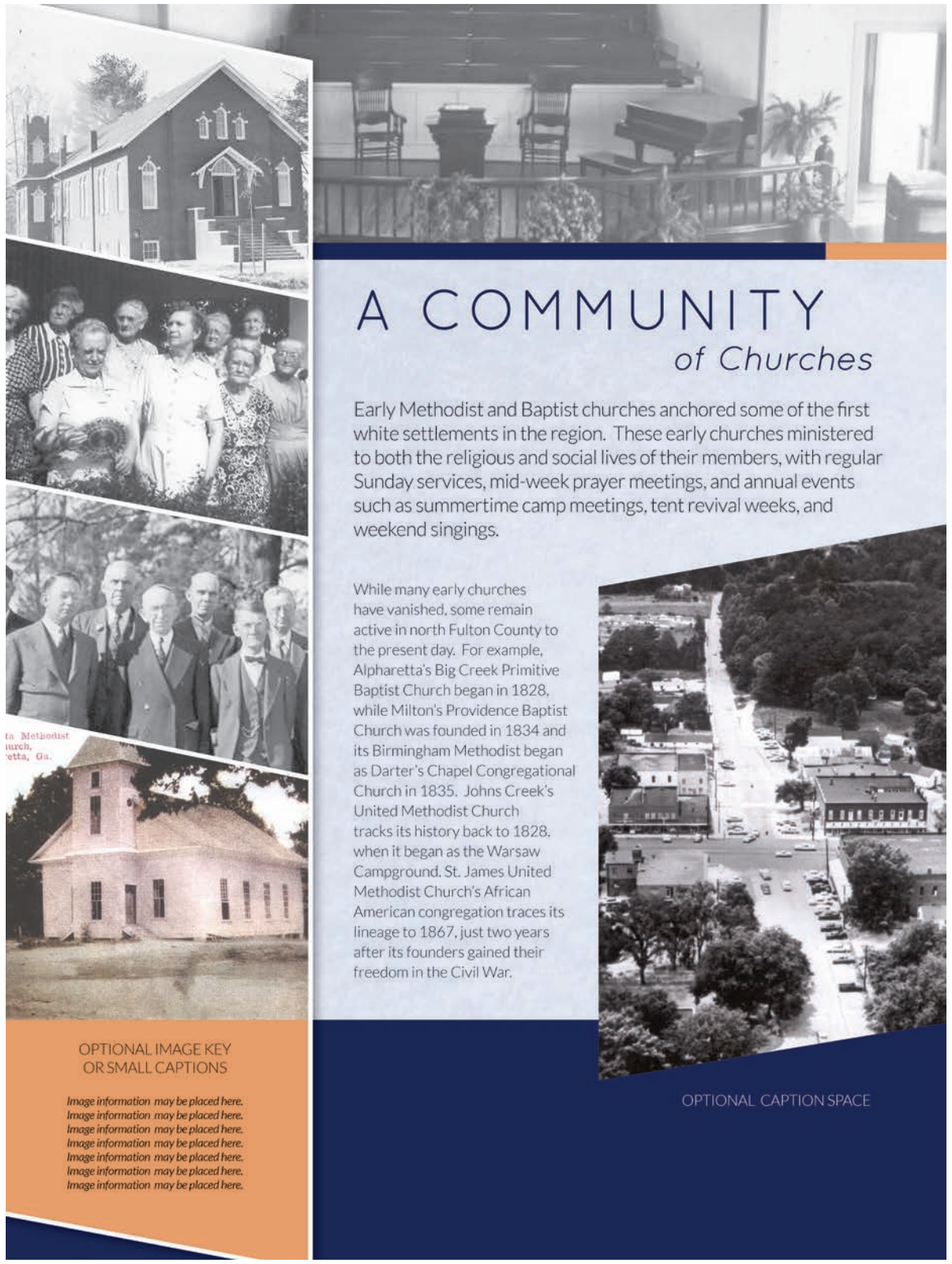
malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

*Elevation Sample (for style and treatment only) All images are FPO.*




*NOTE: ALL IMAGES ARE FPO (FOR PLACEMENT ONLY) IMAGES ARE NOT FINAL.*

*ALL TEXT IS DRAFT.*

TYPICAL STORY PANEL LAYOUT

*PLEASE SEE NEXT PAGE FOR ENLARGED PROOF*

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

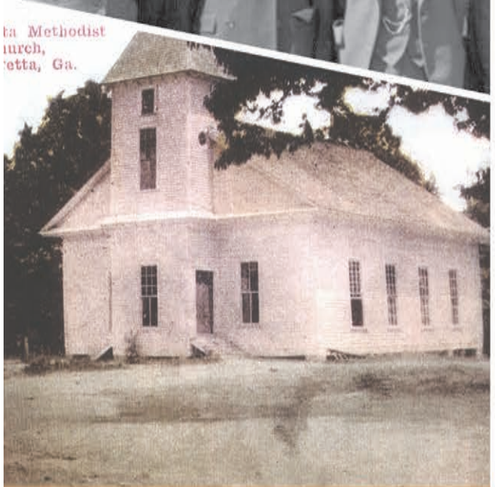
Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016



# A COMMUNITY
## *of Churches*

Early Methodist and Baptist churches anchored some of the first white settlements in the region. These early churches ministered to both the religious and social lives of their members, with regular Sunday services, mid-week prayer meetings, and annual events such as summertime camp meetings, tent revival weeks, and weekend singings.

While many early churches have vanished, some remain active in north Fulton County to the present day. For example, Alpharetta's Big Creek Primitive Baptist Church began in 1828, while Milton's Providence Baptist Church was founded in 1834 and its Birmingham Methodist began as Darter's Chapel Congregational Church in 1835. Johns Creek's United Methodist Church tracks its history back to 1828, when it began as the Warsaw Campground. St. James United Methodist Church's African American congregation traces its lineage to 1867, just two years after its founders gained their freedom in the Civil War.

OPTIONAL CAPTION SPACE

OPTIONAL IMAGE KEY
OR SMALL CAPTIONS

*Image information may be placed here.*
*Image information may be placed here.*
*Image information may be placed here.*
*Image information may be placed here.*
*Image information may be placed here.*
*Image information may be placed here.*
*Image information may be placed here.*

# EARLY DAYS

Listen! The wind blows softly through tall oak and chestnut trees. A white-tailed deer glides silently through the forest. A hunter from a nearby village follows, his weapon in hand. With luck, the families will dine on roasted venison this evening.

By the time English settlers started a colony on the Georgia coast in 1732, tribal people had been living here for thousands of years. But to the English, accustomed to neatly plowed fields, big manor houses, and crowded cities, this "New World" appeared to be a wild and unclaimed place. Disregarding tribal territories and boundaries, they claimed a vast colony for their leader, King George II. Within 100 years, the newcomers would oust the native people and take over their land.

*One chapter of this story happened here, in this very place: Alpharetta.*

*NOTE: ALL IMAGES ARE FPO (FOR PLACEMENT ONLY) IMAGES ARE NOT FINAL.*

*ALL TEXT IS DRAFT.*

TYPICAL ERA PANEL LAYOUT

*PLEASE SEE NEXT PAGE FOR ENLARGED PROOF*

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

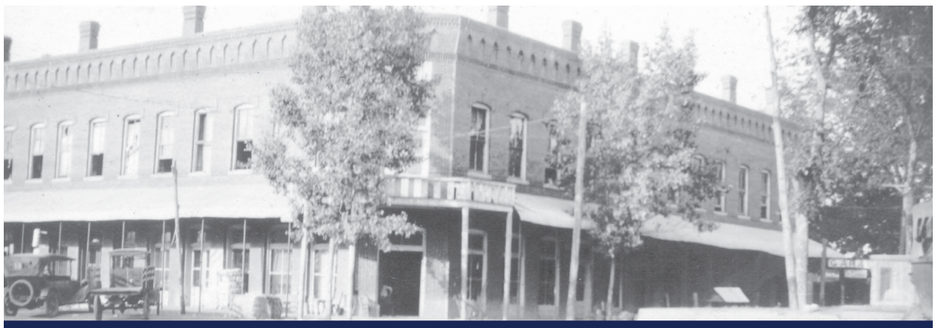
Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

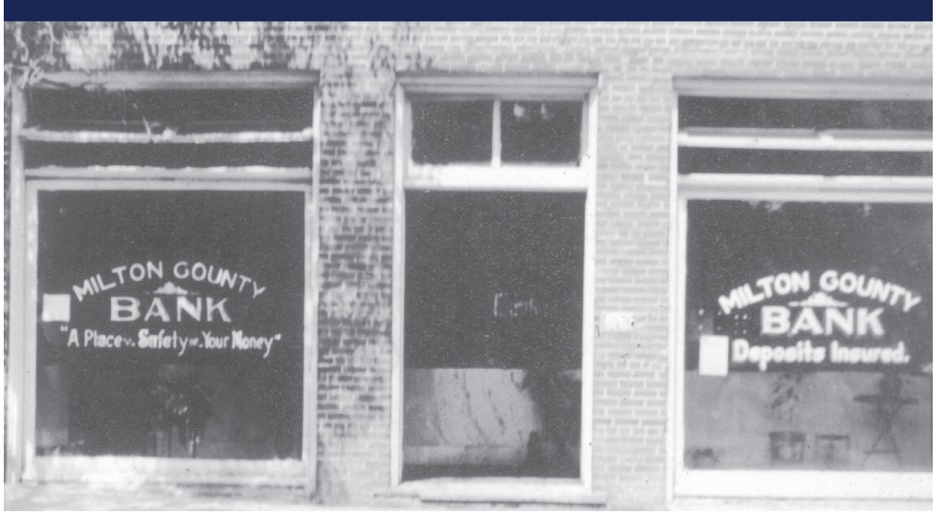


# EARLY DAYS

Listen! The wind blows softly through tall oak and chestnut trees. A white-tailed deer glides silently through the forest. A hunter from a nearby village follows, his weapon in hand. With luck, the families will dine on roasted venison this evening.

By the time English settlers started a colony on the Georgia coast in 1732, tribal people had been living here for thousands of years. But to the English, accustomed to neatly plowed fields, big manor houses, and crowded cities, this “New World” appeared to be a wild and unclaimed place. Disregarding tribal territories and boundaries, they claimed a vast colony for their leader, King George II. Within 100 years, the newcomers would oust the native people and take over their land.

*One chapter of this story happened here, in this very place: Alpharetta.*



# ALPHARETTA
## *the Milton County Seat*

Imagine having to make a four-day trip to get to your county courthouse! If you lived in this area in the 1850s, you faced a rough overnight trip to Canton, the county seat, to get a marriage license, record a real estate deed, or probate your deceased father's will. If you had to serve on a jury or defend yourself in court, you might have to stay in a hotel for days or weeks.

In 1857, the Georgia General Assembly solved this problem by creating the new county of Milton. Chartered on March 23, 1858, Milton County eventually gained land from nearby Cherokee, DeKalb, Gwinnett, and Forsyth. Its county seat was a new town near a Methodist Camp Ground about two miles from Farm House. First called Milton, it got a new name – Alpharetta – on July 17, 1858.

### *Why Alpharetta?*

Nobody knows exactly why the Inferior Court of Milton County ordered the town of Milton renamed Alpharetta. And what does "Alpharetta" mean? The Greek word alpha means "first" – but retta has no meaning in the Greek language, although some speculate it was chosen to mean "town." Another theory refers to an Indian maiden named Alpharetta or Alfaretta in a 19th-century play, poem, or song. Whatever its true meaning, Alpharetta, Georgia, appears to be the only Alpharetta in the entire world.

*NOTE: ALL IMAGES ARE FPO (FOR PLACEMENT ONLY) IMAGES ARE NOT FINAL.*

*ALL TEXT IS DRAFT.*

TYPICAL ERA PANEL LAYOUT

*PLEASE SEE NEXT PAGE FOR ENLARGED PROOF*

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

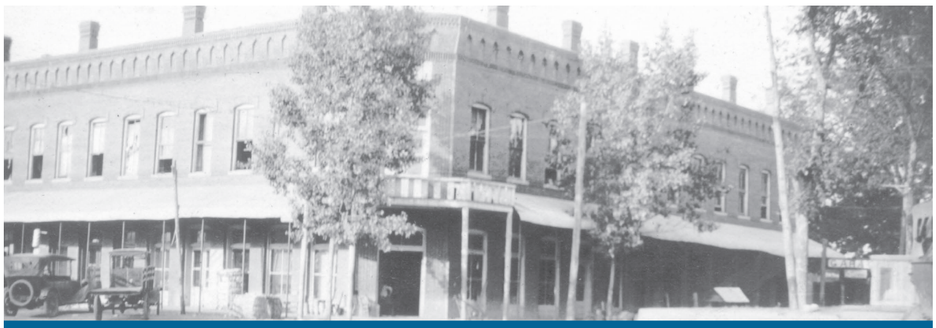
Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016



# ALPHARETTA
## *the Milton County Seat*

Imagine having to make a four-day trip to get to your county courthouse! If you lived in this area in the 1850s, you faced a rough overnight trip to Canton, the county seat, to get a marriage license, record a real estate deed, or probate your deceased father's will. If you had to serve on a jury or defend yourself in court, you might have to stay in a hotel for days or weeks.

In 1857, the Georgia General Assembly solved this problem by creating the new county of Milton. Chartered on March 23, 1858, Milton County eventually gained land from nearby Cherokee, DeKalb, Gwinnett, and Forsyth. Its county seat was a new town near a Methodist Camp Ground about two miles from Farm House. First called Milton, it got a new name – Alpharetta – on July 17, 1858.

## *Why Alpharetta?*

Nobody knows exactly why the Inferior Court of Milton County ordered the town of Milton renamed Alpharetta. And what does "Alpharetta" mean? The Greek word alpha means "first" – but retta has no meaning in the Greek language, although some speculate it was chosen to mean "town." Another theory refers to an Indian maiden named Alpharetta or Alfaretta in a 19th-century play, poem, or song. Whatever its true meaning, Alpharetta, Georgia, appears to be the only Alpharetta in the entire world.

# PEOPLE

## *Serving the Great War:*

The June 7, 1917, edition of the Milton County News listed 506 young men subject to military draft. At the time, Milton County had about 6,700 people. These 500 able-bodied young men represented a substantial part of the adult male workforce.

In one of the great tragedies of the World War I era, many soldiers were exposed to poisonous nerve gas. Among them were four men from Alpharetta. One Alpharetta nerve gas survivor, Andy Wood, was unable to live on his own after the war and boarded in the Webb Hotel on Milton Avenue for much of his adult life.

*NOTE: ALL IMAGES ARE FPO (FOR PLACEMENT ONLY) IMAGES ARE NOT FINAL.*

*ALL TEXT IS DRAFT.*

TYPICAL TRILON PANEL LAYOUT

*PLEASE SEE NEXT PAGE FOR ENLARGED PROOF*

[ ] Approved [ ] Approved As Noted [ ] Rejected Date_____ Signature _____

Comments _____

malone design/fabrication

Alpharetta & Old Milton County History Museum

GRAPHICS TYPICALS

Job #15035 Drawn/Checked: SP/SB/LG DATE: SEP 2016

# PEOPLE

## *Serving the Great War:*

The June 7, 1917, edition of the Milton County News listed 506 young men subject to military draft. At the time, Milton County had about 6,700 people. These 500 able-bodied young men represented a substantial part of the adult male workforce.

In one of the great tragedies of the World War I era, many soldiers were exposed to poisonous nerve gas. Among them were four men from Alpharetta. One Alpharetta nerve gas survivor, Andy Wood, was unable to live on his own after the war and boarded in the Webb Hotel on Milton Avenue for much of his adult life.

malone design/fabrication

# project schedule

Alpharetta + Old Milton County History Museum

| TASK NAME | DAYS (Duration) | START | FINISH |
|---|---|---|---|
| | | | |
| **Alpharetta #15035** | | **10/05/15** | **02/17/17** |
| | | | |
| **DESIGN DEVELOPMENT** | | | |
| CLIENT REVIEW | 4 | 07/21/16 | 07/26/16 |
| PRESENT TO CITY COUNCIL | 1 | 08/01/16 | 08/01/16 |
| | | | |
| **FINAL DESIGN** | **47** | **08/02/16** | **10/05/16** |
| Final Image and Artifact Selection | 19 | 08/02/16 | 08/26/16 |
| Revised Development Drawings | 37 | 08/02/16 | 09/21/16 |
| Final Text Draft | 37 | 08/02/16 | 09/21/16 |
| Graphic Typicals | 37 | 08/02/16 | 09/21/16 |
| CLIENT REVIEW | 10 | 09/22/16 | 10/05/16 |
| | | | |
| **PRE-FABRICATION** | **20** | **10/10/16** | **11/04/16** |
| Final artifact measurements | 5 | 10/10/16 | 10/15/16 |
| Fabrication Drawings | 15 | 10/10/16 | 10/28/16 |
| CLIENT REVIEW | 10 | 10/31/16 | 11/11/16 |
| | | | |
| **FABRICATION** | **60** | **11/14/16** | **02/03/17** |
| Graphic Layouts | 53 | 10/05/16 | 12/16/16 |
| CLIENT REVIEW | 15 | 12/19/16 | 01/06/17 |
| Exhibit, Scenic & Media Production | 60 | 11/14/16 | 02/03/17 |
| Graphic Production | 280 | 01/09/16 | 02/03/17 |
| CLIENT SITE VISIT (recommended) | 1 day/week of | 01/23/16 | 01/27/16 |
| | | | |
| **INSTALLATION** | **11** | **02/06/17** | **02/17/17** |
| On-Site | 11 | 02/06/17 | 02/17/17 |
| CLIENT WALKTHROUGH | 1 | 02/16/17 | 02/16/17 |

# CITY OF ALPHARETTA
# STANDARD CONTRACT FOR PROFESSIONAL SERVICES

This Contract for Professional Services for the City of Alpharetta is made and entered into by and between **WN Holdings, LLC d/b/a Malone Design/Fabrication**, a Georgia limited liability company with its principal office located at 5403 Dividend Drive, Decatur, Georgia (the "Contractor") and the **City of Alpharetta, Georgia**, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated June 22, 2015 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated July 15, 2015 (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal shall control. Subject to the foregoing, in the event of a conflict between the language in the RFP and the Proposal, the language in the former shall govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP and Proposal (the "Work") and, in general, include the following: Programming, Schematic Design, and Cost Estimating for the project site located within Alpharetta City Hall, 2 Park Plaza - within the City of Alpharetta, Georgia. The Work further includes, without limitation, the following:

PHASE 1 -

- Scoping Session - meeting with City staff and elected officials to discuss the Project scope, schedule, and the intended outcomes.
- Programming - full space programming of the History Room with input from City staff, elected officials, and City Planners. Deliverables will include a programming document outlining space requirements for each function of the operation.
- Concept Sketches – developing three (3) bubble plans and three (3) conceptual sketches of the History Room.
- Presentation of Programming and Concept Sketches to City Council – presenting findings to solicit feedback and garner support and direction for upcoming tasks.
- Schematic Design - analyzing up to three (3) schematic designs of the History Room in order to create budgetary construction cost estimate for use by City Council to decide the option to move forward. Deliverables will include up to three (3) schematic floor plans, visitor experience narratives, and refined sketches for the programmed facility (History Room).
- Schematic-Level Construction Cost Estimate - creating schematic-level construction cost estimates for the three (3) schematic designs. The cost estimates will include design fees, budgetary allocations for exhibit fabrication, construction administration fees (including materials testing and inspection), and a contingency. Deliverables will include a cost estimate spreadsheet, showing a breakdown for each of the schematic designs.
- Presentation of the schematic design and construction cost estimate to City Council.

PHASE 2 –

- Design Development – develop the single, approved exhibit idea derived from the three (3) ideas explored in Phase 1 Concepts/Schematics. Deliverables will include: detailed, measured floor plan, measured elevations of all exhibit structures, typical graphic layouts, draft text, image and artifact selections, material samples, and any proposed building modifications.
- Fabrication and installation cost estimate and production schedule
- Final Design – incorporate owner feedback from Design Development into final drawings, spec purchased items/electronic hardware, final material/color/finish selections, final text, and final image/artifact selections.
- Final fabrication and installation cost estimate and production schedule.
    - *Final Design is in the context of a Design/Build structure project intended for the use of the owner and contractor in the fabrication and installation process. Final Design is not bid documents or construction administration to oversee the bid process and an outside fabricator.*

3. Contract Prices. As finally awarded by the City, the City shall pay the Contractor a fee in accordance with the Fee Schedule attached hereto and incorporated herein as Exhibit "A" for the performance of the Work, which is identified as Phase 1 and 2, for a total sum not to exceed **FIFTY TWO THOUSAND AND FIVE HUNDRED DOLLARS ($52,500.00)**. This price includes the development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

Invoices shall be submitted to:

City of Alpharetta
Finance Department
2 Park Plaza
Alpharetta, Georgia 30009
Attn: Debora Westbrook

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor shall submit an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will render payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will render final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments shall be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City shall have the right at

any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming and/or incomplete. Acceptance of final payment shall constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

4. Commencement of Services, Substantial Completion and Final Completion.

(a) Commencement of Services. The Contractor shall not proceed to perform the Work and the City shall not become obligated to pay for same prior to execution of this Contract.

(b) Time for Performance. Contractor shall perform the Work in accordance with the Proposal and the detailed schedule established by the City at the pre-design conference, which shall be held following execution of this Contract.

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

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

5. Duration of Contract.

(a) Contract Term. The term of the Contract commences upon execution by both parties and shall terminate upon the completion of the Project; provided, however, this Contract shall terminate no later than June 30, 2016, as further set forth herein and in accordance with O.C.G.A. § 36-60-13.

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

6. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party shall give notice to the defaulting party of the failure or default. Such party shall have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 15. The Contract may also be terminated prior to expiration of the term by the

City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Contractor. In the event of such termination, the Contractor shall be compensated for services performed prior to termination. Such amount shall be paid by the City upon the Contractor's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date shall survive termination of this Contract.

7. Representations and Warranties. Contractor represents and warrants that:
(a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services shall be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor shall comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services shall comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor shall perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, shall owe its primary duty of loyalty to the City.

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

9. Insurance.

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

i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars ($500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor shall additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.

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

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

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy shall provide the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance shall be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

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

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

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

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

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

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

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

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

10. Indemnification. Contractor shall, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to any error, omission, willful misconduct, negligent act, or breach of this Contract by Contractor, or any of its officers, agents, employees or subcontractors, in the performance of this Contract; provided, however, that this indemnification obligation shall not apply to any Claims arising from the sole negligence of the City. Nothing in this Section or this Contract shall be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third party beneficiaries.

11. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or consultant shall be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor shall be the Contractor's responsibility and all subcontracts shall require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract

assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions shall be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor shall assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor shall provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City shall have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

12. Independent Contractor. The Contractor shall at all times be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor shall have no authority to contract for or bind City in any manner. Contractor shall have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding the provisions of Section 11 hereof or any other provision(s) of this Contract to the contrary, no employee, contractor or subcontractor of Contractor shall be considered an "employee" of the City during the performance of this

Contract (the term "employee" shall have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

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

14. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City shall be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product shall accrue to the City, provided the City has paid for the services in full.

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

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

Malone Design/Fabrication
5403 Dividend Drive
Decatur, Georgia 30032
Attn: Thomas L Wright, Jr.

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

City of Alpharetta
Finance Department
2 Park Plaza
Alpharetta, Georgia 30009
Attn: Thomas G. Harris

(c) With a copy to:

C. Sam Thomas, P.C.
Alpharetta City Attorney
Bovis, Kyle, Burch & Medlin, LLC
200 Ashford Center North, Suite 500
Atlanta, Georgia 30338-2668

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

16. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City,

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

17. Confidential Information.

(a) Access to Confidential Information. The Contractor's employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor's responsibilities under the Contract. The Contractor shall presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor shall provide to the City a written description of the Contractor's policies and procedures to safeguard confidential information;

ii. Policies of confidentiality shall address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who shall remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor shall provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City shall remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract shall be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or thereafter. Subject to Section 18 hereof, as between the parties, any data supplied to or created by the Contractor shall be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor shall

promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

(d) Reporting of Unauthorized Disclosure. The Contractor shall immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor's confidentiality obligation under the Contract shall survive termination of the Contract.

18. Rights in Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section 18 shall mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data shall be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City shall have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract shall be subject to copyright protection owned by a third party in the United States of America or other country. Contractor shall not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. City will treat any information received under or through this Contract regarding Contractor's Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual

relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information shall be limited to its employees having a need to know. City shall continue to maintain appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract shall be interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

19. Compliance with Illegal Immigration Reform and Enforcement Act:

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

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors shall not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors shall not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland

Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor providing the physical performance of services under this contract shall comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor shall secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is attached hereto as Exhibit "B," and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit shall become a part of the Contractor/subcontractor agreement. Further, it shall be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit shall become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor shall forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it shall be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor shall also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party shall instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor shall comply with any and all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

20. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, shall, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or disability and shall further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and shall be performed in the State of Georgia, and this Contract shall be construed and enforced in accordance with the laws of the State of Georgia. Subject to Subsection (j) below (Arbitration), venue for any action arising out of this Contract shall lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Counterparts. This Contract may be executed in three (3) or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one (1) and the same instrument.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision shall be severed from this Contract and shall not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract shall be binding upon and shall inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by

the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof shall not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof shall not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract shall, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation and Renewal. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and shall be conclusive.

(l) Additional Terms of Contractor. The City shall not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third Party Beneficiaries. Nothing contained in this Contract is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Contractor. Absolutely no third party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract shall be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor shall not use any trademarks, service marks, or logos of the City without the City's express prior written consent. In particular, Contractor shall not identify or make reference to the City in any advertising or

other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, shall survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties to these presents have executed this Contract in three (3) counterparts, each of which shall be deemed an original.

Executed this 28th day of September, 2015.

**CITY OF ALPHARETTA, GEORGIA**

By: _____
David Belle Isle, Mayor

APPROVED AS TO CONTENT:

_____
Thomas G. Harris, Director of Finance

APPROVED AS TO FORM:

_____
C. Sam Thomas, P.C.
City Attorney

**WN HOLDINGS, LLC d/b/a**
**MALONE DESIGN/FABRICATION**

By: _____
Tom Wright

Its: President & CEO

**1899733**

EXHIBIT "A"

# Fee Schedule

| Phase | Fee | Total |
|---|---|---|
| **Phase 1** | | **$20,750** |
| concept | $9,500 | |
| schematic | $11,250 | |
| **Phase 2** | | **$31,750** |
| DD | $22,000 | |
| Final | $9,750 | |
| **Total Design** | | **$52,500** |

*Phase 3 is a budgetary estimate based on our current understanding of the City of Alpharetta's needs. If approved, this budget would serve as the "design to" budget throughout the design process.*

| | | |
|---|---|---|
| **Phase 3** | | **$225,500** |
| fabrication/installation (estimate @ $250/sq') | $225,500 | |
| **Total Project Budget - $250/square foot** | | **$275,000** |

**CONTRACT NAME: ALPHARETTA HISTORY ROOM DESIGN SERVICES**
**CONTRACT NO. 16-102**

# EXHIBIT "B"
# STATE OF GEORGIA
# SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with _____ (name of contractor) working with _____ (name of local government) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period, and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to _____ (name of contractor) within five (5) business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to _____ (name of contractor).

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ ____, 201__ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 201__.

_____
NOTARY PUBLIC [NOTARY SEAL]

My Commission Expires: _____

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA TO AUTHORIZE THE IMPLEMENTATION AND OPERATION OF THE COPS NETWORK (CRIMINAL OBSERVATION & PROTECTION SYSTEM NETWORK), TO AUTHORIZE THE EXECUTION OF THREE PILOT PROJECT IMPLEMENTATION AGREEMENTS, TO APPROVE THE AWARD OF A CONTRACT FOR THE PURCHASE AND INSTALLATION OF CERTAIN EQUIPMENT, AND TO APPROVE THE AWARD OF A CONTRACT FOR THE PURCHASE OF CERTAIN SOFTWARE**

**WHEREAS**, the City, by and through its Department of Public Safety, has established community policing programs, such as PACT (Police and Citizens Together), Business Watch and the Crime Free Multi-Housing Program, where City police officers and residents, businesses and/or other community stakeholders work together for the prevention and detection of criminal activity within their communities; and

**WHEREAS**, the Crime Free Multi-Housing Program ("Crime Free Housing Program") is a community policing partnership in which: (i) City law enforcement officers (a) train owners or managers of apartment communities in elements of crime prevention, including crime prevention security standards, (b) perform crime prevention security assessments of the apartment community, which includes providing recommendations of additional security measures that may be undertaken to further enhance the security of the community, (c) work with property owners/managers to meet program standards and provide additional guidance, and (d) alert property owners/managers to crimes tied to residents; and (ii) property owners/managers make the commitment to learn and apply program standards and meet minimal program requirements, including installing certain security features, in order to prevent crime and keep illegal activity off the premises; and

**WHEREAS**, apartment owners that successfully complete all three (3) phases of the Crime Free Housing Program become certified partners with the City under the program; and

**WHEREAS**, a primary function of the Crime Free Housing Program and other City community policing programs is to create two-way communication systems between residents, businesses or other community stakeholders and City police officers in order to keep residents and other members of the community informed, identify issues and concerns in communities, facilitate open communications and information sharing with police officers, and create collaborative partnerships; and

**WHEREAS**, in order to further the purposes of these collaborative initiatives, the Public Safety Department has

developed a pilot program called the "COPS Network" (Criminal Observation and Protection System Network), which is designed to enhance communications systems and information sharing between City law enforcement and community partners through the use of fixed license plate recognition (LPR) systems; and

**WHEREAS**, based on an analysis of recent crime statistics and the performance of additional crime prevention security assessments of apartment communities that are certified partners with the City under the Crime Free Housing Program, the Department of Public Safety has identified the placement of a fixed LPR system in three (3) different apartment communities as both a recommended security measure and a valuable tool for providing communications to and information sharing with City law enforcement officers in order to prevent and reduce criminal activity affecting the Apartment Community and the general public (the subject apartment communities are collectively referred to herein as the "Apartment Communities" or each individually as an "Apartment Community") (the fee owner of the real property comprising the Apartment Community is referred to herein as the "Apartment Entity"); and

**WHEREAS**, information captured by the LPR systems will be used to enhance security at the Apartment Communities, by notifying property managers of unwanted vehicles and providing alerts to law enforcement authorities of vehicles that may pose a threat to public safety, and the Apartment Communities' use of the LPR system will allow the City to access and analyze the data for law enforcement purposes, which may also be shared with other law enforcement agencies; and

**WHEREAS**, based upon the recommendations of the Public Safety Department, the Mayor and Council desire to authorize the executions of those certain agreements between the City and each Apartment Entity, which are hereby incorporated herein by this reference (the "Program Agreements"), providing for the installation and operation of each LPR system through the Apartment Entity's grant of a license to the City to install, operate and repair LPR equipment on the Apartment Entity's property, in exchange for the City's grant of a license to the Owner to use the LPR system; and

**WHEREAS**, in furtherance of the foregoing, the Mayor and Council desire to authorize the award of a contract for the purchase and installation of LPR equipment to Cintel, LLC (the "Cintel Contract"); and

**WHEREAS**, in furtherance of the foregoing, the Mayor and Council desire to authorize the award of a contract for the purchase of LPR software to Vigilant Solutions, Inc. (the "Vigilant Contract"); and

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, by the Mayor and Council of the City of Alpharetta, Georgia, as follows:

1. The Director of Public Safety is hereby authorized to implement the COPS Network program; and

2. Subject to the negotiation of the final terms of the Program Agreements with the Apartment Entities by the City Attorney and Director of Public Safety, and the Mayor's approval of any changes, corrections, insertions or omissions made thereto, the execution and delivery of each Program Agreement is hereby authorized, and the Mayor is hereby authorized to execute all necessary documents; and

3. Subject to the foregoing, the award of a contract for the purchase and installation of LPR equipment to Cintel, LLC, in an amount not to exceed _____ is hereby approved, and the Mayor is hereby authorized to execute all necessary documents; and

4. Subject to the foregoing, the award of a contract for the purchase of LPR software and services to Vigilant Solutions, Inc., for a term of up to 5 years and in an amount not to exceed $____ annually is hereby approved, and the Mayor is hereby authorized to execute all necessary documents.

**SO RESOLVED**, this ____ day of _____, 2016.

CITY OF ALPHARETTA, GEORGIA

By:_____
David Belle Isle, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCILMEMBERS

_____
Jason Binder

_____
Jim Gilvin

_____
Mike Kennedy

_____
Dan Merkel

_____
Donald Mitchell

_____
Chris Owens

(SEAL)

Attest:

_____
City Clerk