



PLANNING COMMISSION MEETING NOVEMBER 3, 2016

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. MP-16-13/Z-16-11/CU-16-19/V-16-25 TPA Fuqua Development/Peridot
Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan to allow 430 'For-Rent' residential units, 70 'For-Sale' townhome units, 51,200 square feet of retail/restaurant use, 664,400 square feet of office use, and up to a 200-room hotel. The master plan amendment also includes changes to previous conditions of zoning. A rezoning is requested on 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use) and conditional uses to allow 'Dwelling, 'For-Rent' use and a bank or savings and loan use. A variance is requested to eliminate the requirement for retail under 'For-Rent' residential use on 2 sides of each 'For-Rent' building. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.
 - b. Z-16-13/CU-16-20/V-16-27 Perling/13 South Main Street/DT-MU
This item has been deferred by the Applicant. It will not be heard on November 3, 2016.
Consideration of a request to rezone 12.913 acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 36,000 square feet of retail/restaurant use 60,500 square feet of brewery, 30,000 square feet of office use, 64 'For-Sale' townhome units, 50 'For-Sale' condominium units and 200 'For-Rent' residential units. A conditional use is requested to allow 'For-Rent' residential use and to allow a residential density of 24.317 dwelling units per acre. A variance is requested from UDC Section 2.7.0(b) to delete the requirement for an on-site neighborhood grocery, as well as variances from UDC Appendix A, Alpharetta Downtown Code to increase the allowable height, allow a different architectural style, increase the maximum building setback, and increase the maximum façade length. The property is located at 13 South Main Street and is legally described as Land Lots 693, 694, 695, and 696, 1st District, 2nd Section, Fulton County, Georgia.
 - c. MP-16-12/CLUP-16-08 Cousins Westside PODF
Consideration of a request to amend the Cousins Westside Master Plan Pod F to add 'Dwelling, 'For-Sale' Detached' and 'Dwelling, 'For-Sale' Attached' to the list of permitted uses in order to develop 31 single-family detached homes, 33 townhomes, and 10 manor homes. A Comprehensive Land Use Plan amendment is requested from 'Corporate Campus Office' to 'High Density Residential'. The property is located between Westside Parkway and Encore Parkway, just west of Maxwell Road and is legally described as Land Lots 651, 652, 689, and 690, 1st District, 2nd Section, Fulton County, Georgia.
 - d. PH-16-12 Tree and Landscape Ordinance Amendments
Consideration of text amendments to the UDC to consolidate landscape and tree requirements into one location within the UDC, clarify and simplify certain requirements to provide for ease of use and implementation, and provide incentives and options to save trees during land development.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING MINUTES MEETING OF OCTOBER 6, 2016

PUBLISHED: FRIDAY, November 4, 2016
Department of Community Development
WWW.ALPHARETTA.GA.US
678.297.6070

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Planning Commission, but not quoted or paraphrased. This document includes limited presentation by The Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Commission Members Present
 - Francis Kung'u (Chairperson)
 - Kyle Caswell (Vice-Chair)
 - Fergal Brady
 - Karen Cashion
 - Larry Attig
 - Ben Burnett
- Commission Members Absent
 - Karen Richard
 - Rob Partee
- Staff Present
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer, Planner
 - Elle Taylor, Boards Assistant

IV. APPROVAL OF MEETING MINUTES

a. September 7, 2016 Meeting Minutes

- ❖ Commission Member Caswell offered a motion to approve
 - The motion received a second from Commission Member Cashion
 - The motion passed by vote (5-0-1)(Attig)

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

a. MP-16-11/CLUP-16-07/Z-16-09 Sharp Residential Townhomes/Windward Pod 20A

Kathi Cook, Director of Community Development, presented 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.

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).

Director Cook discussed prior amendments to the Windward Master Plan 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

Director Cook discussed the 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.

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 elevations appear to depict a mix of materials, including brick, stone, siding, shake and board and batten. 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.

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.

Director Cook discussed impact on Fulton County Schools.

Director Cook discussed the Standard for Zoning Changes 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.

Staff concurs 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.

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.

There was discussion from the Board:

- No Bond Transportation plans for this area. It is dependent upon passage of T SPLOST.
- No Cost Estimate to add multi use trail in this area
- Impact fees would be given to developer for actual cost of the trail construction
- Property does not have the frontage that most office users would like but it could still be developed with office
- Amount of Townhomes being built.
- 2 Developments have been approved in Windward.
- Gated product.
- Residents and Businesses in Windward both not in favor of this Application
- Changes to Comp Plan, Strategies met in MP, adjacency to Union Hill Park, lack of frontage and topography not conducive to an office user led Staff to an approval for this project
- Office Space that won't be developed due to trend for mixed use – this may be a compelling reason to approve this application.
- Sufficient Buffers with regard to generators
- Staff read Condition #22 regarding noise requirements.

Ethan Underwood presented for the Applicant.

- Project Summary
- Requested changes to Zoning and Master Plan
- Presented Aerial View
- Citizen Participation Report showing that they have attempted to meet with interested parties.
- Presented Site Plan with Tree Save Area
- Addressed Concerns of Neighbors
- Feasibility of this property as an office or data center – large stream and topographical change
- Good transitional use of the property from Public Park to gated community to commercial
- Proposed Greenway Trail
- Off Site planting
- Amount of Impact fees generated to the City by this Application
- No objections from WBCA

There was discussion from the Board:

- What is appealing for Live/Work/Play for this property – Park, Trail, residential for people who work at data centers, property is ¼ mile away from Windward Pky with restaurants and retail as well as Halcyon development in Forsyth County.
- Price Points begin at \$500k

Chairman Kung'u opened the floor to Public Comment at 7:08 p.m.

In Opposition:

1. Marvin Pastel, 4000 Windward Drive
2. Mark Austin, 4000 Windward Drive
3. Paul Barrow, 1580 Spinnaker Drive, WCSA
4. Tom Miller, 4025 Walnut Creek Trail

Concerns:

1. Stability of Utilities
2. Stormwater Runoff
3. Traffic
4. Security
5. Environmental Safety
6. Noise of Generators
7. Dissuading other Tech Companies to be in Alpharetta
8. No compelling reason to rezone
9. No true walkability in the Area. Not Live-Work -Play
10. Major data centers could have national economic impact if they were to lose power from digging due to construction of townhomes
11. Large employer for the City of Alpharetta
12. Not a good property for residential
13. Property can be developed as it is currently zoned.
14. This property is in the commercial portion of the Windward Master Plan
15. Heart of technology center in City of Alpharetta
16. Could be considered spot zoning
17. Limited supply of large office sites in City of Alpharetta
18. Current businesses large part of tax base in Alpharetta
19. Residential has larger impact on roads, public safety, schools

Chairman Kung'u closed Public Comment at 7:28 p.m.

Ethan Underwood gave a brief rebuttal:

- Reiterated that there is no intent for Data Centers not to be able to continue their business
- Any construction, commercial or residential would require digging and all laws would have to be followed
- History of Sharp Residential relationship within Alpharetta
- Commercial frontage on McGinnis Ferry
- Stream Issue
- Transitional zoning
- Understand large storage of water and fuel
- Disagree that it is spot zoning
- Agreed to additional buffers
- Presented response to Staff recommendations

There was discussion from the Board:

- Process for changes to Master Plans, Comprehensive Land Use Plan
- Mixed Use Zoning in Alpharetta
- Demographics of Technology employee
- Completion of Union Hill Park
- Noise
- Corporate Citizens reliance on present zoning

- Residential does not fit on this property

❖ Commission Member Caswell offered a motion to deny the item

- The motion received a second from Commission Member Cashion
- The motion passed by vote (5-1)(Attig)

b. Z-16-12 1530 Rucker Road

Michael Woodman presented 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.

He discussed:

- Shared Site Plan
- Future Land Use Plan
- Applicant's proposal of R12 Zoning
- Presented photos of existing property
- Zonings for surrounding properties

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.

Staff recommended denial of the Application but recommended 13 conditions if approval was considered:

1. The property to be rezoned shall have an "R-12" zoning classification with single-family detached minimum lot sizes of 12,000 square feet.
2. Property shall be subdivided into no more than 3 lots, with a density not to exceed 3 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.

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

The Applicant presented:

- 3 lots subdivided for his family
- 3500 sf homes

Chairman Kung'u opened the floor to Public Comment at 7:59 p.m.

In Opposition:

1. James Hayes, 171 Michaela Drive
2. Cheryl Roberts, 151 Michaela Drive
3. Jack Gray, 140 Jay Drive
4. Elizabeth Lane, 120 Michaela Drive
5. Maxine Mabry, 1604 Rucker Rd
6. Christine Kujawski, 151 Arrowood Court
7. Pam Adams, Cains Cove
8. Collen Vinyl, Cains Cove

Concerns:

1. Size of Lots
2. Prefer R-15 Zoning
3. Driveways coming out onto Michaela Dr.
4. Density
5. Existing Traffic Congestion
6. Upkeep on Property – property currently not being maintained
7. Tree Removal
8. Character of Area

There was discussion on Citizen Participation Letter.

Applicant gave a short rebuttal.

After discussion by the Board:

❖ **Commission Member Attig offered a motion to deny the item**

- The motion received a second from Commission Member Brady
- The motion passed by a unanimous vote (6-0)

c. CU-16-06 Vision Warriors/Group Home

This item was deferred by the property owner. It was not heard on October 6, 2016.

d. Z-16-10/CU-16-08/V-16-24 Southerton/72 Thompson Street

Kathi Cook, Director of Community Development, presented 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.

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.

Staff's recommendation is to 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.

There was discussion from the Board:

- Connection to the Path
- Space between homes meeting Fire Code

Stephanie Southerton, Applicant, presented.

Chairman Kung'u opened the floor to Public Comment at 8:49 p.m.

There was none.

- ❖ Commission Member Cashion offered a motion to approve subject to the conditions made by Staff
 - The motion received a second from Commission Member Brady
 - The motion passed by vote (5-1)(Burnett)

There was discussion during the Motion concerning:

- Downtown Live-Work zoning
- Density on Thompson Street
- Potential for infill Properties
- Potential for more Mixed Use

- Process of Rezoning

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 9:01 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA FUQUA/PERIDOT

PLANNING COMMISSION: NOVEMBER 3, 2016

CITY COUNCIL: NOVEMBER 14, 2016

II. RECOMMENDATION:

Approve MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation. **RED= Changes to previously approved conditions.**

1. The **62.47-acre** property shall be zoned MU. Site shall be developed substantially similar to plans by **Wakefield Beasley & Associates**, dated **9/28/2016**, subject to approved conditions. **Architectural style of all buildings shall be Mercantile/warehouse similar to the renderings in the 2015 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff.**
2. Development regulations shall be as follows:
 - a. Office – **664,400** square foot maximum. Building height shall be limited as depicted on site plan dated **9/28/2016** with 1 building up to 12 stories, remaining office limited to a maximum **6** stories. Mixed use buildings shall be limited to a maximum of **4 stories or 60’, whichever is less.**
 - b. **70 ‘For-Sale’** townhome units in 3-story buildings with a maximum height of 45’.
 - c. Retail –Maximum of **14,800** square feet **and height of 2 stories or 35’, whichever is less.** Mixed use buildings shall be limited to a maximum of **4 stories or 60’, whichever is less.** **No more than 2** free standing retail buildings **and 1 freestanding bank or savings and loan building shall be permitted. Standalone retail buildings shall have a minimum height of 18’. A minimum 3,000 square foot neighborhood grocery shall be required.**
 - d. Hotel – One **boutique or full- service hotel as approved by staff** with a maximum of **200** rooms **and 7 stories shall be permitted.** Hotel may not be an extended stay type facility.
 - e. Restaurant – **Maximum of 36,400 square feet and height of 2 stories or 35’, whichever is less.** A maximum of **3** free standing restaurants with a combined square footage of not less than **3,500** square feet and not more than **10,000** square feet with no drive-thru or pick up windows. One additional “event” restaurant shall also be permitted adjacent to the lake with a maximum of 20,000 square feet. **One jewel box building shall be permitted in the central park spaces as depicted on the site plan.**
 - f. ‘For-Rent’ Residential – After January 1, 2018, **220 ‘For-Rent’ attached units shall be permitted in accordance with UDC ‘For-Rent’ requirements. ‘For-Rent’ residential shall be permitted above office or retail uses on at least 2 sides of each building. At-grade ‘For-Rent’ units shall have walkouts with connection. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. Units shall be constructed simultaneously with retail, hotel, ‘For-Sale’ residential and a minimum of 60,000 square feet of additional office development. The square footage of ‘For-Rent’ residential space shall not exceed the overall square footage of retail, hotel and office development under construction at any time. ‘For-Rent’ units shall be developed simultaneously with at least 60,000 square feet of office. No Certificate of Occupancy shall be issued for rental units until 60,000 square feet of office has been constructed and a certificate of occupancy issued. The units shall be part of a mixed-use project containing a minimum of 50 acres, and incorporating retail, for-sale residential units, hotel, neighborhood grocery, restaurant, and office. ‘For-Rent’ units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident’s lounge, business center, on site management office, concierge services and secure elevator access. If construction does not commence by November 1, 2018 approval shall revert to “For Sale” only.**
 - g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from

Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. office
 - b. retail
 - c. restaurant (no drive thru)
 - d. hotel
 - e. residential
4. Retail uses shall be those uses customarily accessory to office uses, restricted to the following uses:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Computer Supply Store
 - g. Copy Center/Print Shop
 - h. Drug Store (not to exceed 2,000 SF)
 - i. Dry Cleaning Pick-up Station
 - j. Fitness Studio
 - k. Florist, Retail without Greenhouse
 - l. Gourmet Food Store
 - m. Office Supply Store (not to exceed 2,000 SF)
 - n. Package Shipping/Mail Box Store
 - o. Restaurant (no drive-thru)
 - p. Retail Sales and Services Establishment
 - q. Shop or Studio, Craftsman/Artist
 - r. School, Commercial
5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
7. No building permit shall be issued for any free standing retail building before a building permit is issued for office use within the development. Therefore, no building permit shall be issued for more than 1 building of a particular use before a building permit is issued for another building of a different use.
8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree ordinance. In addition, specimen trees along Haynes Bridge Road at Georgia 400, number 701, 803, 804 and 805 will be saved.
9. A total of 13 acres of park land is required for the proposed development and at least 50% or 6.5 acres shall be passive park area. 6.25 acres of public space shall be required.

Design Conditions:

10. Pedestrian connections shall be provided between buildings and across roadways to existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development. A pedestrian crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway. The crossing shall be constructed of a paver material and shall support the multi-use path as approved by Staff.
11. No detention facility shall be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff.
13. Priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.

14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage landscaping themes, and focal point features and shall be substantially similar to the renderings from the 2015 application. Design standards will be presented to Staff and the Design Review Board for review and approval.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than parallel on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. No backside of buildings or 'back of house' functions (such as loading or dumpster area), shall be visible from those streets.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private.
22. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space area and shall incorporate a focal point feature (sculpture) with final approval by DRB and the local Arts Committee. Applicant shall include a minimum of 6 original sculptures located at prominent locations. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of same shall be required concurrent with first CO.
23. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
24. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
25. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned green space areas.
26. Every plan submitted for a development permit shall include an on-going density and acreage tabulation.
27. Alcohol license distance requirements from residential development shall be waived.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16-19/V-16-25 TPA/Fuqua"

Landscape Conditions:

29. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. All new utilities shall be located underground. Existing landscape strips along Morrison Parkway, Haynes Bridge Road, and Lakeview Parkway and associated with the 3 existing office buildings shall be replanted where needed, as approved by Staff.
30. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
31. Roof top dining and amenities shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas.
32. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.

33. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
34. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
35. A permanent easement shall be donated to the City for the development of a multi-use trail through the site from Morrison Parkway, around the lake and through the Georgia 400 buffer to Haynes Bridge Road. Trail plan shall include the construction of a 12' multi-use trail from Morrison Parkway, around the lake and through the Georgia 400 buffer to Haynes Bridge Road with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy. Multi-use path entrance gateways/arch shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for the public enjoyment. A bike share station shall be provided at a location(s) along the path as approved by Staff.
36. The 50' perimeter around the lake shall include a multi-use trail of a minimum 12' wide and gathering areas (gazebo, grilling stations, and benches, etc.) and exercise stations around the entire lake. The condition of the existing pedestrian bridges across the lake shall be accessed and any repairs shall be made by the developer/property owner.
37. The 37,600 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall be landscaped or hardscaped for public space for recreation, entertainment, and/or civic purposes.
38. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
39. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
40. The public space shall be a minimum of 7.83 acres and the total park space shall be 22.49 acres for the entire project.
41. Site access off of Lakeview Parkway shall be unsignalized. Roundabout or other intersection design shall meet city LOS Standards and be approved by the Staff.
42. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 2/28/2019.

General Conditions of Approval to GRTA Notice of Decision:

43. Development Intensity and Use
 - Provide a mix of residential, office and retail uses.
44. Access Management
 - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000 feet from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
 - Provide a maximum of four site driveways on Lakeview Parkway.
 - Align driveways on Lakeview parkway with opposing existing driveways or offset by a minimum of 150 feet.
 - Any full movement site driveway on Lakeview Parkway must be a minimum of 450 feet from Haynes Bridge Road.
 - Any right-in/right-out site driveway on Lakeview Parkway must be a minimum of 200 feet from Haynes Bridge Road.
 - No direct site access is allowed onto Haynes Bridge Road.
 - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
 - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
 - All internal intersections shall be a minimum of 100 feet from Lakeview Parkway.
45. Pedestrian Facilities
 - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
 - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
46. Road Improvements to GRTA Notice of Decision:

Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway

 - Construct one additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes

- Construct one additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes
- All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

III. REPORT IN BRIEF:

The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested from UDC Section to eliminate the requirement for office or retail under 'For-Rent' on 2 sides of each building. If developed as submitted, the development would consist of 51,200 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 430 'For-Rent' units and 70 'For-Sale' townhome units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations and Renderings

DISCUSSION

The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 51,200 square feet of retail/restaurant use, 664,400 square feet of office use, 70 'For-Sale' townhome units, 430 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is eight (8) dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The 62.47 acres is bounded to the north by Lakeview Parkway, to the west by Honda Motor Corp., to the south by Georgia 400, and Haynes Bridge Road to the east.

The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'For-Rent' residential use and bank or savings and loan use. A variance is requested to eliminate the requirement for office or retail under 'For-Rent' on 2 sides of each building.

A conceptual development plan for the assembled tract was submitted in August 2007 at which time Staff submitted the application to the Department of Community Affairs for a Development of Regional Impact Review. On January 24, 2008, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance. The 2011 master plan amendment did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. A master plan amendment was approved in 2015, which included changes to previous conditions of zoning as reflected in the attachment labeled Exhibit A.

The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

		New Plan vs Previous Plans		
	2016 Proposed Plan	2011/2015 Plan	1988 Plan	Changes 2015-2016
Acreage	62.47 acres	47.05 acres	45.5 acres	+15.42 acres

Retail/Rest.	51,200 SF	100,035 SF	119,700 SF	-48,835 SF
Residential	500 Total Units: 70 'For-Sale' Townhomes, 430 'For-Rent' units	470 Total Units: 445 'For-Sale' Condominium units, 25 'For-Sale' Townhomes	0	+430 'For-Rent' +45 Townhomes -445 Condominium
Density	8 du/ac	10 du/ac	0	-2 du/ac
Hotel	200 rooms	211 rooms	200 rooms	-11 rooms
Office	664,400 SF	447,200 SF	1,015,520 SF	+217,200 SF
Parking	3,307 spaces	3,415 spaces	N/A	-108 spaces
Open/Park	22.49 acres	11.08 acres	N/A	+11.41 acres

The property is also located within the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

“PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live.”

“Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.”

The property is located in an area of the North Point Activity Center LCI designated Mixed-Use Commercial Center Area, which is described in the following way:

“Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands.”

‘FOR-RENT’ RESIDENTIAL

The applicant requests a conditional use to remove 445 ‘For-Sale’ condominium units and replace with 430 ‘For-Rent’ units in two (2) buildings. Both buildings are proposed to be 4 stories with one building having 200 units and the other having 230 units. Two (2) sides of the buildings will contain retail and/or office uses, including a neighborhood grocery, along the street frontage. The buildings will include amenities, such as a fitness center, cyber café, dog park, business center, game room and controlled access parking.

The larger building will be studio, one-bedroom and two-bedroom units with rents from \$1,145 for 540 – 610 square feet studios, \$1,400 – \$1,500 for 700 – 800 square foot one-bedroom units, and two-bedroom units will be 1,048 – 1,175 square feet and will rent for \$2,000 – \$2,250. The smaller building will offer one- and two-bedroom units. Rents for one-bedroom units will range from \$1,400 – \$1,500 and the 1,048 – 1,175 square foot two-bedroom units will have rents from \$2,000 – \$2,250. These units are loft-style with an open floor plan and ten (10) foot ceilings. Residents will have access to parking and amenities by way of a bridge connecting the two (2) apartment buildings.

Careful consideration should be given to maintaining a balance between ‘For-Rent’ versus ‘For-Sale’ product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of ‘For-Sale’ versus ‘For-Rent’ housing in the City:

Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

There are currently 6,399 ‘For-Rent’ units and 18,678 ‘For-Sale’ units in the City. An additional 1,380 ‘For-Sale’ units are currently under construction or have been approved, which will produce a ratio of ‘For-Sale’ to ‘For-Rent’ of 76% to 24%. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

There are several factors that must be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the site and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The existing 406,853 square feet of office employs 2,034 people and the 510,000 square feet of new office will generate approximately 2,550 employees (1 employee per 200 square feet). A total of 4,584 office employees could be generated to support the residential and retail uses.

The City’s Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of between 93 and 159 ‘For-Rent’ units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% ‘For-Rent’ policy is included in the recently approved 2035 Comprehensive Land Use Plan. There have been no entitlements of ‘For-Rent’ units over the last two (2) years.

‘FOR-SALE’ RESIDENTIAL

The applicant is requesting 70 ‘For-Sale’ townhomes, which is an increase of 45 townhomes from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. Milton Park and Avalon provide a greater mix of ‘For-Sale’ vs. ‘For-Rent’ residential product as compared to that proposed by the applicant. Avalon has 16% of the total residential units as ‘For-Sale’ product and Milton Park provides over 25%, while the applicant proposes 14% ‘For-Sale’ product. The proposed development should strive to provide approximately 25% of the proposed housing as ‘For-Sale’ product.

OFFICE

The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two (2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant’s request is approved, a total of 916,853 square feet of office could be constructed with the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

The request includes a 12-story office building (300,000 square feet) near the lake, a six (6) story office building (150,000 square feet) along Morrison Parkway, and a four (4) story loft-style flex office building (60,000 square feet) near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.

RETAIL/RESTAURANT

The development proposes 51,200 square feet of retail/restaurant uses located in freestanding and mixed-use buildings. This represents a 48,835 square foot reduction in retail/restaurant use from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 14,800 square feet of retail space and 36,400 square feet of restaurant space surrounding the town center park and on the first floor of the ‘For-Rent’ buildings. A minimum 3,000 square foot neighborhood grocery will be located in the

commercial space at the street level underneath the residential buildings. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.

HOTEL

The applicant proposes one (1) boutique (select-service) hotel with a maximum of 200 rooms and seven (7) stories. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. While the applicant’s request is for up to 200-rooms, the site plan indicates 125 rooms.

PARK & PUBLIC SPACE

The applicant’s site plan depicts 2.78 acres of park land, a 10.16-acre lake, a 4.5-acre wetland area, and 5.05 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as park space, if improvements such as boardwalks, walkways, or educational amenities are included.

The 37,600 square foot town center park will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the park will offer places for diners to sit and eat. A 12,600 square foot linear park space is proposed within a boulevard between the ground-floor retail/multi-family building and hotel. Four (4) small park areas, totaling 0.86 acres, are depicted in the area of the townhomes. The lakeside park is shown to be 33,500 square feet.

The MU zoning district requires a minimum of 10% of the gross land area be designated for public uses, such as recreation, entertainment, and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The applicant’s site indicates 5.05 acres are classified as ‘other public spaces’; however, the location and type of public spaces are not defined.

A 10.2-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations, and exercise stations. The path around the lake will become part of the City’s multi-use trail system and shall be a minimum 12-feet wide.

A 12’ multi-use path will be provided through the subject property and connecting into the City’s planned trail system. The multi-use path is shown beginning at Morrison Parkway, running along Lakeview Parkway for a short distance before entering the site along the west side of the townhomes, continuing around the lake, and running east through the Georgia 400 buffer. The site plan depicts an easement for the path running through the Georgia 400 buffer; however, staff recommends that an easement and construction of the 12-foot path be accommodated by the developer.

The total park space goal in the MU zoning district is one (1) acre of park land per 100 population generated. Based on the table below and the applicant’s proposal, the development will generate a population of 1,300 people. Therefore, a total of 13 acres of park land is required for the proposed development. At least 50% or 6.5 acres shall be passive park area.

2011-2013 American Community Survey 3-Year Estimates

	Alpharetta city, Georgia	
	Estimate	Margin of Error
Total:	2.72	+/-0.09
Owner occupied	2.93	+/-0.13
Renter occupied	2.33	+/-0.16

EMPLOYEES

The applicant prepared an Area of Influence analysis consistent with those previously required by ARC and GRTA was conducted for the proposed development. According to the employee recapture analysis, the site is likely to accommodate 3,589 employees based on the mix of land uses, projected occupations, and average monthly income likely to be paid to employees. 3,322 of those employees are generated from the proposed office space based on 1 employee per 200 square feet.

TRAFFIC

Kimley-Horn and Associates, Inc. prepared a trip generation information, as well as a comparison of the applicant's proposal versus the 2015 proposal. The analysis found that the current proposal will result in a net 25.9% reduction in PM Peak Hour trips as compared to the 2015 proposal.

GROSS TRIP GENERATION

Land Use (intensity)	ITE CODE	DAILY TRAFFIC		AM PEAK HOUR		PM PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Apartment (430 units)	220	1367	1367	46	172	163	86
Townhomes (70 units)	230	407	407	3	15	14	8
Office Building (664,400)	710	3664	3664	912	124	168	822
Retail (14,800)	820	316	316	9	5	26	29
Sit Down Restaurants (36,400)	932	2314	2314	257	228	363	310
TOTAL GROSS TRIPS:		8068	8068	1227	544	734	1255

Table 3: Innovation Mixed-Use DRI #2499 vs Haynes Bridge Mixed-Use
Anticipated Trip Generation Comparison of Gross Trips

Site Plan	Weekday Daily	AM Peak Hour	PM Peak Hour
<i>Innovation Mixed-Use DRI #2499 (2015, 55.09 acres)</i>	20,581	1,844	2,151
<i>Haynes Bridge Mixed-Use (2016, 62.47 acres)</i>	15,737	1,506	1,595
Percentage Difference in Gross Project Trips	- 23.5%	- 18.3%	- 25.9%

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 – 70 Townhomes & 430 Apartments

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	20 – 206
Northwestern Middle School	8 – 66
Milton High School	28 – 132

Total	56 – 404
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Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 56 – 404 school age children. All three schools are 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 uses that are consistent with the North Point Activity Center LCI 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 permit a mixed-use development, which is consistent with adjacent non-residential properties. Surrounding properties are located with the North Point Activity Center LCI, which envisions a mix of uses in a walkable environment.

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

Response: The proposed development respects the on-site stream buffers. However, it is unclear if the zoning proposal plans to save any trees.

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

Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of eight (8) dwelling units per acre over the 62.47-acre site.

- 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 mixed-use development will have impacts on public facilities and services, the purpose of a mixed-use development is to reduce impacts on facilities and services by promoting a place to live, work and play. If approved, the applicant's proposal will result in a net reduction in traffic as compared to the current master plan entitlement.

- 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 proposed MU zoning district is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

- 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 a portion of the property from O-I to MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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

Response: The property is currently zoned O-I, which allows the requested office use by right. The applicant requests a rezoning of the 15.51-acre O-I parcel to MU to achieve a density of eight (8) dwelling units per acre over the 62.47-acre site.

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.

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 project has three (3) full-access driveways and a right-in/right-out driveway on Lakeview Parkway. The proposed development consists of a network of streets featuring connectivity throughout. The proposed mix of uses will reduce vehicular trips generated by the development.

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 proposed mixed-use development can sufficiently address all development requirements mentioned above.

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 applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The proposed mixed-use development is consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property. Staff recommends capping the 'For-Rent' product to no more than 220 dwelling units. The units will accommodate employees from the existing office space, as well as future office space. In addition, this location at the Georgia 400 interchange provides convenient access for higher residential densities. However, careful consideration should be given to the desired ratio of rental units in the City.

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 proposed 'For-Rent' use will not impede the normal and orderly development of surrounding properties. The subject property is already entitled as a mixed-use development.

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 applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The proposed mixed-use development is consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property. However, careful consideration should be given to the desired ratio of owner- versus renter-occupied units in the City.

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 currently entitled as a mixed-use development where walkability, mix of uses, site design and architecture are key components to a successful development. The applicant's request to eliminate office or retail under 'For-Rent' uses on 2 sides of each building is a reasonable request given that the Metropolitan Life/Peridot Master Plan is an office-focused mixed-use development and retail uses are limited.

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

Response: The applicant could provide additional retail uses under 'For-Rent' uses. However, the Metropolitan Life/Peridot Master Plan envisioned an office-driven mixed-use development where retail uses are limited to those that are accessory to office, as well as retail services to support the residential uses.

(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 concurrent development of office, residential, retail, and recreational uses.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requests for master plan amendment, rezoning, conditional use and variance. The proposed rezoning to MU is consistent with the vision of the Metropolitan Life/Peridot Master Plan, the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the subject property, which includes a mix of uses within a walkable environment. However, the proposed number of 'For-Rent' units exceeds the annual target range recommended in the City's Rental Housing Study, as well as exceeding the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 220 'For-Rent' units be approved on the subject site in order to maintain the desired housing balance. In addition, staff recommends that the development provide at a minimum 25% of residential units as 'For-Sale' product.

'For-Rent' housing should only be considered within mixed-use developments in the Downtown and at Georgia 400 interchanges. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.

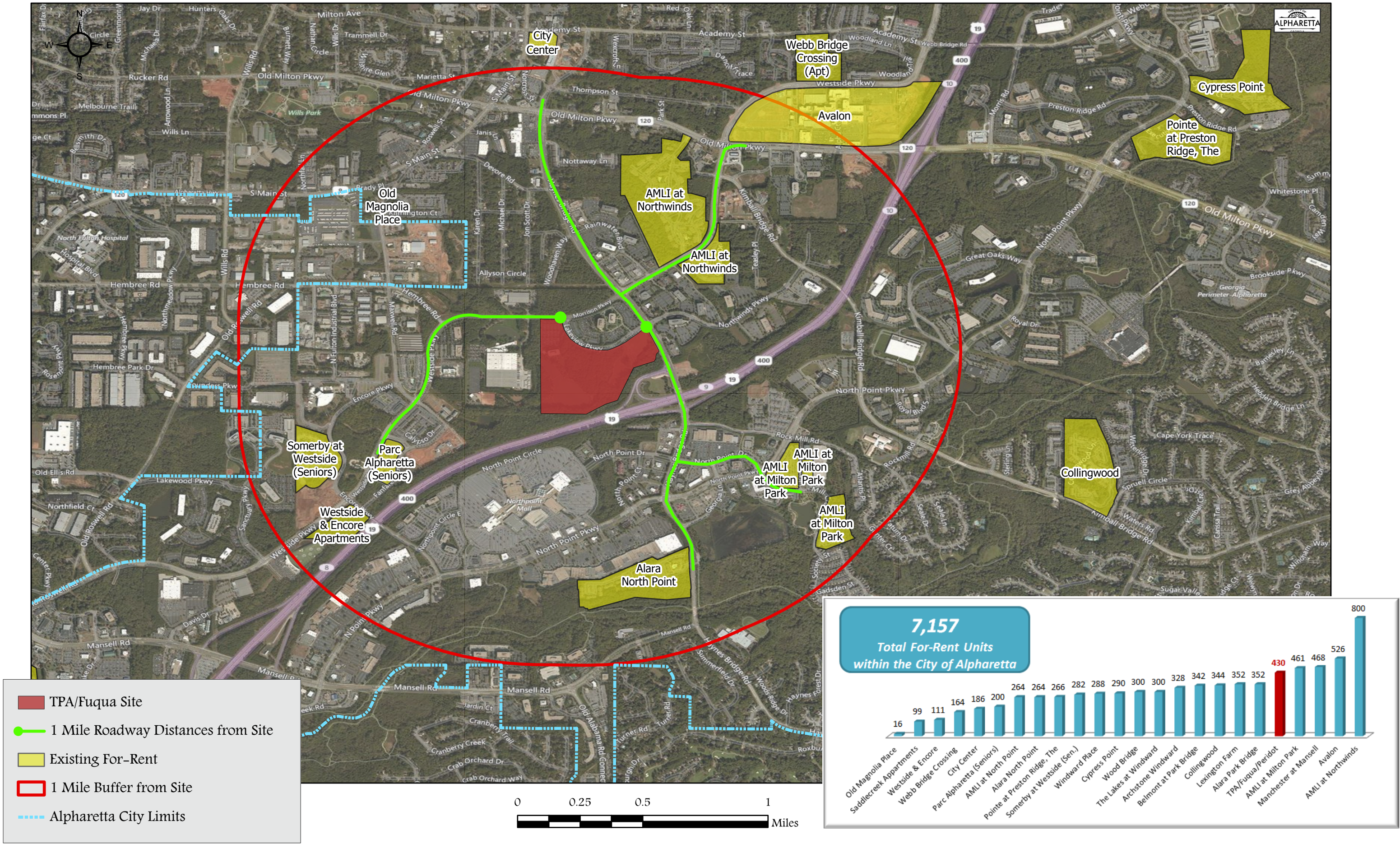
Since 2013, there have been two (2) 'For-Rent' mixed-use projects entitled, including City Center with 168 units and Avalon with 526 units. Both mixed-use developments included 'For-Rent' product with retail, restaurant, and/or office uses on the first floor. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent' units. Milton Park, which was zoned in 1999, was developed prior to 2013 and has 490 'For-Rent' units on 107 acres. Milton Park has 150 'For-Sale' units representing over 25% 'For-Sale' units. The applicant's request for 'For-Rent' units should be reduced to provide a greater percentage of 'For-Sale' product.

Conditions are recommended to require Mercantile/warehouse architectural style, which is important to brand this particular mixed-use development and differentiate it from other mixed-use developments. Additionally, sufficient residential amenities and parks and recreational opportunities should be required in order to limit impacts on the City's parks. Concurrent construction of the retail, hotel, office and residential uses should be required in order to ensure the reduction in vehicular trips is realized.

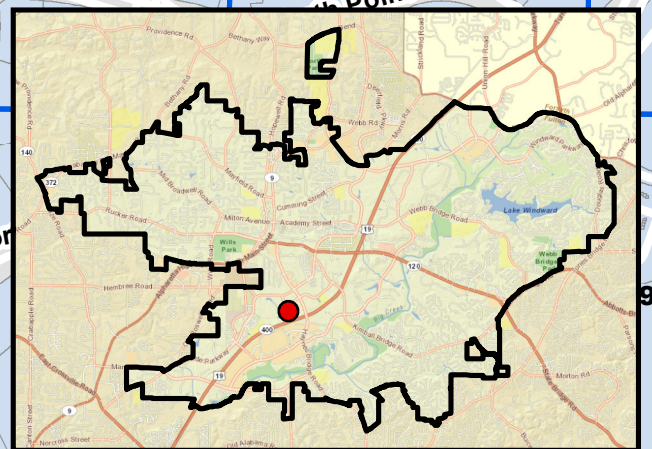
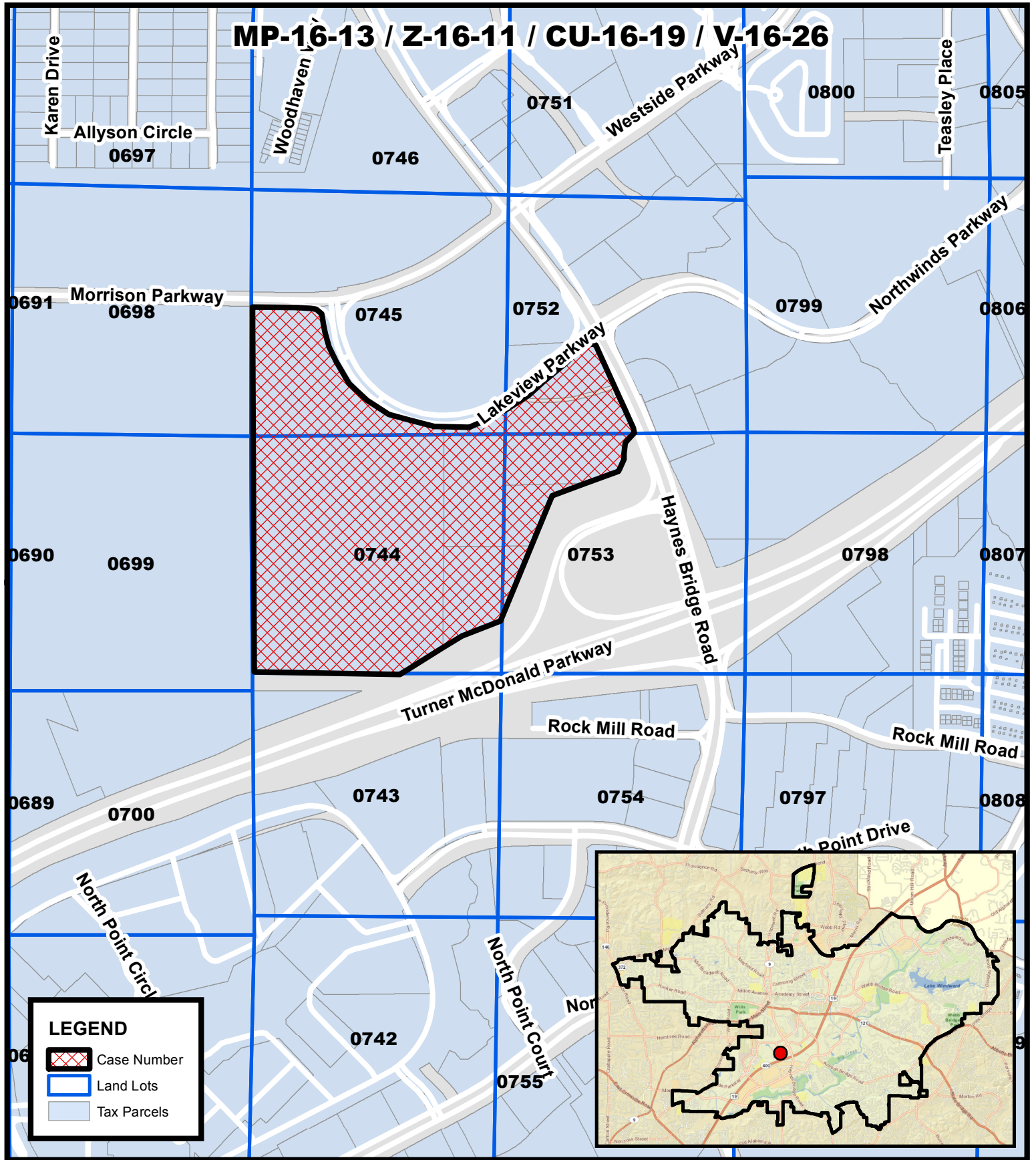
CITIZEN PARTICIPATION PLAN

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. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.

TPA/Fuqua Site and Existing For-Rent Housing Stock



MP-16-13 / Z-16-11 / CU-16-19 / V-16-26



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

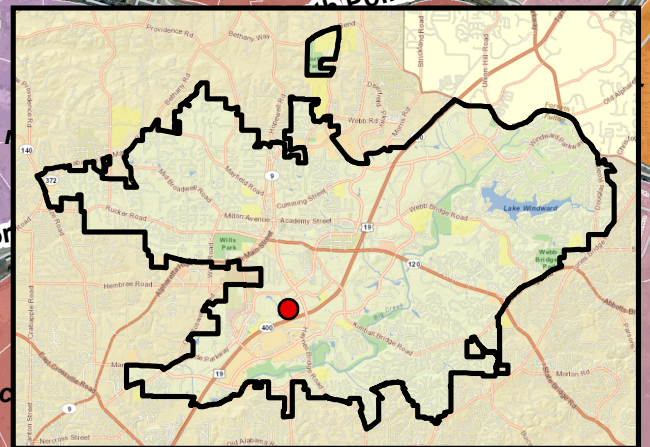
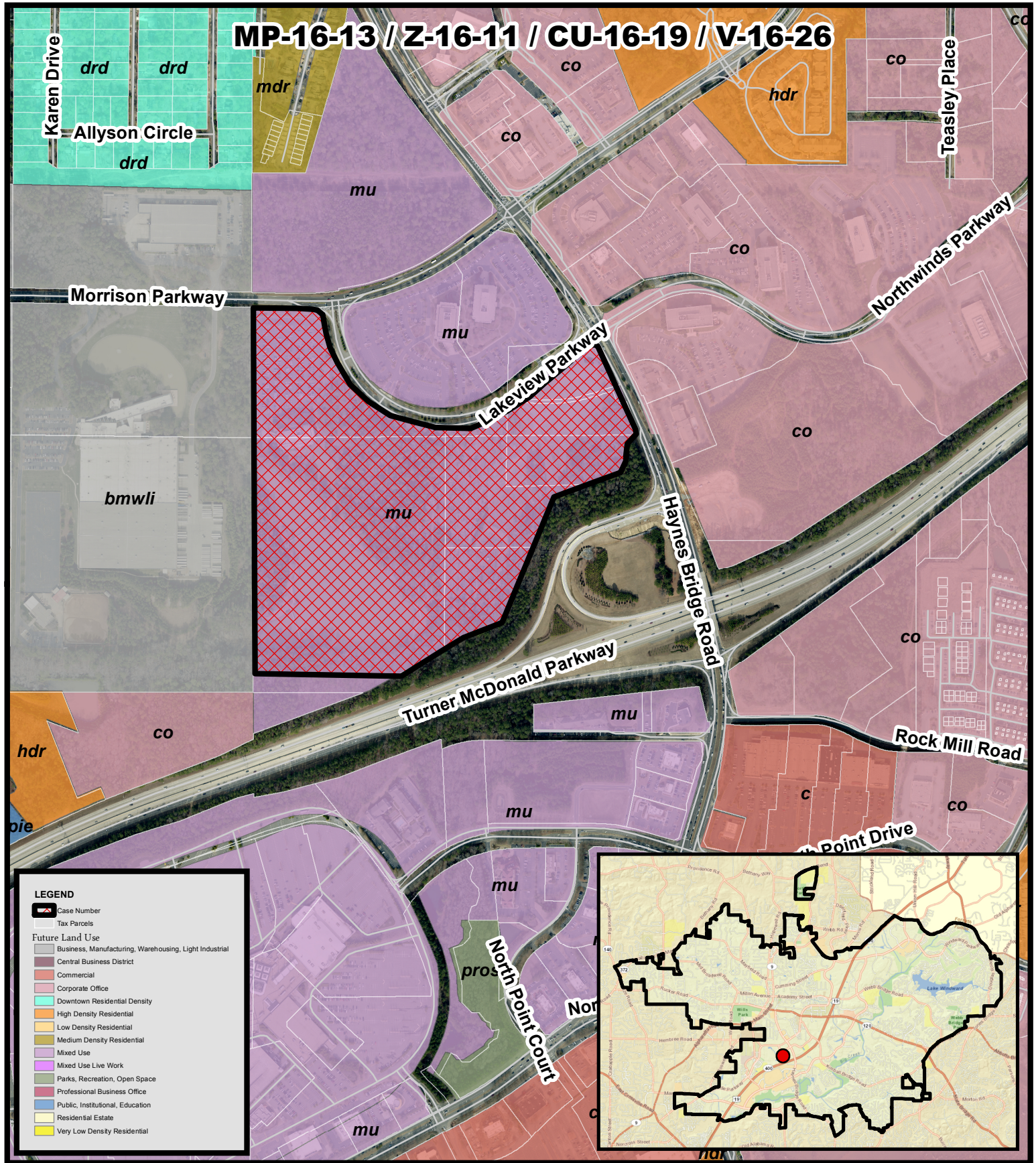
Location Map
TPA/ Fuqua Development
Peridot

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: 11/03/16
CC: 11/14/16

Location Map Provided by:
Community Development - GIS



MP-16-13 / Z-16-11 / CU-16-19 / V-16-26

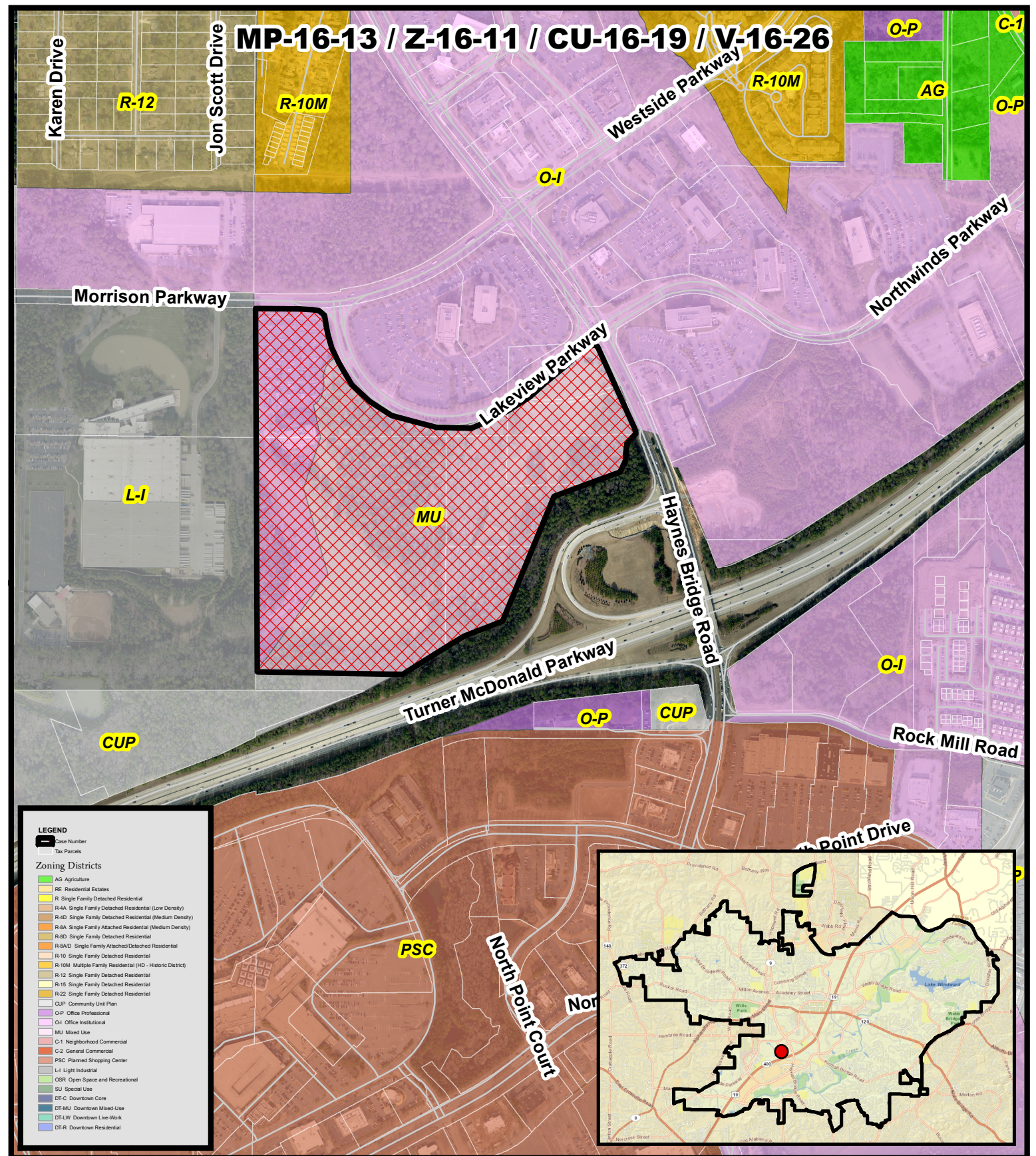


2030 Land Use
TPA/ Fuqua Development
Peridot

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: 11/03/16
CC: 11/14/16



Location Map Provided by:
Community Development - GIS

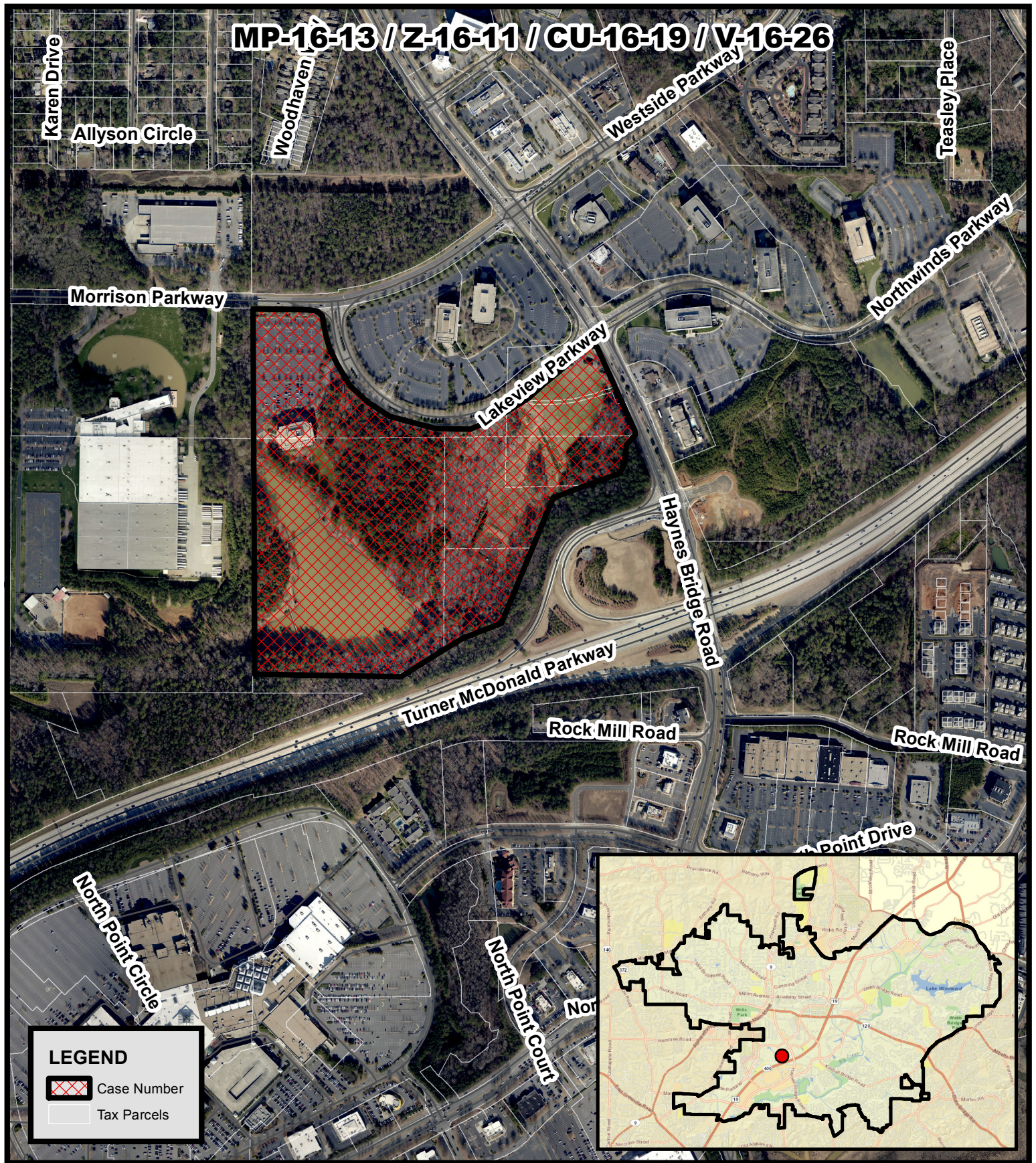


Zoning Map **TPA/ Fuqua Development** **Peridot**

MP-16-13 / Z-16-11
CU-16-19 / V-16-26
D/LL: 1/2/744, 745, 752, 753
PC: 11/03/16
CC: 11/14/16

Location Map Provided by:
Community Development - GIS

MP-16-13 / Z-16-11 / CU-16-19 / V-16-26



LEGEND

-  Case Number
-  Tax Parcels

Aerial Map

**TPA/ Fuqua Development
Peridot**

MP-16-13 / Z-16-11

CU-16-19 / V-16-26

D/LL: 1/2/744, 745, 752, 753

PC: 11/03/16

CC: 11/14/16

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





Alpharetta, Georgia

**TPA Group/
Fuqua Development**
Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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print record
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01 AUGUST 2016 - SUBMITTED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
28 SEPTEMBER 2016 - REVISED SITE PLAN

SITE ACREAGE 62.47 acres (2,721,193 sf)

COMMERCIAL	157,480 sf
RETAIL	14,800 sf
RESTAURANTS	36,400 sf
HOTEL	106,280 sf (125 keys)
RESIDENTIAL UNITS	500 un
FOR RENT	430 un
FOR SALE	70 un
DENSITY	8.00 un/ac (500 un)
OFFICE	664,400 sf
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	3,307 spaces
SURFACE/ON STREET	549 sp
DECKED	2,758 sp
OPEN/GREEN SPACE	22.49 acres
PARK SPACE	2.78 ac (121,360 sf)
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)
LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,100,000 SF 40%

revisions

01 AUGUST 2016

25 AUGUST 2016

28 SEPTEMBER 2016

date	job number
28 SEPTEMBER 2016	1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-2

SUBMITTED FOR ZONING





New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Townhome product with park space connecting to lake side trail and park space - 70 units

12' wide multi-use trail connecting from lake side path to Lakeview Parkway trail

Lake side park space 40,000 sf

Office tower overlooking lake and open space - 12 stories +/- 300,000 sf

Lake amenity to be activated 605,200 sf

Existing lake to be used for storm water management

Widen existing lake side trail to 12' and provide connection to city wide path system



DEVELOPMENT SUMMARY	
SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	157,480 sf
RETAIL	14,800 sf
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LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,100,000 SF 40.4%

WAKEFIELD BEASLEY & ASSOCIATES

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www.wbassociates.com

Stamp



HAYNES BRIDGE MIXED-USE

Alpharetta, Georgia

TPA Group/
Fuqua Development
Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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print record

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28 SEPTEMBER 2016

date 28 SEPTEMBER 2016 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-2

SUBMITTED FOR ZONING













Taylor, Elicia

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Thursday, October 20, 2016 6:49 PM
To: Laura Beall; 'John.Walker@kimley-horn.com'
Cc: Cook, Kathi; Graves, Eric; KZICKERT@sgrlaw.com; chayas@tpa-grp.com; jinwoo.seo@kimley-horn.com; jim.hamilton@kimley-horn.com; Jonathan Tuley
Subject: RE: Haynes Bridge Mixed-Use (formerly Innovation DRI) - Request for DRI Determination

John,

I have added City of Alpharetta planning/zoning staff to this email chain.

Per our DRI rules at Chapter 110-12-7-.05(1)(c), ARC may evaluate whether a new review is warranted on a site that was previously reviewed. Examples of project changes that ARC considers include, but are not limited to, a substantial increase in project size (e.g., acreage or density) or a substantial change in the mix of uses. ARC also considers whether the potential for project impacts has changed and whether significant time has passed since the previous DRI process, thereby increasing the likelihood that the views of potentially affected parties have changed.

Based on the information you provided and a review of the previous DRI (Innovation Mixed-Use, DRI #2499):

- Total acreage is increasing approx. 13%.
- Residential units are increasing approx. 14%.
- Office space is decreasing approx. 32%.
- Retail space is decreasing approx. 52%.
- Hotel space is remaining the same.
- The project's total square footage is decreasing approx. 18%.
- The range of uses (residential/office/retail/hotel) is staying the same.
- Site access is staying the same.
- Internal circulation and block configurations are generally staying the same or similar.
- The previous DRI review was roughly 15 months ago.

Given the above, ARC's view is that the addition of acreage and residential units are not substantial enough to warrant a new review and are, in part, offset by a) decreases in other land uses, leading to a net decrease in project size, b) a lack of change in the range of uses, c) a lack of change in site access, d) a similar site layout, and e) the fact that significant time has not passed since the last review, decreasing the likelihood that the views of potentially affected parties have changed.

Therefore, ARC's determination is that this project, as proposed in the memo you provided, will not warrant a new DRI review.

If there are additional project changes that may result in a DRI threshold being met or exceeded, those changes should be submitted to ARC for a review determination.

Please let me know if you have any questions.

Best,
Andrew Smith
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

From: Laura Beall [mailto:LBeall@GRTA.org]

Sent: Friday, October 07, 2016 2:03 PM

To: 'John.Walker@kimley-horn.com' <John.Walker@kimley-horn.com>; Andrew Smith <ASmith@atlantaregional.com>

Cc: KZICKERT@sgrlaw.com; chayes@tpa-grp.com; jinwoo.seo@kimley-horn.com; jim.hamilton@kimley-horn.com; Jonathan Tuley <JTuley@atlantaregional.com>

Subject: RE: Haynes Bridge Mixed-Use (formerly Innovation DRI) - Request for DRI Determination

Thank you, John. Please share with the City of Alpharetta. I do not see your contacts on this email.

Laura F. Beall, AICP • Program Manager

Georgia Regional Transportation Authority | State Road & Tollway Authority

o: 404-463-3068 | f: 770-344-5251 | lbeall@grta.org

From: John.Walker@kimley-horn.com [mailto:John.Walker@kimley-horn.com]

Sent: Friday, October 07, 2016 1:14 PM

To: ASmith@atlantaregional.com; Laura Beall

Cc: KZICKERT@sgrlaw.com; chayes@tpa-grp.com; jinwoo.seo@kimley-horn.com; jim.hamilton@kimley-horn.com; jtuley@atlantaregional.com

Subject: Haynes Bridge Mixed-Use (formerly Innovation DRI) - Request for DRI Determination

ShareFile Attachments

Title	Size
20161007_Haynes Bridge Mixed-Use DRI_TripGenCompare_Memo.pdf	5.3 MB

Download Attachments

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Andrew,

Per our recent telephone conversation, this proposed development (Haynes Bridge Mixed-Use) is currently undergoing a Rezoning with the City of Alpharetta. Since the current site plan densities differ from the previously approved DRI densities, it is important for the applicant to obtain correspondence from ARC regarding DRI re-review.

In summary, *Innovation Mixed-Use DRI #2499*, an approximately 55.09-acre site, was submitted to the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) on July 2, 2015. GRTA's final Notice of Decision was issued on July 23, 2015, and ARC's Final Report was dated July 29, 2015. The current proposed project is now called *Haynes Bridge Mixed-Use* (October 2016) and consists of 62.47 acres. The additional 7.38 acres is the existing office and the surrounding area, including parking, located just south of Lakeview Parkway.

Since there is a change in the proposed density, it is important for the applicant to obtain correspondence from ARC regarding DRI re-review. For your convenience, this correspondence provides density, site plan, and trip generation

information for the following two (2) options: Innovation DRI #2499 dated July 2015, and the Current Proposed Plan (Haynes Bridge Mixed-Use) dated October 2016.

Please note the current site plan densities are projected to generate approximately 23.5% less daily traffic, 18.4% less AM peak hour traffic, and 25.9% less PM peak hour traffic versus the DRI (Innovation) densities.

Based on this information, it is our opinion that a new DRI review by GRTA and ARC is NOT required at this time. Please let us know as soon as possible whether a DRI re-review is necessary.

Thank you,
John

Kimley»Horn

John D. Walker, P.E., PTOE

Kimley-Horn 2 Sun Court, Suite 450, Peachtree Corners GA 30092

Direct: 404-201-6157 Mobile: 678-793-4836 Main: 770-825-0744

John.walker@kimley-horn.com

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October 7, 2016

Andrew Smith
Atlanta Regional Commission (ARC)
40 Courtland Street, NE
Atlanta, Georgia 30303

RE: *Memorandum for Haynes Bridge Mixed-Use – DRI #2499*
 (Previously *Innovation Mixed-Use DRI #2499* in 2015)
 Development of Regional Impact (DRI) Thresholds – Request for DRI Determination
 City of Alpharetta, Georgia

Dear Andrew:

Kimley-Horn is preparing this letter regarding the Development of Regional Impact (DRI) that was submitted as *Innovation Mixed-Use DRI #2499*. *Innovation Mixed-Use DRI #2499*, an approximately 55.09-acre site, was submitted to the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) on July 2, 2015. GRTA's final Notice of Decision was issued on July 23, 2015, and ARC's Final Report dated July 29, 2015. The current proposed plan is now called *Haynes Bridge Mixed-Use* (October 2016) and consists of 62.47 acres. The additional 7.38 acres is the existing office and the surrounding area, including parking, located just south of Lakeview Parkway.

Per our recent conversation, this development is currently undergoing a Rezoning with the City of Alpharetta. Since the current site plan densities differ from the approved DRI densities, it is important for the applicant to obtain correspondence from ARC regarding DRI re-review. For your convenience, this correspondence provides density, site plan, and trip generation information for the following two (2) options: Innovation DRI dated July 1, 2015, and the Current Proposed Plan dated October 7, 2016 (approximately 62.47-acre site).

DETERMINATION REQUESTS

With new densities for the site (*Haynes Bridge Mixed-Use*), a Rezoning request was submitted to the City of Alpharetta on August 1st, but amended on October 3, 2015. The purpose of this memorandum is to obtain correspondence from ARC as follows:

- Correspondence with the determination that the currently-proposed 2016 site plan is (or is not) subject to DRI re-review.

To assist you with your determination, a summary of the previously revised and approved July 2015 DRI densities and the currently-proposed densities for the proposed development project site are provided below in **Table 1**.

Table 1: Innovation Mixed-Use DRI #2499 vs Haynes Bridge Mixed-Use <i>Land Uses and Densities – Comparison</i>		
Land Use	Innovation Mixed-Use July 2015 (DRI #2499) - 55.09 acres	Current Proposed October 2016 - 62.47 acres
Residential	439 units (439,000 SF) *	500 units (500,000 SF) *
Hotel	200 rooms (120,000 SF)	200 rooms (106,280 SF)
Office	751,500 SF	510,000 SF
Retail and Restaurant	105,800 SF	51,200 SF
TOTAL	1,416,300 SF	1,167,480 SF

* Note: residential dwelling units are calculated at 1,000 SF per unit per ARC's Area Type (Regional Employment Corridor).

Based on the densities shown in **Table 1**, the July 2015 DRI was approved for 1,416,300 SF total and the currently-proposed land use densities total 1,167,480 SF. A summary of the percent change in densities is shown in **Table 2**.

Table 2: Innovation Mixed-Use DRI #2499 vs Haynes Bridge Mixed-Use <i>Previous Density vs. Proposed Density</i>			
Land Use	Innovation Mixed-Use July 2015 (DRI # 2499) - 55.09 acres	Current Proposed October 2016 - 62.47 acres	% Change
Residential	439 units	500 units	+ 13.9%
Hotel	200 rooms	200 rooms	No Change
Office	751,500 SF	510,000 SF	- 32.1%
Retail and Restaurant	105,800 SF	51,200 SF	- 51.6%
TOTAL	1,416,300 SF	1,167,480 SF	- 17.6%

Based on the results shown in **Table 2**, the currently-proposed land use densities total of 1,167,480 SF represents a 17.6% decrease from the July 2015 DRI total size. While the total square footage has decreased, it is important to estimate the anticipated traffic impacts. The summary of projected traffic generation comparison between the approved July 2015 DRI and the currently-proposed plan (October 2016) is shown in **Table 3**. The trip generation were based on the ITE 9th Edition rates.

Table 3: Innovation Mixed-Use DRI #2499 vs Haynes Bridge Mixed-Use <i>Anticipated Trip Generation Comparison of Gross Trips</i>			
Site Plan	Weekday Daily	AM Peak Hour	PM Peak Hour
<i>Innovation Mixed-Use DRI #2499 (2015, 55.09 acres)</i>	20,581	1,844	2,151
<i>Haynes Bridge Mixed-Use (2016, 62.47 acres)</i>	15,737	1,506	1,595
Percentage Difference in Gross Project Trips	- 23.5%	- 18.3%	- 25.9%

Based on the projected trip generation comparison of gross trips shown in **Table 3**, the currently-proposed plan (October 2016) will generate approximately 23.5% less gross daily trips than the previously revised and approved July 2015 DRI.

SUMMARY

Based on this information, we are requesting confirmation that this currently-proposed project (*Haynes Bridge Mixed-Use*) is not subject to DRI Review or Re-Review. We hope this information is helpful. Please contact me at (404) 201-6157 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE
Senior Vice President/Project Engineer

Attachments:

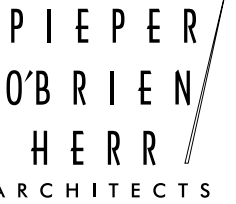
- Trip Generation Analyses (2015, 2016)
- Previously-Approved DRI Site Plans (2015)
- Currently-Proposed Site Plan (2016)

Trip Generation Analysis (9th Ed.)
Innovation Mixed-Use DRI #2499 (July 2015) - 55.09 acres
Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
220 Apartment	414 d.u.	2,632	207	41	166	245	159	86
230 Residential Condominium/Townhouse	25 d.u.	193	17	3	14	19	13	6
310 Hotel	200 rooms	1,417	106	63	43	120	61	59
710 General Office Building	751,500 s.f.	6,080	961	846	115	920	156	764
820 Shopping Center	65,800 s.f. gross leasable area	5,173	121	75	46	453	217	236
932 High-Turnover (Sit-Down) Restaurant	40,000 s.f.	5,086	432	238	194	394	236	158
Gross Trips		20,581	1,844	1,266	578	2,151	842	1,309

Trip Generation Analysis (9th Ed.)
Haynes Bridge Mixed-Use (October 2016) - 62.47 acres
Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<u>Proposed Site Traffic</u>									
220 Apartment	430 d.u.	2,729	214	43	171	254	165	89	
230 Residential Condominium/Townhouse	70 d.u.	472	39	7	32	45	30	15	
310 Hotel	200 rooms	1,417	106	63	43	120	61	59	
710 General Office Building	510,000 s.f.	4,529	705	620	85	650	111	539	
820 Shopping Center	14,800 s.f. gross leasable area	1,962	49	30	19	167	80	87	
932 High-Turnover (Sit-Down) Restaurant	36,400 s.f.	4,628	393	216	177	359	215	144	
Gross Trips		15,737	1,506	979	527	1,595	662	933	

[illegible]

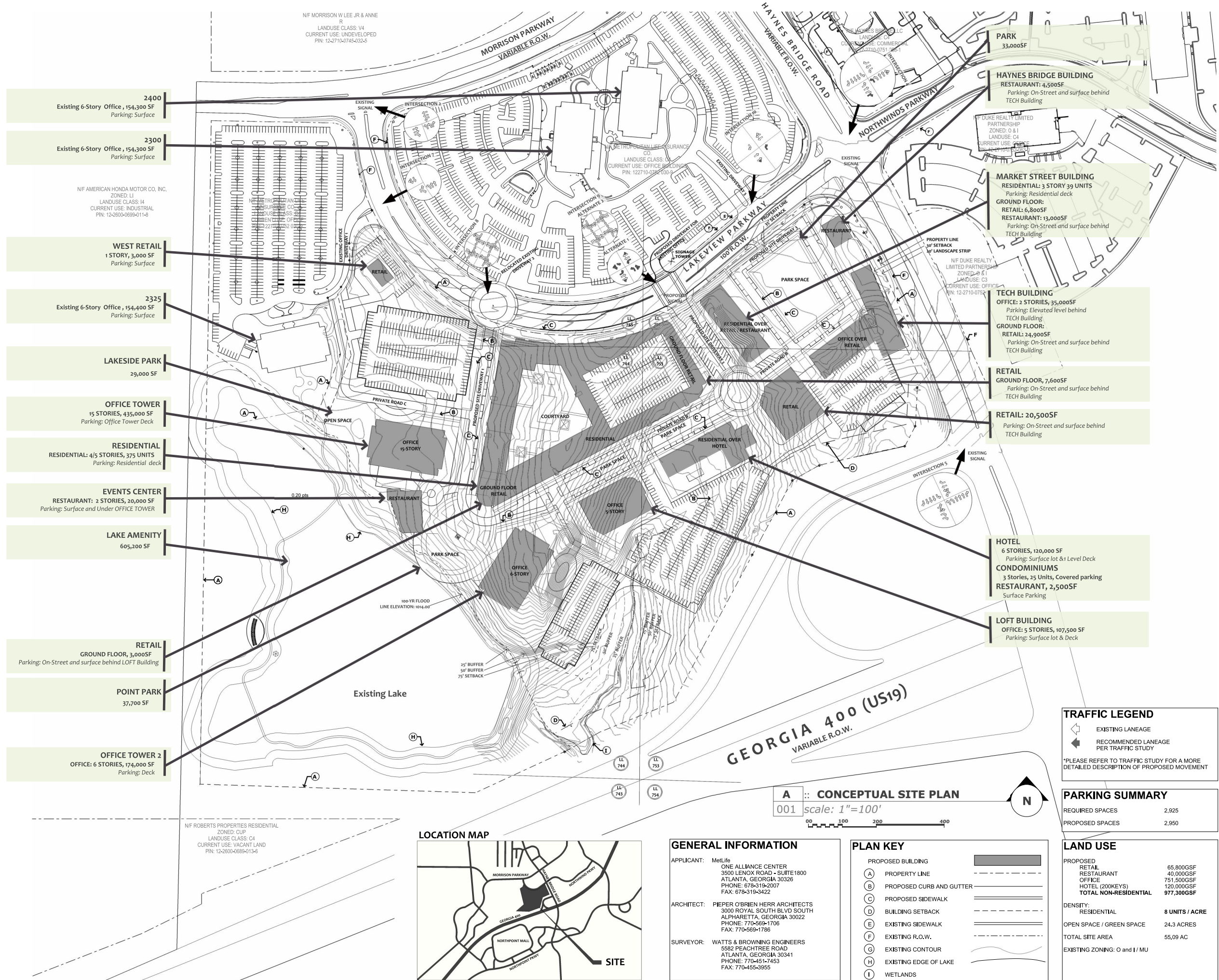
INNOVATION
PROPOSED MIXED-USE
ALPHARETTA, GEORGIA

ALPHARETTA, GEORGIA

DRI# 2499

PROJECT NO	2014161
DATE	1 JULY 2015
SHEET TITLE	SITE PLAN

SHEET NO **SP-43**



WAKEFIELD BEASLEY & ASSOCIATES

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

stamp



HAYNES BRIDGE MIXED-USE

Alpharetta, Georgia

**TPA Group/
Fuqua Development**
Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

c 2016 - Wakefield Beasley & Associates, Inc.
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print record

01 AUGUST 2016 - SUBMITTED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
28 SEPTEMBER 2016 - REVISED SITE PLAN
07 OCTOBER 2016 - REVISED SITE PLAN

revisions

01 AUGUST 2016
25 AUGUST 2016
28 SEPTEMBER 2016
07 OCTOBER 2016

date
07 OCTOBER 2016
drawing title
1508064.00

CONCEPTUAL SITE PLAN

drawing number

SP-2

SUBMITTED FOR ZONING



0 25 50 100 200 500



REVISED LETTER OF UNDERSTANDING & STAFF RECOMENDATION

July 13, 2015

Tony Bartlett
Lincoln Property Company
3405 Piedmont Road, NE
Suite 100
Atlanta, Georgia 30305

RE: **DRI 2499 - Innovations**

Dear Mr. Bartlett:

The purpose of this letter is to inform you of GRTA staff's recommendation regarding your request for expedited review of the **DRI 2499 Innovations** Development of Regional Impact. The proposed development is located in the City of Alpharetta on 55.09 acres located south of Haynes Bridge Road and west of GA 400. The trigger for this development is a Master Plan Amendment.

The project will be a mixed-use development consisting of approximately 414 apartment units, 25 unit condominiums, 200-room hotel, 751,500 square feet of office space, 75,100 square feet of retail space, and 30,700 square feet of restaurant space. The planned build-out of this DRI is 2019.

The site is the same property as the previously reviewed DRI 1566 Georgia 400 Center (aka MetLife) in 2007. DRI 2499 Innovations will replace the previously approved GRTA Notice of Decision issued on January 25, 2008 and associated conditions of approval.

Expedited Review Recommendation

Based on the request, site plan prepared by Pieper O'Brien Herr Architects dated July 1, 2015, transportation analysis prepared by Kimley-Horn and Associates dated July 2015 (GRTA received both on July 6, 2015), and a methodology meeting held on May 18, 2015, the DRI meets the criteria for expedited review under the DRI *Procedures and Principles* Section 3-102.F., Livable Centers Initiative (LCI). The criteria requires the proposed DRI project to be located within an LCI, consistent with the LCI plan adopted by the City of Alpharetta, and that the LCI implementation is in good standing with ARC. GRTA received confirmation from ARC on July 9, 2015 and from the City of Alpharetta on July 6, 2015 regarding consistency with the North Point LCI.

GRTA staff has recommended **APPROVAL with CONDITIONS (below)** for expedited review under Section 2-202.B and 2-202.C of the *Procedures and Principles for GRTA Development of Regional Impact Review*.

Proposed General Conditions to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mix of residential, office and retail uses.

Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000 feet from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of four site driveways on Lakeview Parkway.

- Align driveways on Lakeview parkway with opposing existing driveways or offset by a minimum of 150 feet.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450 feet from Haynes Bridge Road.
- Any right-in/right-out site driveway on Lakeview Parkway must be a minimum of 200 feet from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100 feet from Lakeview Parkway.

Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway.

Proposed Road Improvements to GRTA Notice of Decision:

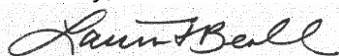
Haynes Bridge Road at Lakeview Parkway / Northwinds Parkway

- Construct one additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes
- Construct one additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes

A meeting has been scheduled for **Tuesday, July 14th 11:00 a.m. at GRTA office** to discuss the above staff recommendations for the Notice of Decision. GRTA's Executive Director will make the final decision regarding your request for expedited review on or before July 23, 2015.

If you would like additional information or discussion, please contact me immediately at (404) 463-3068 or by email at lbeall@grta.org to get a meeting scheduled prior to the final decision.

Sincerely,



Laura F. Beall, AICP
Program Manager

cc:

Jon West, DCA
Jon Tuley, ARC
Patrick Allen, GDOT District 7
Greg Floyd, MARTA

Eric Graves, City of Alpharetta
Richard McLeod, City of Alpharetta
Brian Soss, MetLife Real Estate Investors
Kathy Zickert, Smith Gambrell Russell
John Walker, Kimley-Horn & Associates



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Sonny Deriso, GRTA
Bob Voyles, GRTA

Dick Anderson, GRTA
Al Nash, GRTA

To: Mayor David Belle Isle, City of Alpharetta
(via electronic mail and certified mail) Tony Bartlett, Lincoln Property Company

From: Chris Tomlinson, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Laura Beall, GRTA
Jon West, DCA
Jon Tuley, ARC
Patrick Allen, GDOT Dist 7
Greg Floyd, MARTA

Eric Graves, City of Alpharetta
Richard McLeod, City of Alpharetta
Brian Soss, MetLife Real Estate Investors
Kathy Zickert, Gambrell Smith & Russell
John Walker, Kimley-Horn & Associates

Date: July 23, 2015

Re: DRI #2499 Innovation Mixed Use

Summary: This Notice of Decision for DRI 2499 replaces the one previously issued for this property as DRI 1566 Georgia 400 Center (aka MetLife) dated January 25, 2008.

Notice of Decision for Request for Expedited Review of DRI 2499 Innovation Mixed Use

The purpose of this notice is to inform Lincoln Property Company (the Applicant), City of Alpharetta (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2499 Innovation Mixed Use (the DRI Plan of Development). GRTA has completed an Expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-102 of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-102.F. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

This decision will become final and no further review will be required, unless: (1) a request for review by the Land Development Committee is submitted to the Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-502 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, or (2) an appeal by the Applicant is submitted to the Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-501, or (3) an appeal by the local government is submitted to the Executive Director within five (5) business days of receipt of this notice pursuant to Section 2-501. If GRTA staff receives a request for review or an appeal, you will receive another notice from GRTA, and the Land Development Committee will hear the appeal or request for Expedited Review at the Board's August 12, 2015 meeting.

The notice of decision is based upon review of the applicant's DRI Review Package. The Review Package includes site plan prepared by Pieper O'Brien Herr Architects dated July 1, 2015, transportation analysis prepared by Kimley-Horn and Associates dated July 2015 (GRTA received both on July 6, 2015). The review also includes confirmation from the City of Alpharetta received by GRTA on July 6, 2015 and the Atlanta Regional Commission received by GRTA on July 9, 2015 that the Livable Centers Initiative (LCI) criterion has been met.

Approval of the above referenced DRI by expedited review shall not constitute GRTA approval of any subsequent material modifications to the proposed DRI by the local government such that the proposed DRI is no longer eligible for approval by expedited review.



Chris Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mix of residential, office and retail uses.

Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 1,000 feet from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
- Provide a maximum of four site driveways on Lakeview Parkway.
- Align driveways on Lakeview parkway with opposing existing driveways or offset by a minimum of 150 feet.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450 feet from Haynes Bridge Road.
- Any right-in/right-out site driveway on Lakeview Parkway must be a minimum of 200 feet from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as “MetLife”) and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100 feet from Lakeview Parkway, except from a roundabout.

Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.

Road Improvements as Conditions to GRTA Notice of Decision:

Haynes Bridge Road at Lakeview Parkway / Northwinds Parkway

- Construct one additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes
- Construct one additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Taylor, Elicia

From: Woodman, Michael
Sent: Thursday, October 27, 2016 2:54 PM
To: Taylor, Elicia
Subject: FW: I am opposed to the Peridot project!

This needs to go with PC packet for Met Life. Thanks.

From: Taylor, Elicia
Sent: Friday, September 23, 2016 10:54 AM
To: Pamela Reddeman <mochamepam@yahoo.com>
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: I am opposed to the Peridot project!

Ms. Reddeman,

I will forward this to the Planning Commission and City Council.

I want to make sure you are aware; This item has been deferred by Staff until November. It will not be heard in October.

Thank you.

From: Pamela Reddeman <mochamepam@yahoo.com>
Sent: Friday, September 23, 2016 10:23:54 AM
To: Taylor, Elicia
Subject: I am opposed to the Peridot project!

Dear Ms. Taylor:

I am hoping you can forward this to the planning commission and city council.

I have recently learned about a mixed use development planned for Haynes Bridge near the Quick Trip (Peridot).

I live off Mayfield Road, and am currently experiencing first hand the results of additional homes and traffic in a negative way, and I would like to voice my opposition in whatever way possible to the scope of this proposed project.

During the research and planning stages of the rezoning for the Sharp properties almost four years ago, existing residents were told there would be minimal impact on traffic from the 106 homes for the Hearthstone project. While the second phase of Hearthstone is nowhere near complete, and the third phase barely started, the impact on my morning commute down Mayfield Road has been quite substantial. At 8:45 am on a weekday morning, the drive down Mayfield Rd. from Colony Dr. to Main St. used to take less than 5 minutes; most mornings now it takes at least 15 minutes. There is only one alternate route, so there is not really anyway to avoid this congestion. Bottom line is that too many homes have been added, with no substantiating road infrastructure in place to offset the increase in traffic (mainly because a traffic study downplayed the impact, encouraging the higher

density development proposal to be passed). My fear is that the Peridot project will cause even worse traffic problems due to its size and the density proposed. Haynes Bridge Road already has enough congestion, and I didn't see plans to widen it included in the proposal.

Additionally, there are already too many rental units in this area of Alpharetta. Adding 430 apartments and 70 townhomes, in addition to the townhomes that are currently under construction in the same area, will make traffic on Haynes Bridge ridiculous, despite another (bogus) traffic study that might claim otherwise.

The continued increases in construction, rental units and its resultant traffic are all adversely impacting the quality of life for the current residents of Alpharetta. I am hoping that members of the planning commission and city council care enough about this city to not continue changing the quality of life for this city.

Sincerely,

Pam Reddeman
1081 Colony Drive, Alpharetta, GA 30009
mochamepam@yahoo.com

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: TPA/Fuqua Development/Periodot MP-16-13; Z-16-1; CU-16-19; V-16-25

Contact Name: Kathryn M. Zickert, ESq.

Telephone: 404-815-3500

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.

Notice of filing of these Applications were mailed to all property owners within 500 feet on August 8, 2016. Copies are attached.

To date, we have not received any inquiries or comments in response to the notices. We will supplement if any inquiries are

received at a later date.

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: Kathryn M Zickert

Date: 9/15/14

Print Form

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: (404) 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (404) 685-7004
kmzickert@sgrlaw.com

August 8, 2016

American Honda Motor Company, Inc.
1500 Morrison Parkway
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBERS: PHA-16-0049	APPLICANT NAME: TPA Group and Fuqua Development Company
MASTER PLAN AMENDMENT: 62.47 acres REZONE REQUEST: From O-I to M-U (15.51 acres) VARIANCE REQUESTS: (1) allow for private roads; (2) waive prohibition upon liquor sales within certain distance of residential units; (3) eliminate requirement for retail under residential on part of two sides of the building; and (4) allow commercial component to constitute 23.1% of the use mix. CONDITIONAL USE PERMITS: (1) allow 430 "for rent" units in the Master Plan; (2) allow a bank or savings and loan; (3) allow private indoor recreational facilities; and (4) allow a spa facility.	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2845 Old Milton Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING October 24, 2016 at 6:30 P.M.	
PUBLIC HEARING LOCATION:	Alpharetta City Hall 2 Park Plaza, Council Chambers Alpharetta, Georgia



American Honda Motor Company, Inc.
August 8, 2016
Page 2

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Zickert", with a long horizontal flourish extending to the right.

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (404) 685-7004
kzickert@sgrlaw.com

August 8, 2016

Fulton Science Academy, Inc.
3035 Fanfare Way
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBERS: PHA-16-0049	APPLICANT NAME: TPA Group and Fuqua Development Company
MASTER PLAN AMENDMENT: 62.47 acres REZONE REQUEST: From O-I to M-U (15.51 acres) VARIANCE REQUESTS: (1) allow for private roads; (2) waive prohibition upon liquor sales within certain distance of residential units; (3) eliminate requirement for retail under residential on part of two sides of the building; and (4) allow commercial component to constitute 23.1% of the use mix. CONDITIONAL USE PERMITS: (1) allow 430 "for rent" units in the Master Plan; (2) allow a bank or savings and loan; (3) allow private indoor recreational facilities; and (4) allow a spa facility.	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2845 Old Milton Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING
October 24, 2016 at 6:30 P.M.

PUBLIC HEARING LOCATION: Alpharetta City Hall
2 Park Plaza, Council Chambers
Alpharetta, Georgia



Fulton Science Academy, Inc.
August 8, 2016
Page 2

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Zickert". The signature is fluid and cursive, with the first name "Kathryn" and last name "Zickert" clearly distinguishable.

Kathryn M. Zickert
Attorney

Enclosure: Application file 8/1/16

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION AMENDED

FOR OFFICE USE ONLY

MP-16-13; Z-16-1

Case #: CU-16-19; V-16-25

☐ 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: Kathryn M. Zickert

Telephone: 404-815-3704

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-906-2792

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: See Attachment A

Current Zoning: O-1 / MU

District: 1

Section: 2

Land Lot: See Att. A

Parcel ID: See Attachment A

Proposed Zoning: MU

Current Use: In use for three office buildings, mixed office/retail/residential use is already approved for this site

This Application For (Check All That Apply):

☒ Conditional Use

☒ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Mixed use community, 62.47 acres, density is 8/units per acre

420 for rent units

70 for sale units

14,800 GSF retail

36,400 GSF restaurant

664,400 GSF office

Up to 200 room hotel

22.49 acres of green space

TOTAL LOT COVERAGE 40.4%

Applicant's Request (Please itemize the proposal):

To amend the Master Plan for 47.05 acre tract currently zoned MU. The specific conditions of master plan approval are listed on Attachment B

To rezone the 15.51 acre tract currently zoned O-I to M-U and to be attached to the 47.05 acre tract and subject it to the new Master Plan.

To secure variances: (1) to eliminate requirement for retail under residential on part of two sides of the residential buildings "for rent" as shown in Site Plan dated 9/28/16; and (2) to allow a minimum 3,000 square foot grocery store.

To secure three Conditional Use Permits: (1) to allow 430 "for rent" units in the Master Plan; (2) to allow a bank or savings and loan; and (3) to allow a hotel with up to 200 rooms.

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

See attached Amended Letter of Intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is already zoned for very similar uses and is surrounded by compatible non-residential property

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

This proposal will not have any negative impact upon the use and value of surrounding properties, to the contrary, their use and value should be improved

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

The current number of "for sale" units in stacked flat format cannot be financed at this time in light of current market conditions

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

Traffic generation numbers are in the Letter of Intent. Kimley Horn is updating its 2015 study and it will be filed with the City. Projected for rent occupancy is set forth in the attached Amended Letter of Intent, projected for sale occupancy is 140.

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

There are fewer residential units in the requested project than is currently zoned. Additionally, the price points and bedroom mixes are such that school age child generation should be normal

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

The project is fully compliant with the Comprehensive Plan and FLUM which is mixed use. The project is also fully compliant with the North Point Activity Center LCI Study (2008).

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

Yes. The recent additional "for rent" approval of 276 residential rental units in Avalon, as well as those in City Center, signifies the appropriateness of rental product in a mixed use community. Additionally, the MU regulations expressly contemplate this type of planned community. This project is consistent with the May 22, 2015 City of Alpharetta Rental Housing Study.

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.

See Amended Letter of Intent

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.

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

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

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.

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. See Amended Letter of Intent

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

October 3, 2016



Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Amended Application of Fuqua Development Company ("Fuqua") and the TPA Group ("TPA") to rezone 15.51 acres of property from O-I to MU and to Subject it to a Master Plan; to Amend a Master Plan and Change Zoning Conditions for 47.05 acres of land zoned MU; to Obtain Four Conditional Use Permit(s) and to Obtain Four Concurrent Variances; all in the Northwest Quadrant of Georgia 400 and Haynes Bridge Road, Land Lots 698, 699, 744, 745, 752, 753, 1st District, 2nd Section, Fulton County, Georgia

Dear Ms. Cook:

Please accept this letter as the Amended Letter of Intent for the above-referenced Applications. As you know I represent Fuqua and TPA in their efforts to rezone certain property from O-I to MU, to subject what was the O-I tract to a new Mixed Use Master Plan, and to modify a Master Plan and certain conditions of zoning relative to the mixed use development formerly known as "Peridot". Additionally, the Applicants need three Conditional Use Permits for (1) "for rent" units; (2) a full service hotel with up to 200 rooms; and (3) a bank. Fuqua and TPA also require two variances. Given the technology and office focus of the present plan, we have revised multiple aspects of the prior Master Plan. The project will blend office, retail, restaurant and residential uses into a development that will stand out from all other current mixed use developments in the City. The first phase of the project will set the tone for the entire project and will feature buildings that reference the classic architecture found in the early 1900s. The distinctive structures will blend with more modern steel and glass buildings in a second phase that will speak to the project's desire to bring people together to think creatively and to create a youthful and energetic environment that advances excellence.

The former Peridot plan for a mixed use, Master Planned Community was approved on the 47.05 acre tract in 2012. The O-I tract is part of a contiguous site zoned in 1988 and which contains 406,853 square feet of office space in three mid-rise buildings (6 to 7 stories). This



application adds an additional 15.51 acres zoned O-I to the site which includes the lake and the O-I land surrounding it. Rather than seeking to build this property as a typical office park of the type which abounded in the 80's and 90's, this tract has been held in stewardship in the hopes that ultimately it could be developed in a manner which focused upon its natural beauty. Prime among these features is the 10.16 acre lake which exists in the southwest corner of the site, and which will be one of its primary focal points. Also prime among these features is the Developers' commitment to incorporate a segment of the City's Outer Trail Loop. The third focal point is both park space at the front of the development where Haynes Bridge intersects with Lakeview Parkway (37,600 square feet), as well as the 33,506 square foot park space intended to help activate the existing lake on the property.

This project is intended to be a community in and of itself, complete with multiple dining options, office space, grocery, retail uses and residences. But it will also be a community which invites others into its center with a particular focus on the lake and multiple parks throughout the development. Most parking has been neatly tucked behind buildings and effectively screened. The project includes a roundabout, on-street parking, and linear parks as inherent traffic calming and pedestrian-friendly measures. This project, unlike some of the other mixed use developments in Atlanta, is not trying to be a huge traffic/customer draw. Instead it is intended to create a district with a full interrelationship between its residents and these nonresidential uses.

Please accept this correspondence as our Amended Letter of Intent for this Application.

I. Project Description

A. **Summary**

The Subject Property contains 62.47 acres presently zoned MU-10 (47.05 acres) and O-I (15.51 acres). It is bounded by Haynes Bridge Road on its northeastern border; the interchange and on ramp of Haynes Bridge and GA 400 and GA 400 itself to the southeast, property zoned Light Industrial and developed for the America Honda Motor facility to the west; and Westside/Morrison Parkway to the north. To the north of Westside/Morrison Parkway is property zoned office institutional and currently in use by Federal Express. East of Haynes Bridge Road are a number of tracts zoned office and a number of nonresidential uses including hotels, restaurants, an office and a bank. South of Georgia 400 is North Point Mall. The overall site is bisected by a four lane internal boulevard known as Lakeview Parkway, which serves as a connection between Northwinds Parkway and Westside Parkway. The general nature of the area as a whole is nonresidential, with a heavy emphasis upon office development with commercial outparcels.

At present three six- or seven-story office buildings have been constructed on TPA's adjacent property. They total 406,853 square feet of office space. Two are to the north of Lakeview Parkway; the third is on part of the O-I land to be rezoned to Mixed Use as proposed herein. Occupancy of these buildings is very high, with a census of 93.6%. The existing offices

alone are capable of accommodating 2,034 employees. This project contains 150% more office space, and translates into 3,322 new employees. It is these total employees who will eat, shop, and even live here.

The proposed 37,600± square foot park which fronts Lakeview Parkway, and which echoes the large green lawn that many Alpharetta residents equate to this property, is the focal point of Phase I. It will be rimmed with ground floor retail and restaurant uses, as well as a four-story office building. Restaurants will have sidewalk seating opportunities, and the park will provide further opportunities for passive and recreational uses and to enjoy food purchased from the surrounding providers. It will become a public gathering opportunity for such things as arts and crafts fairs, concerts, yoga classes, and impromptu athletic events with many programmed events each year. Parking will be allowed on the streets which surround it to afford easy access, and 10-foot sidewalks and bicycle lanes will surround it as well. Essentially it will emulate Bryant Park in New York City: a 40,000 square foot public space that has been revitalized and is considered one of the greatest public spaces in the country.

The boutique office space which faces the Park is intended to accommodate a 60,000 square foot, technology-oriented, co-working environment which will become the seed from which the project's other office developments will likely grow. Alpharetta has advertised its desire to be "The Technology City of the South" and Fuqua/TPA will seek to draw these users into a location that will provide world class technological infrastructure upon which the project's live, work and play elements will be built. This building contains flexible office space. The roof of the building could provide an opportunity for networking, social and business activities as well.

Of the total 121,400 square feet of retail space, it is anticipated that approximately 36,400 square feet will be restaurant space. The balance of the retail space will include a neighborhood grocery store per the Unified Development Ordinance, as an amenity for our proposed residences and office employees, as well as guests to the development. The hotel comprises the rest of the retail space and will be full-service.

The proposed development is not intended to create a new Alpharetta skyscraper. The tallest office building, at 12-stories, is tucked in the center of Phase II of the mixed use component adjacent to the lake on some of the lowest property of the development in terms of elevation. The development recognizes its own step down pattern: 12 stories, to 4 to 5 stories, to 2 story and one-story uses up at Lakeview Parkway. This office building, along with adjacent park and townhome community, is focused upon the existing lake and the amenities it will offer. Those include creation of a segment of Alpharetta's "Out Loop" project, as well as improvement of existing trails which encircle the lake. These will have scattered fire pits, picnic tables, and dog walking areas; as well as a new dock which would accommodate fishing and even boating in the lake itself. Finally, there is a stepped park space adjacent to that dock which would accommodate outdoor entertainment.

The larger of the two apartment buildings will offer 250 apartment homes in a four- and five-story building with a mix of studio, one-bedroom, and two-bedroom units. The one-bedrooms will include studio units at 540 to 610 square feet and will cost \$1,145 in rent. Regular one-bedroom units which will range in size from 700 square feet to 800 square feet with rents starting at \$1,400 up to \$1,500. The two bedroom units will contain 1,048 square feet up to 1,175 square feet with rents starting at \$2,000 and ranging upwards to \$2,250. These apartment homes will feature modern floorplans, quartz countertops with designer backsplashes, stainless steel appliances, 42-inch hardwood cabinetry, nine-foot ceilings, eight-foot entry doors, oversized bathtubs with tile surrounds and full-size washers and dryers. Both Studio and 1 Bedroom units will provide function and design catering towards a younger demographic working within the Alpharetta community.

The smaller of the two apartment buildings will offer 200 apartment homes on 4 levels (JDA has not site planned for P2, this is merely an estimate) above the ground floor. These units will be a mix of one and two bedrooms. The rent on the one-bedrooms will start at \$1,400 and ranging up to \$1,500. Two-bedroom apartment homes, 1,048 square feet up to 1,175 square feet with rents starting at \$2,000 and ranging upwards to \$2,250. Along with the aforementioned interior features, these apartment homes will be loft-style with open floor plans and ten-foot ceilings. Residents will have access to parking and amenity offerings by way of a bridge connecting the two apartment buildings.

In addition to the community amenities mentioned above, the apartment residents will have access to a state-of-the-art fitness center, cyber café, dog park, business center, game room, and controlled-access parking.

When the Fuqua/TPA mixed-use development project is completed, the project will offer a total of 500 “for rent” residential units: 70 luxury “for sale” townhomes and 430 luxury apartment homes in two buildings. Residents will enjoy a 24-hour live/work environment in an urban setting with outstanding amenities including multiple parks, a lake amenity with a landscaped walking path, a resort-style swimming pool, convenient street-level retail, and a neighborhood grocery as defined in Alpharetta’s Unified Development Ordinance.

A chart which summarizes the changes from the original 2010 Master Plan is as follows:

<u>Prior Plan</u>	<u>Current Proposal</u>	<u>Changes</u>
47 ± acres	62.47 acres	+ 15.51 acres
Retail: 110,035 square feet	Retail: 121,400 square feet	+ 11,365 square feet
Hotel (211 keys) 123,000 square feet	Hotel (200 Keys), 106,280 square feet	- 16,720 square feet
Office: 447,200 square feet	Office: 664,400 square feet	+ 217,200 square feet
Single family townhomes: 35 units	Townhome units “for sale”: 70 units	+ 35 units
Single family stacked flats: 470 units	Multi-Family over nonresidential/retail on	
Residential over retail 41 units	at least two sides: 430 units	
Density = 9.17 u/a 546 units	Density = 8 u/a, 500 total units	- 46 units

B. Mixture of Uses

The project as a whole meets or exceeds the new MU requirements regarding a mixture of uses. The regulation (§ 2.02.20(b)) states that at least 25% of every mixed-use development must be commercial, office and residential space. At least 10% must be public space. The breakdown is as follows:

	<u>Square Footage</u>
TOTAL SIZE	2,983,810
Office	1,019,100
Commercial	795,160
Residential	828,290 (27.7%)
Public Space	341,260

These numbers reflect a mix which is 34.2% office, 26.6% commercial, 27.7% residential and 11.5% public space. Additionally the new regulations require the provision of park space at 1 acre per 100 likely residents. Assuming occupancy at census rates of 2.2 persons per unit, 11 acres would be required. This project actually supplies 12.94 acres of park space and 5.05 acres of other public space, exclusive of the multi-family amenity package.

C. Area of Influence Analysis

An Area of Influence analysis is no longer required by ARC or GRTA. However, Alpharetta has requested one, which follows.

Employee Recapture is a function of the type of employment (occupation), how many of the future employees are likely to be employed in those occupations, the average monthly income likely to be paid to employees in each household, and the monthly rent. The land uses here and number of employees generated are as follows.

<u>Land Use</u>	<u>Size</u>	<u>*Employees</u>
<u>Retail Space</u>		
Restaurant	36,400 SF	1/300 SF / 121
Specialty Sales	14,800 SF	1/560 SF / 26
<u>Office</u>	664,400 SF	1/200 SF / 3,322
<u>Residential</u>	470 units	<u>57</u>
<u>Hotel</u>	200 rooms .9/180	
TOTAL:		<u>3,589</u>

*Ratios are from GRTA's AOI Guidebook, April 2003.

This total number of employees is the basis upon which to calculate the number of persons likely to be employed in a particular type of occupation. Regrettably, the US

Department of Labor does not “copy” the occupancy in general land use terms. Instead, it uses defined Occupations. Based upon the 2015 Metropolitan Area Occupational Employment and Wage Estimates – Atlanta – Sandy Springs- Marietta, Georgia, the following general codes to be used are:

11.000	Management Occupations
13.000	Business and Financial Operations
15.000	Computer Operations
17.000	Architecture and Engineering
35.000	Food Preparation and Serving
35-2012	Supervisory
35-3021	Staff
37.000	Maintenance and Repair, General
37-2012	Maids and Housekeeping
39-6011	Baggage Porters and Bellhops
41.000	Retail Sales
41-1011	Management
41-2031	Sales Persons
43.000	Office and Administrative Support
43-4081	Hotel Desk

These occupational codes are then analyzed by the DOL to see how many employees are likely to be found in that occupation, and further breaks that down by annual mean/monthly income.

The percentages to be used in an analysis of Area of Influence, within the potential 3,589 employees, is as follows:

Land Use	Occupation	Employees by Percentage	Monthly Employee Salary	Housing Affordability
General Office	Management Occupations	5.9	9763.33	3254.44
	Architecture and Engineering	19.8	6544.16	2181.38
	Office and Administrative Support	7.9	2979.16	993.00
	Computer Operations	15.9	6544.16	2181.38
	Business and Financial Operations	19.9	6153.33	2051.10
Hotel	Baggage Porters and Bellhops	.3	1839.00	613.00
	Maids and Housekeeping Cleaners	1.8	1600.83	633.60
	Hotel, Motel, and Resort Desk Clerks	1.8	1679.16	559.72
	Maintenance and Repair, General	.3	2098.33	699.44
	Food Preparation and Serving	1.1	1693.33	564.44
Specialty Retail	Manager of Retail Sales	1.9	3554.00	1184.72
	Retail Salesperson	7.7	2115.00	705.00
Restaurant	Restaurant Manager	.6	2477.50	824.16

Restaurant Staff	2.6	1495.83	498.00
Other:	11.1%	N/A	N/A

Whether an employee can afford to live in these units is a function of rent vs. monthly income. GRTA's previous Area of Influence guidelines state that rents should be no more than 30% of monthly income. Additionally, GRTA required a demonstration that the proposed project be "reasonably anticipated to contribute to the balance of uses within the Area of Influence, such that "25% of the people that are reasonably anticipated to be employed in the proposed project, have an opportunity to live in the Area of Influence". In this instance, employees in five of the total occupation categories would be able to afford a dwelling unit in this project: Management Occupations, Architecture and Engineering Occupations, Computer Operations, Business and Financial Operations, and Retail Sales Manager. These five categories contain 63.4% of all of the employees anticipated to work in this property at build out, well in excess of the 25% goal.

D. Phasing

The project will consist of two distinct phases. Phase I will include: 60,000 square feet of office space, 70 townhome units and 230 multifamily for rent units. It will also include the 33,000 square foot park on Lakeside, and the road system (including sidewalks and linear parks); the addition to the Outer Loop trail and the lake area improvements. Phase II will contain: 200 "for rent" apartments and the remaining office buildings. Phase II will be built when the market dictates.

II. Zoning History

The zoning history for the Subject Property reveals that this 55.09 acre tract was a part of a larger 81 acre Master Plan zoned O-I in 1988. That 1988 plan contemplated the development of 1,015,520 square feet of office space in a campus like setting; 17,700 square feet of restaurant space; 119,700 square feet of retail space; and a 200 room (102,000 square feet) hotel. No residential component(s) was/were contemplated when it was first zoned. Subsequently the three existing office buildings were built on the site. The total amount of office space today on site is 406,853 square feet.

In 2011, a Master Plan amendment and variances were sought relative to the original tract. The City Council allowed a reduction in retail use to 110,035 square feet (15,100 restaurant); an increase in hotel space to 211 rooms; a reduction in office space to 447,200 square feet; and the addition of 546 "for sale" residential units.

A comparison of the ultimate development at build out, under each Master Plan, is as follow:

Summary of Plan Differences

	<u>1988</u>	<u>2012 Peridot</u>	<u>2016 Proposal</u>
Office	1,015,520 square feet	854,053 square feet	1,071,253 square feet
Retail	118,700 square feet	110,035 square feet	51,200 square feet
Hotel	200 rooms	211 rooms	200 rooms
Residential	0	546 units (505 “for sale”)	500 (70 “for sale”)

III. **Analysis of Proposed Uses**

A. Factors

The City’s new MU ordinance also sets forth sixteen review factors to be considered in evaluating an MU application, as follows:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for storm water management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

Fuqua/TPA address these factors. It has 51,200 square feet of ground floor retail space. 36,400 square feet of this retail space is restaurant space. Pedestrian connectivity via an extensive sidewalk grid system exists in reference to all uses, and the block lengths do not exceed 300 feet in length, making them conducive to pedestrian use. All large parking areas are in decks or screened areas. Public transportation can be accommodated on site should MARTA desire. All buildings face the roadways, and the architectural standards for them are high quality. All elevations contain architectural devices which break up the massing.

The extensive park system creates focal points in both the retail area and at the lake. This site feature has been fully incorporated into the project, and will, as it currently does,

double as the detention feature for the site. Use of the lake for storm water control allows open space to be maximized, and it exceeds 11 acres in size.

Street furniture will exist on all sidewalks, as well as in all park spaces. A high quality landscape plan is contemplated for the site. A current arborist report is being filed contemporaneously.

Finally, as per the analysis in Section B below, recapture of employees from jobs on site is highly likely. This recapture means that employees are likely to live at the Project and eat/shop and work there. It reduces automobile dependency.

B. Rental Product

Per the approved Avalon apartments, there are several factors to be considered when evaluating requests for new apartments. These include design, long term viability, impacts to Parks and other City services, as well as traffic and school impacts. Units which are vertically integrated with nonresidential uses, for example, are preferred to garden apartments. Projects which include services such as a private fitness facility, resort-style pools with cabanas, a full time concierge, a common great room with kitchen, and a fireside retreat with grills; as well as upgrades within units such as granite or marble countertops, 10-foot ceilings, fireplaces, and laundry rooms within units are also preferred as these amenities relate to long term viability, value, and rental rates. The project will have these amenities. A favorable comparison between square footage of the rental product versus nonresidential uses, (with the latter higher in size), is also a factor. Finally, the amount of office space is relevant, since the offices are likely to generate demand for the rental units. This Applicant has committed to the same vertical integration and the amenities and upgrades noted by Staff relative to Avalon.

Perception suggests that dense multi-family housing brings in too many school children without a concomitant increase in taxes to offset the financial burden occasioned by same. In actuality, however, that conclusion is unwarranted; especially in relation to new luxury apartments with only one or two-bedroom units. According to a 2012 Study of this issue in Montgomery County, Pennsylvania, .21 students between the ages of 5 and 17 are generated by new single family attached homes. By way of contrast, .06 students come from new "for rent" product in this price range. The approved 505 single family "for sale" condominiums and townhomes, with the 41 stacked flat "for rent" units now allowed, would generate 109 school age children. The proposed 430 "for rent" units and 70 condominiums will generate only 31 school aged children: three-quarters less than what was approved in 2012.

The staff analysis of the City Center project stated that as of May of 2015, Alpharetta was home to 6,012 "for rent" residential dwelling units and 18,232 "for sale" residential dwelling units. An additional 1,192 "for sale" units currently are under construction or have been approved. Thus the anticipated ratio of "for sale" to "for rent" units at that point was 20,071 to 6,012, or 77% to 23%. Current rental units in Alpharetta are 96% to 100% leased.

The proposed new non-residential spaces also will generate a certain amount of recapture, i.e. use of the residential units and retail space by the employees who work there. The proposed office buildings themselves, at 664,400 square feet, will generate 3,320 potential residents and shoppers (assuming 1 employee per 200 square feet as was assumed vis-à-vis Avalon). And, of course, if the existing 406,853 square feet of office space is added to the equation, it generates 2,034 employees. The total of 5,354 retail users and potential residents is an excellent resource for this Plan. Retail space generates a smaller number of on-site employees, but is anticipated to add jobs to the ultimate number. The multifamily component will create 41 likely jobs. Potentially, the residential units could capture a substantial number of all onsite jobs.

The value of these apartments is substantial and they have a positive economic impact:

C. Transportation Impacts

GROSS TRIP GENERATION

Land Use (intensity)	ITE CODE	DAILY TRAFFIC		AM PEAK HOUR		PM PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Apartment (430 units)	220	1367	1367	46	172	163	86
Townhomes (70 units)	230	407	407	3	15	14	8
Office Building (664,400)	710	3664	3664	912	124	168	822
Retail (14,800)	820	316	316	9	5	26	29
Sit Down Restaurants (36,400)	932	2314	2314	257	228	363	310
TOTAL GROSS TRIPS:		8068	8068	1227	544	734	1255

However, ARC and GRTA both recognize that gross trip generation is to be adjusted for the mixed use nature of the project, use of alternative modes of transportation, and the “pass-by” phenomena. The adjusted numbers are being studied by Kimley-Horn and will be filed shortly.

IV. Approvals Required

The Applicant seeks the following changes to the Peridot Master Plan:

- Amend Condition 1 to substitute the plan and architectural renderings designed by Wakefield Beasley and Associates, dated 9/28/16.
- Amend Condition 2(a) to increase office space to a maximum of 664,400 square feet. Amend it further to limit building heights to those reflected on the site plan dated 9/28/16.
- Amend Condition 2(b) to allow 70 “for sale” townhome units and located per the site plan dated 8/1/16.
- Amend Condition 2(c) to increase retail uses to a maximum of 121,400 square feet and as per the building heights reflected on the site plan dated 9/28/16. Further amend it to allow seven free-standing retail buildings.
- Eliminate Condition 2(d).
- Amend Condition 2(e) to allow a maximum of six free-standing restaurants. No individual restaurant shall exceed 10,000 square feet in size.
- Amend Condition 2(e) to allow 430 multi-family “for rent” units over office or retail uses on two sides of each building.
- Amend Condition 4 to add “Above sixty feet in height, a 10’ setback shall be provided from back of curb”.
- Revise Condition 5 to reflect that Phase I shall consist of the 70 townhomes, 230 “for rent” units, the 60,000 square foot office, a grocery store, and a bank. Building permits must be secured concurrently for all of these elements. At the applicants option, Phase I also may include the hotel. No more than 225 “for rent” units may be granted a Certificate of Occupancy in any given calendar year.
- Amend Condition 7 to delete the last sentence and allow for recompense if specimen trees are removed.
- Amend Condition 10 to add the following at the beginning: “Parking decks and retaining walls shall receive architectural façade treatment or”.
- Amend Conditions 13 and 23 to change the name to Fuqua/TPA and to reference this Amendment once filed.
- Amend Condition 15 to add that “awnings shall be provided on buildings at street level “in commercial areas””.

- Amend Condition 16 to add at the beginning “other than parallel on-street parking”.
- Amend Condition 27 to eliminate the deck shading requirement.

This application also requires approval of four Conditional Uses, i.e. the rental units, the bank, and the hotel. The following factors are to be considered in evaluating a conditional use:

1. The conditional use will not be injurious to the use and enjoyment of the environment or of other property values within the surrounding neighborhood;

There should be no injury to the environment or surrounding property values.

2. The proposed conditional use will not increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties;

All surrounding properties are nonresidential. No increased expenditures will be required.

3. The establishment of the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

All surrounding properties are already developed.

4. The location and character of the proposed conditional use is considered to be consistent with a desirable pattern of development for the City, in general.

The land use plan designates this area as appropriate for a mixed-use.

Fuqua and TPA also require two variances:

- (1) to eliminate requirement for retail under residential on part of two sides of the residential building “for rent” as shown in Site Plan dated 9/28/16; and
- (2) to allow a minimum 3,00 square foot grocery store.

V. Notice of Constitutional Challenge and Preservation of Rights

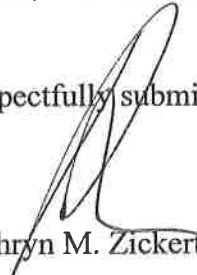
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in zoning the property MU and O&I as it currently exists and with existing conditions, is unconstitutional in that it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth

Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property to any intervening category which is less than requested is unconstitutional, renders the property unusable and constitutes the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would be had by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the citizens.

The Applicant has tried very hard to work within the confines of the recently-enacted MU ordinance. We have had many meetings with your staff, and we have tried to be responsive to their comments and observations. We pledge to continue to work with the City to deliver a mutually-acceptable final plan.

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning, the change of Master Plan conditions, the Conditional Use Permit, and the two variances as submitted.

Respectfully submitted,



Kathryn M. Zickert

KMZ/tcr

cc: Mr. Brad Smith
Mr. Chris Hayes
Mr. Jeff Fuqua
Ms. Heather Correa
Mr. Lamar Wakefield
Mr. John Walker

WAKEFIELD BEASLEY & ASSOCIATES

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HAYNES BRIDGE MIXED-USE

Alpharetta, Georgia

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This is a conceptual site plan for the proposed development. It is not intended to be used for any purpose other than to illustrate the general concept of the development. It is not intended to be used for any purpose other than to illustrate the general concept of the development.

REVISIONS

01 AUGUST 2016 - HANDED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
08 SEPTEMBER 2016 - REVISED SITE PLAN

REVISIONS

01 AUGUST 2016
25 AUGUST 2016
08 SEPTEMBER 2016

18 SEPTEMBER 2016 1506064.00
(Drawing Title)

CONCEPTUAL SITE PLAN

© Wakefield Beasley & Associates, Inc.

SP-2

SUBMITTED FOR ZONING



16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



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

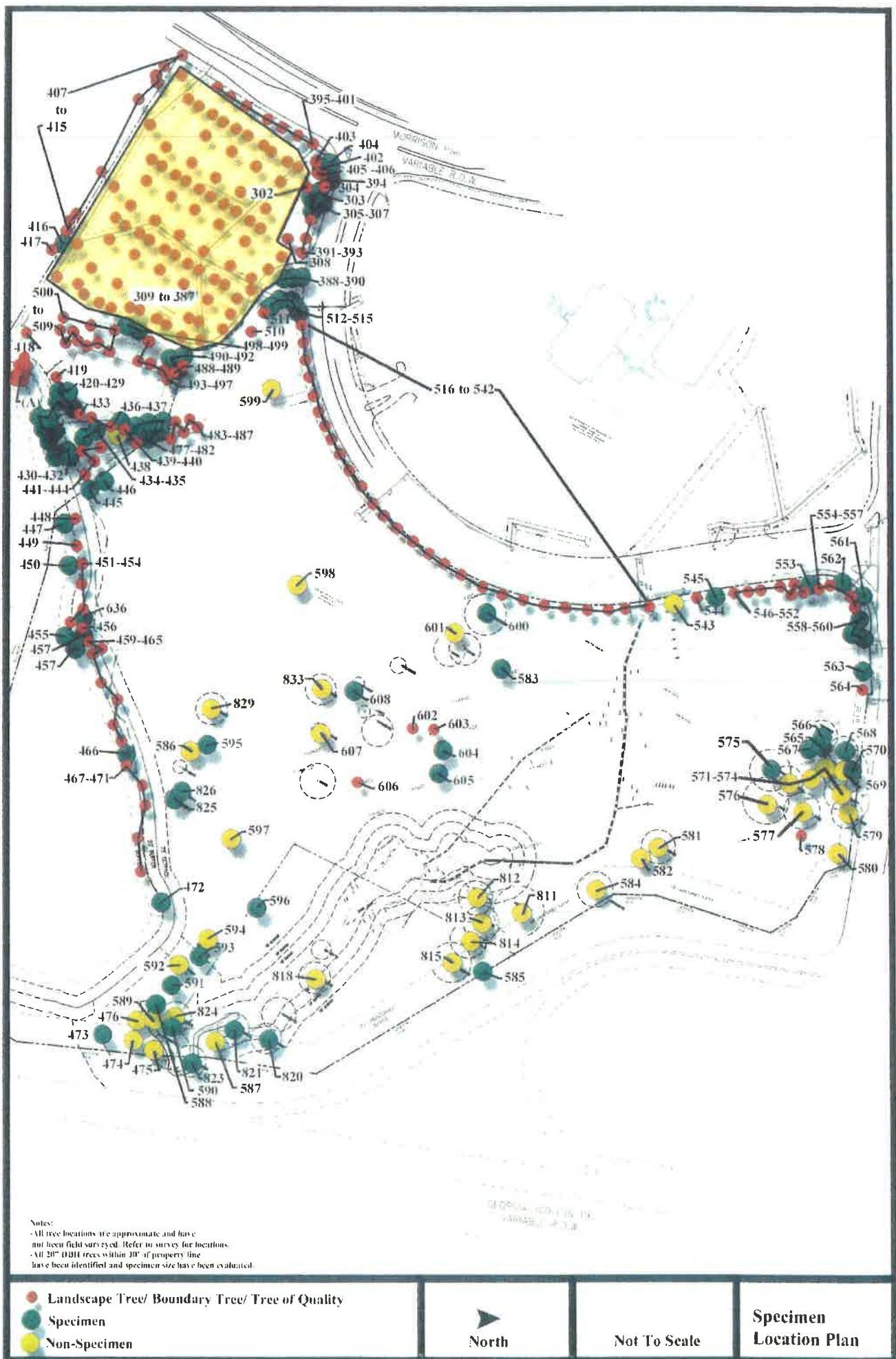
By Scott Hall, Owner



On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016
Report Date: August 17, 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:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

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.

Specimen Analysis
(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

(General

[illegible][illegible]

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	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. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	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.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis (General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 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.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	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.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	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.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 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.	84	No
815	34" White Oak	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.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 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.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 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.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high 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.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 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.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 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.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 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.	100	No

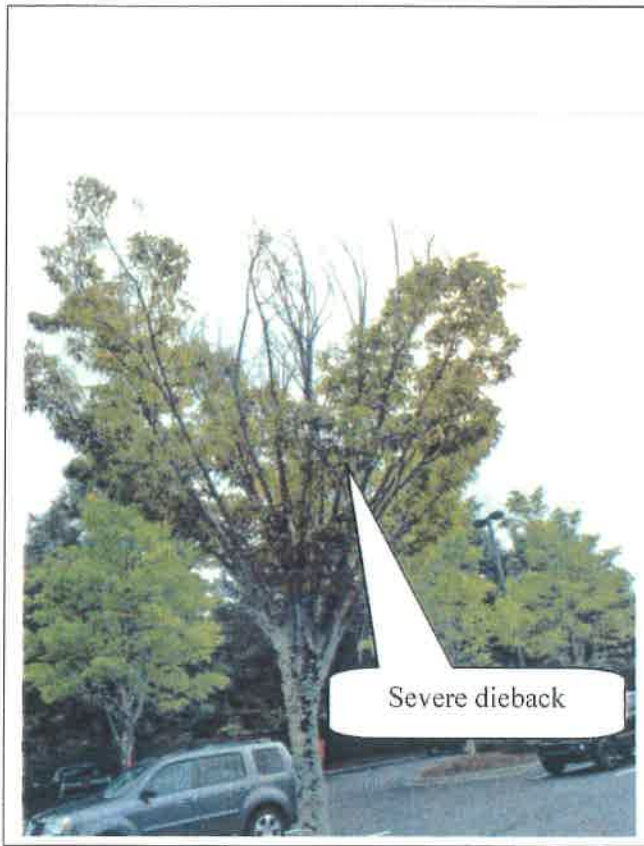


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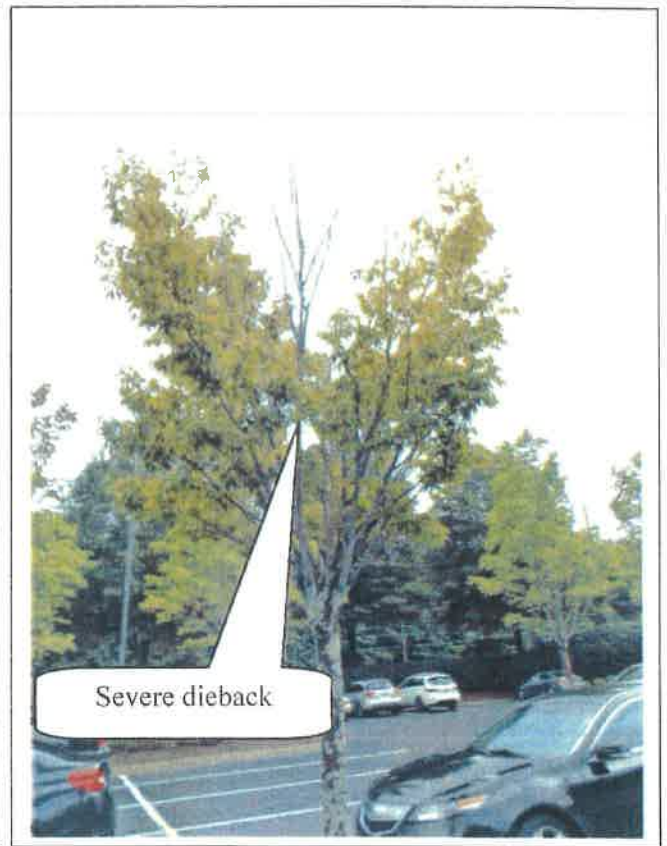


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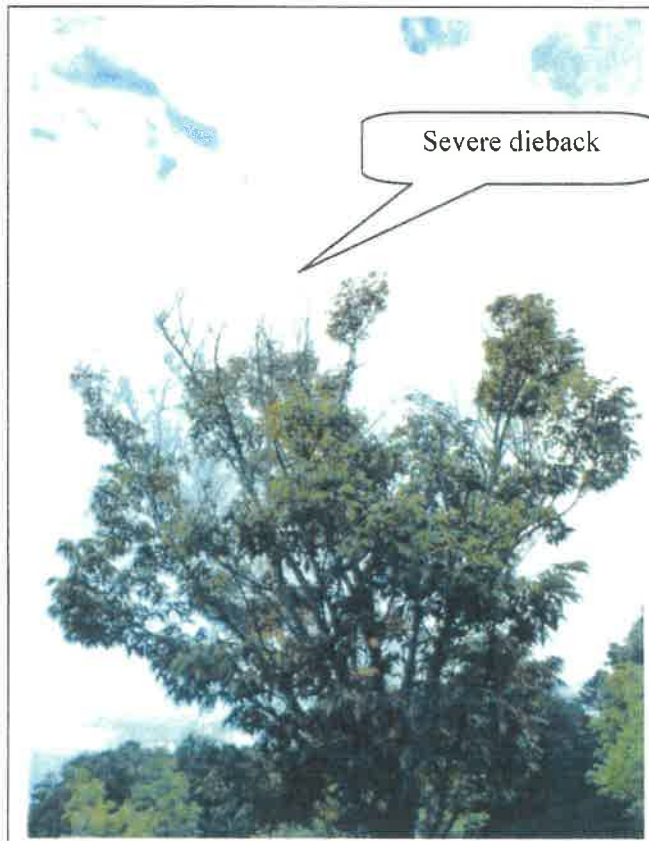


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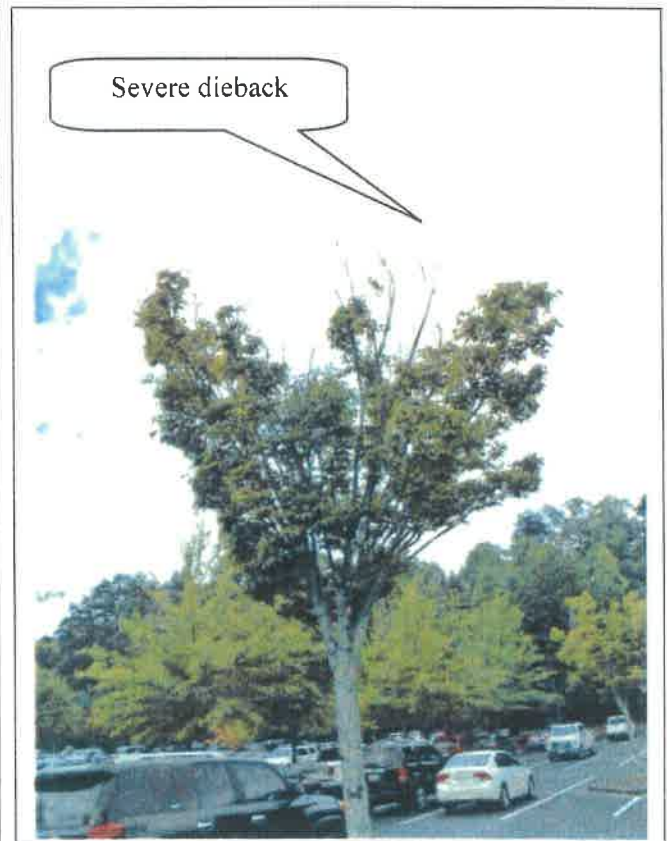


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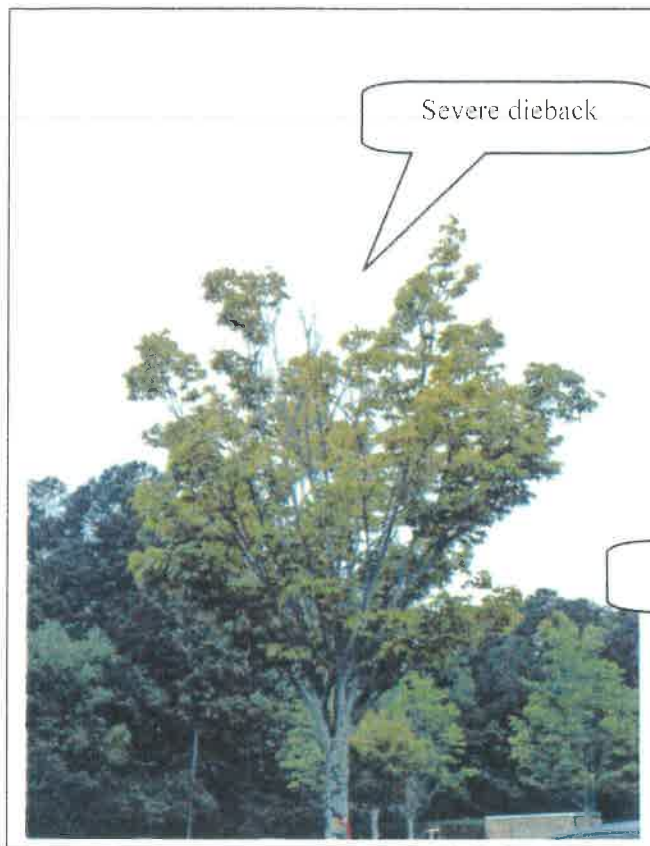


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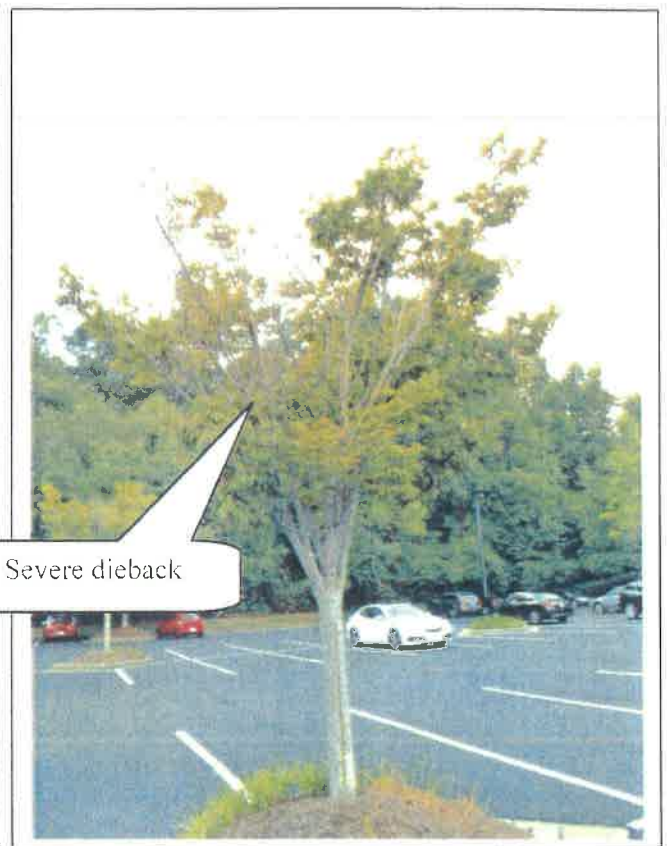


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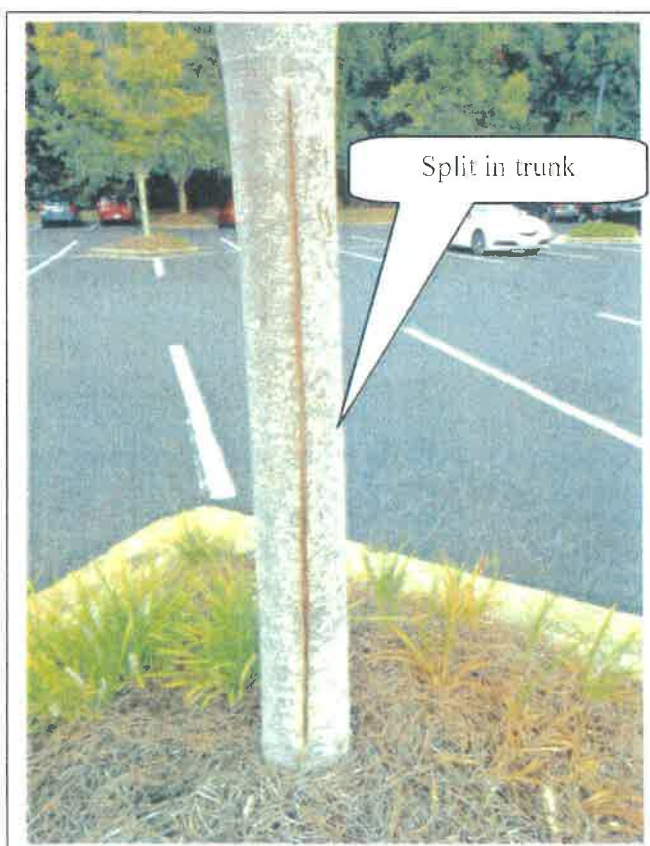


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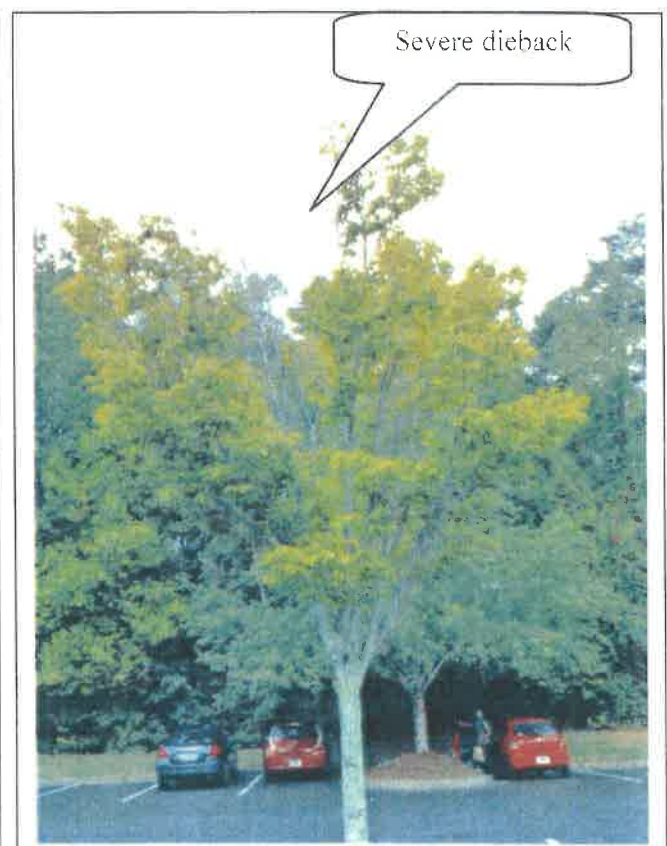
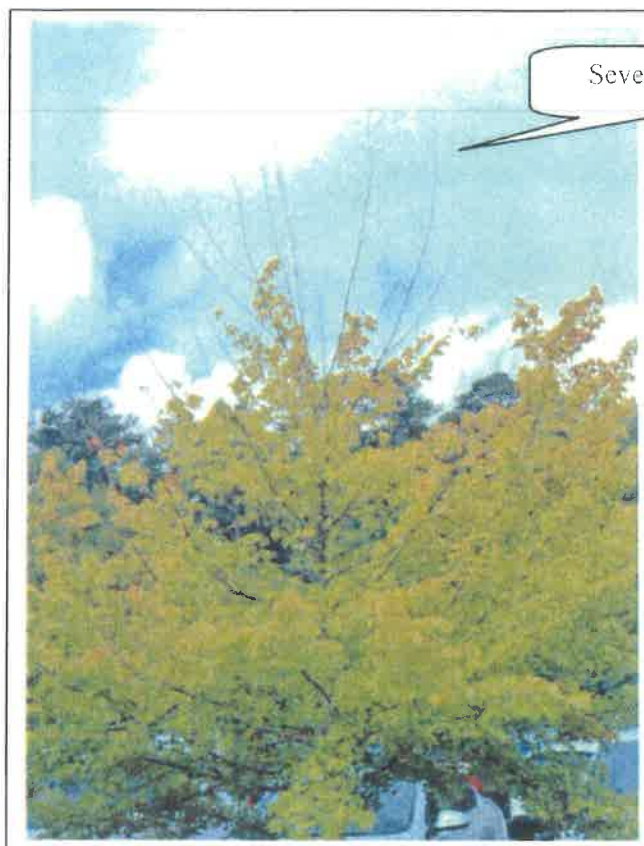


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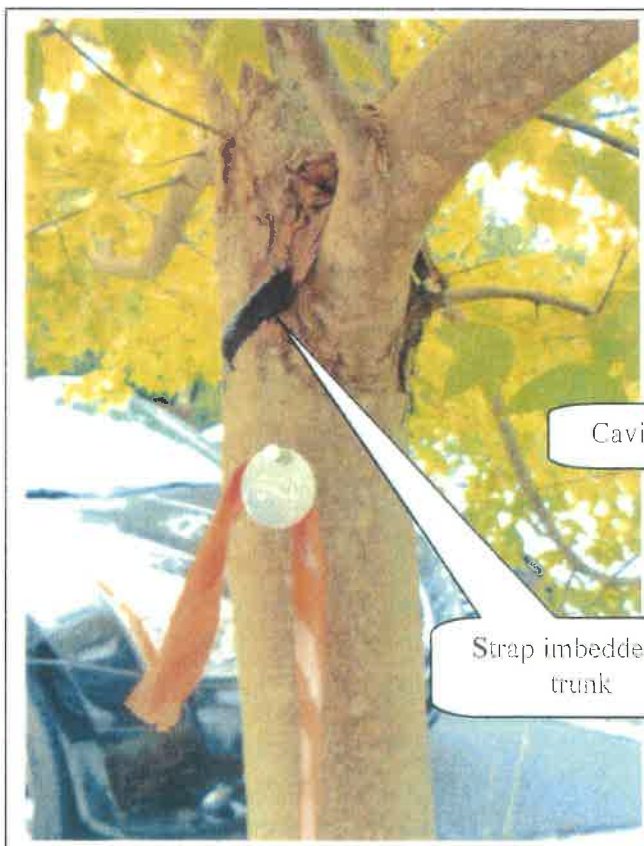
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12

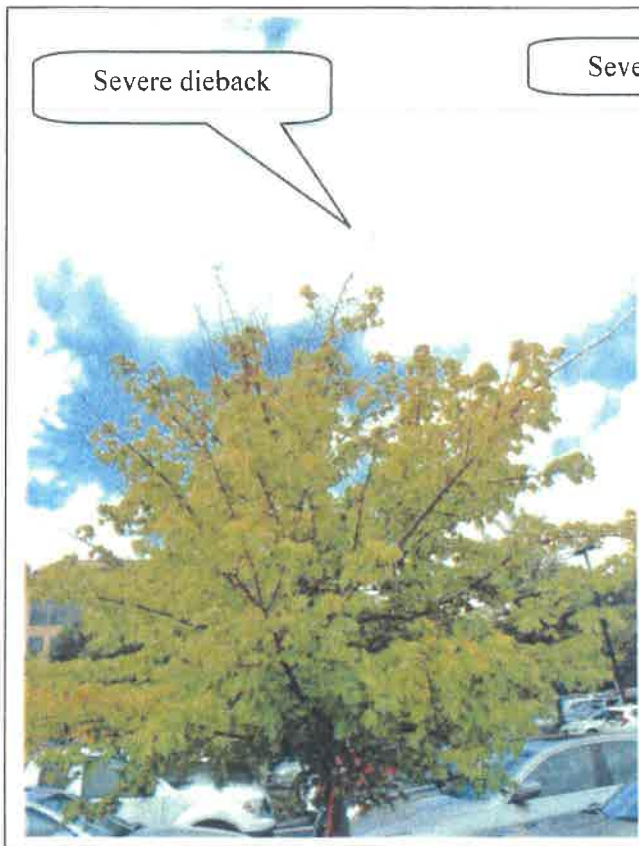


Photo 13



Photo 14



Photo 15

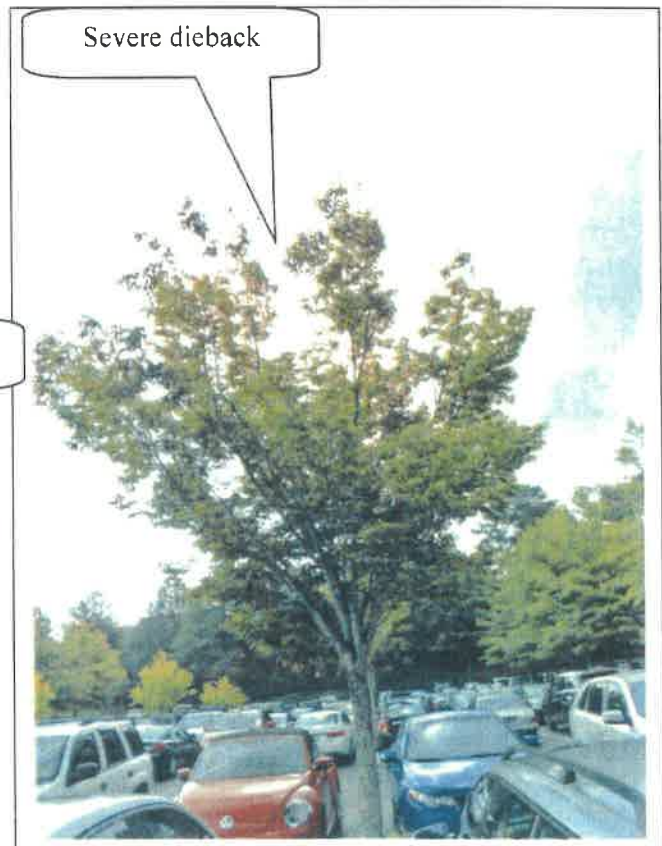


Photo 16



Severe dieback

Photo 17



Split in trunk

Photo 18



Severe dieback

Photo 19



Cavity with decay

Photo 20



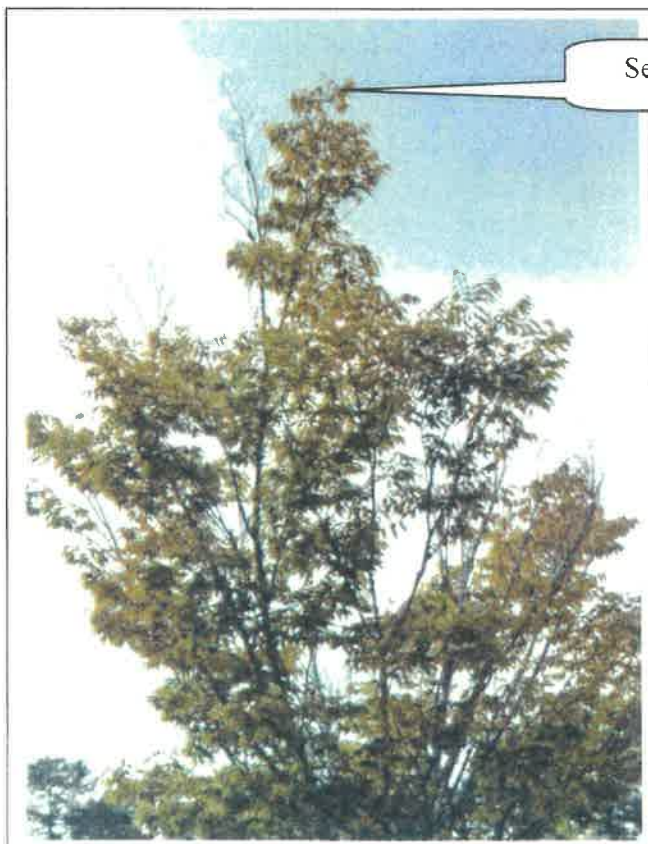
Severe dieback

Photo 21



Cavity with decay

Photo 22



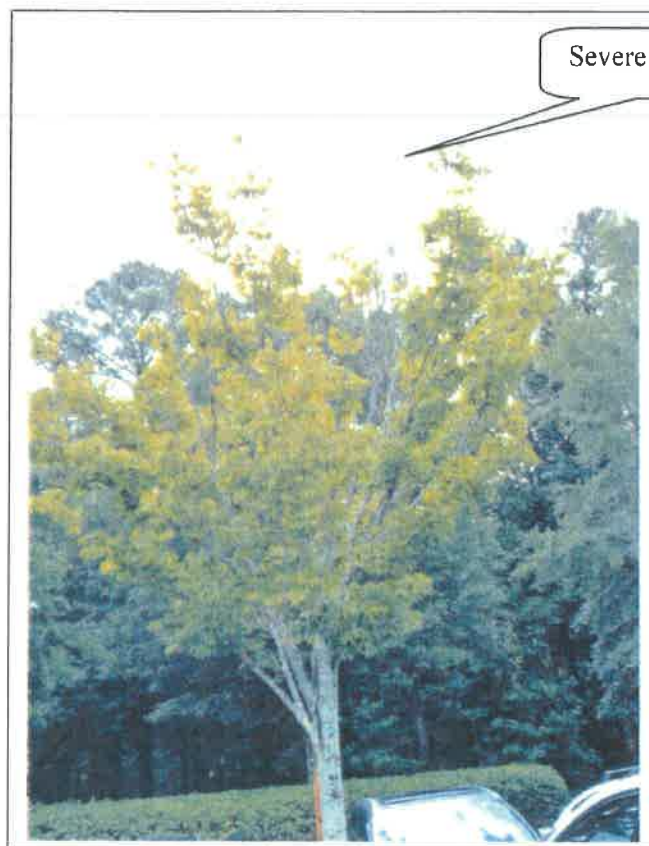
Severe dieback

Photo 23



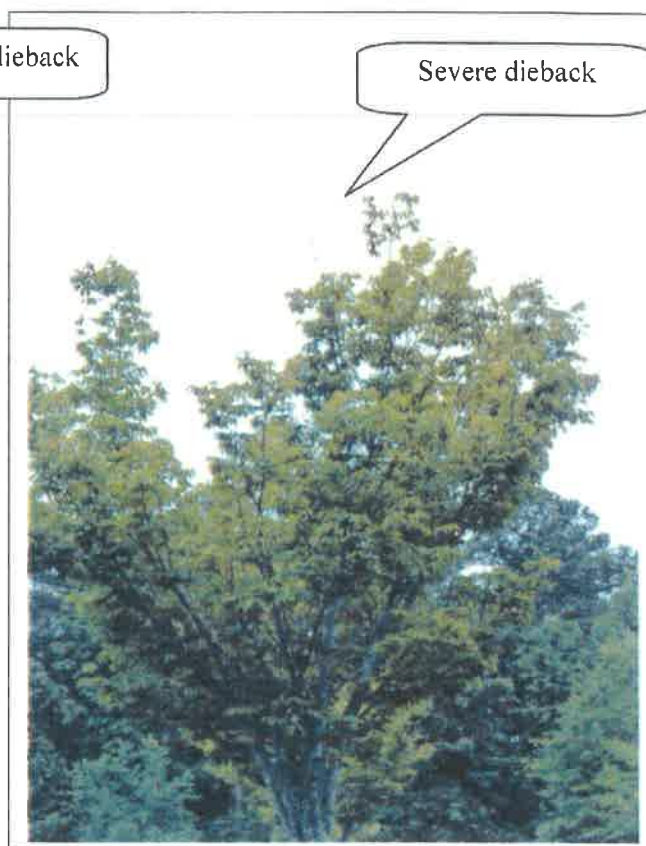
Severe dieback

Photo 24



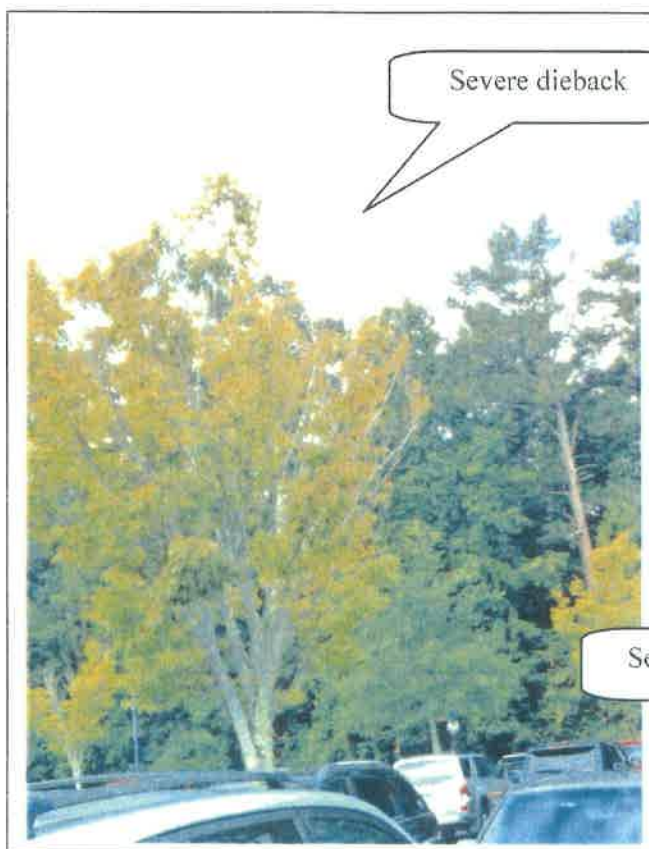
Severe dieback

Photo 25



Severe dieback

Photo 26



Severe dieback

Photo 27



Severe dieback

Photo 28



Photo 29

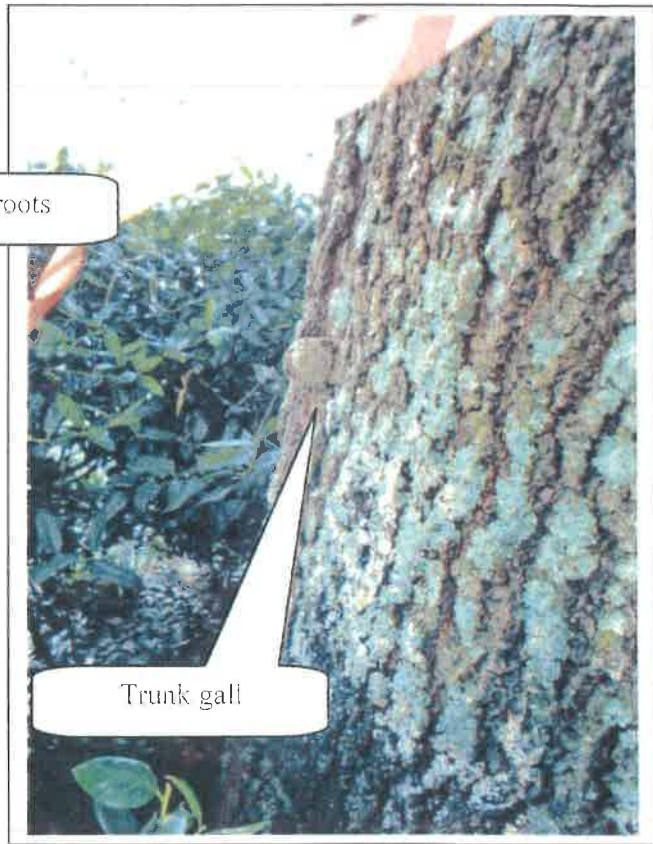


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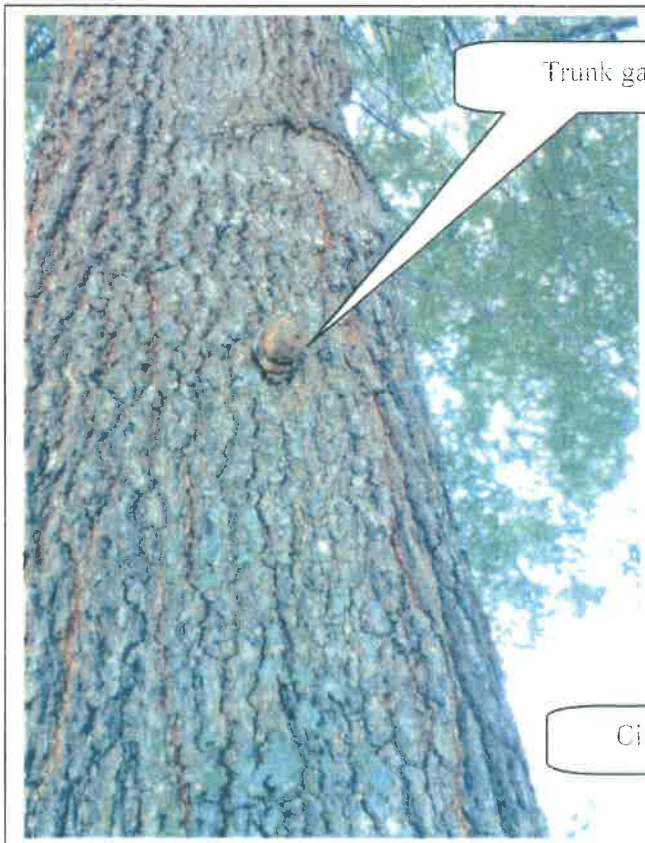
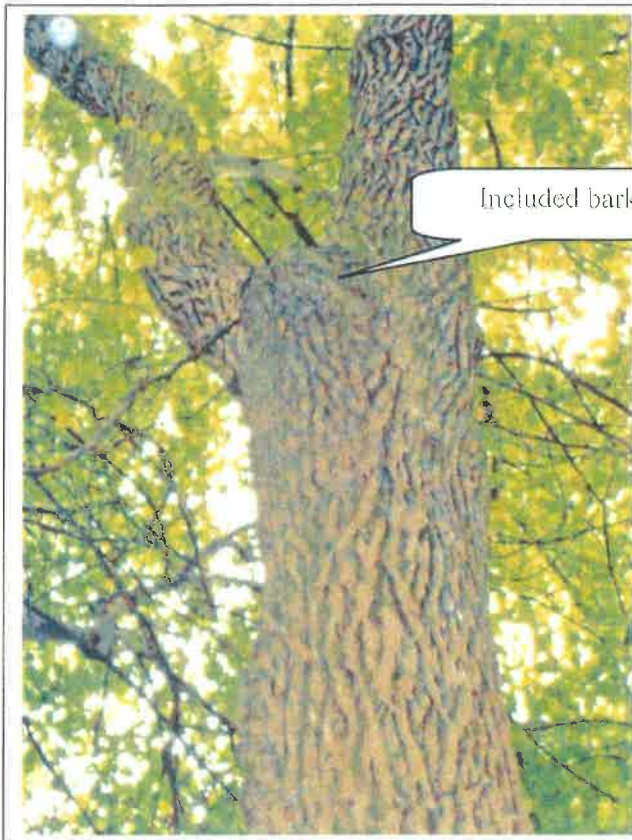


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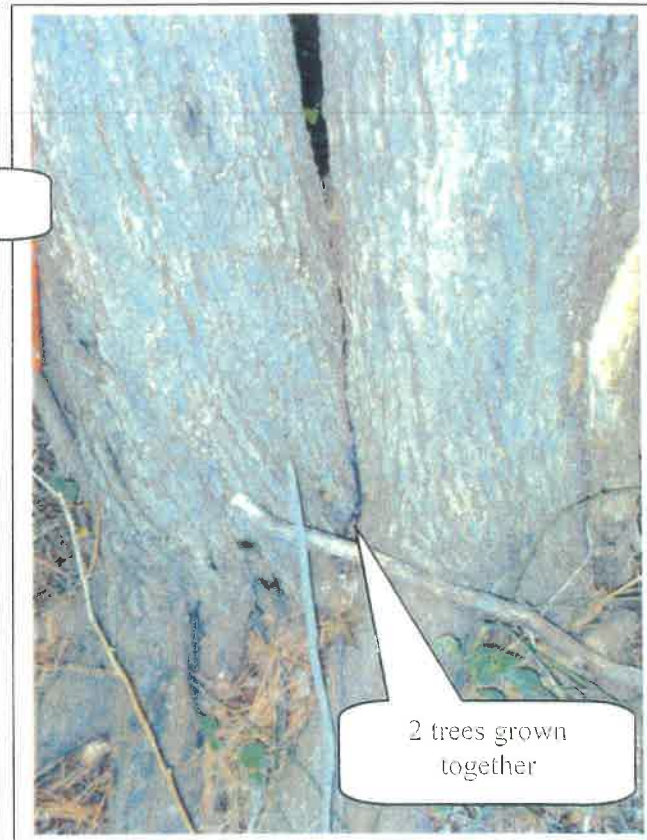


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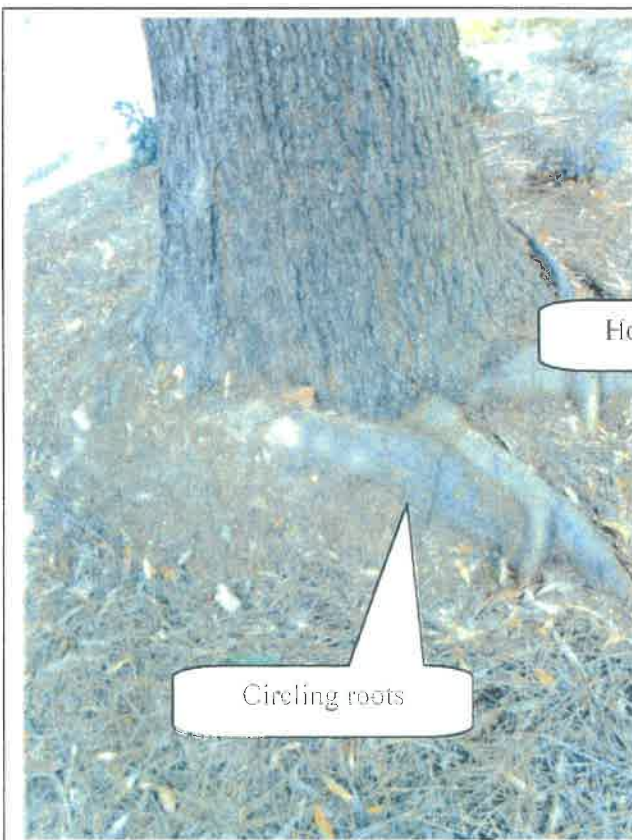
Included bark

Photo 33



2 trees grown together

Photo 34



Circling roots

Photo 35



Hollow cavity

Photo 36

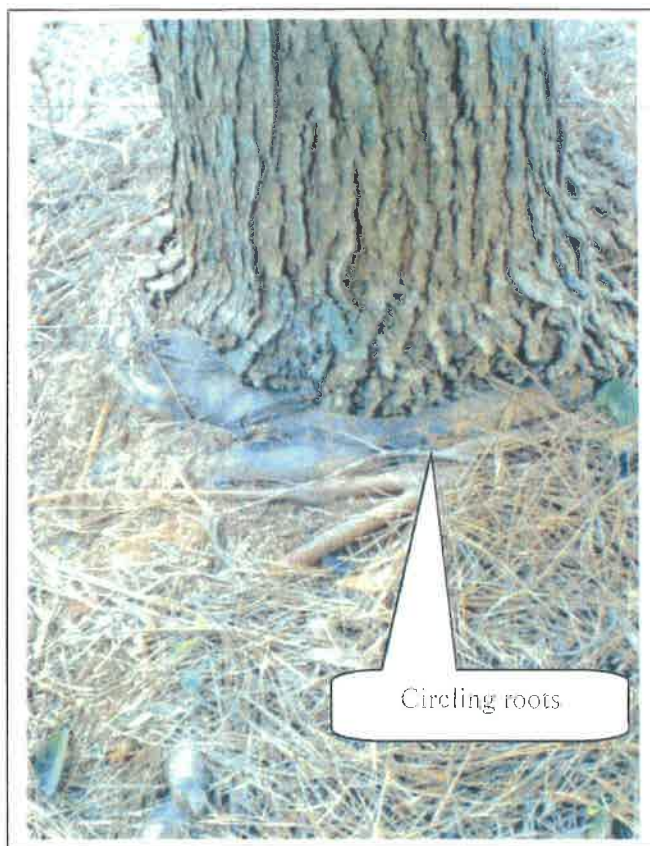


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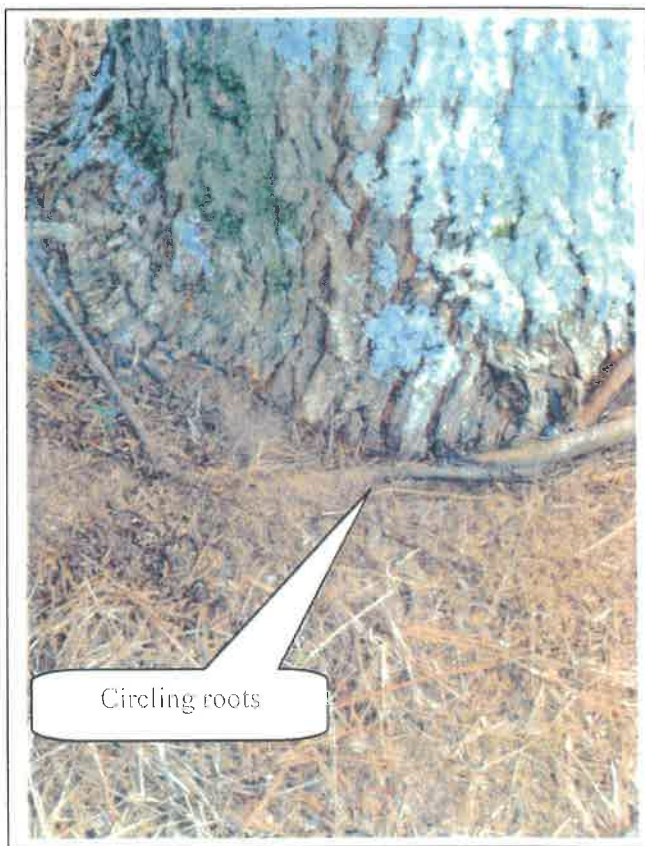


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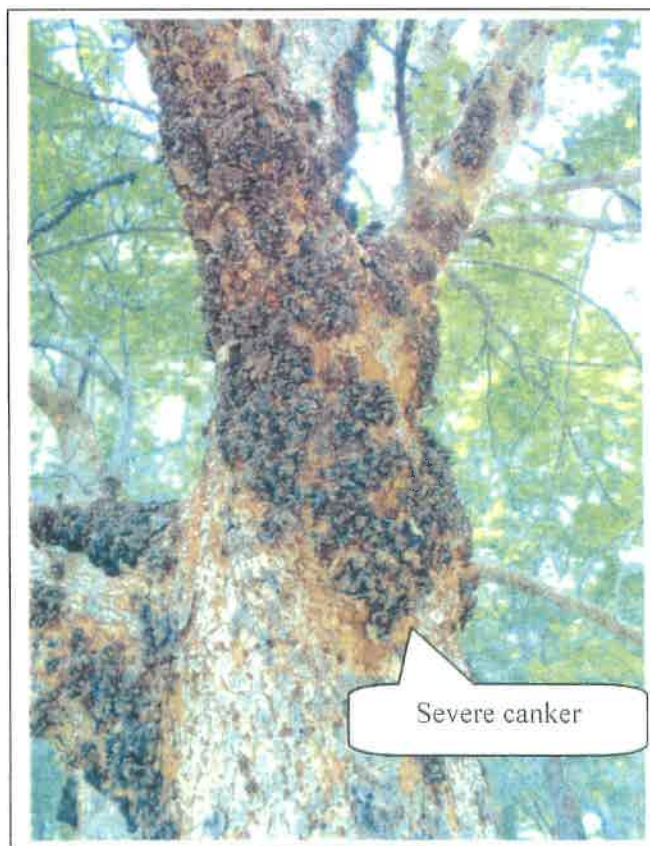


Photo 39



Photo 40

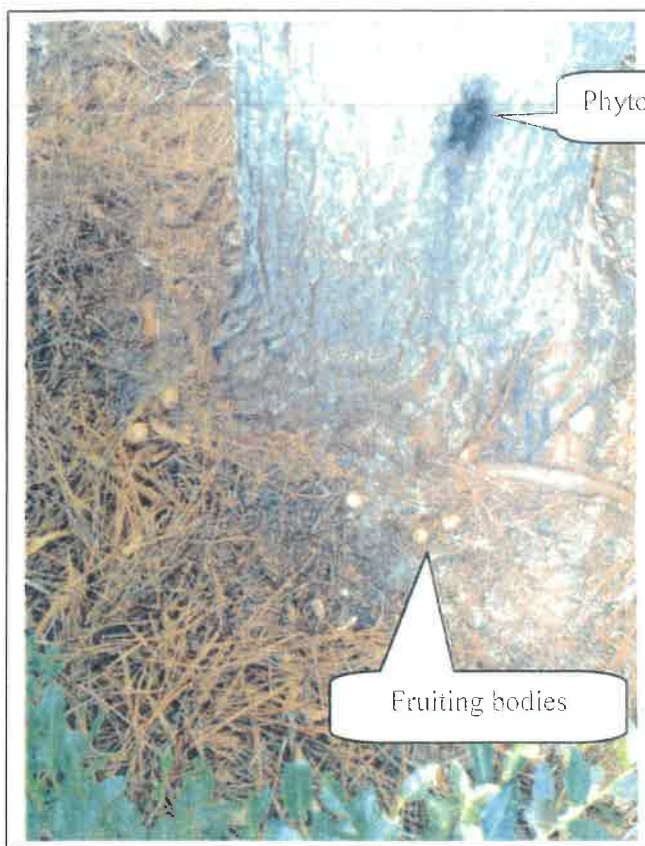


Photo 41



Photo 42

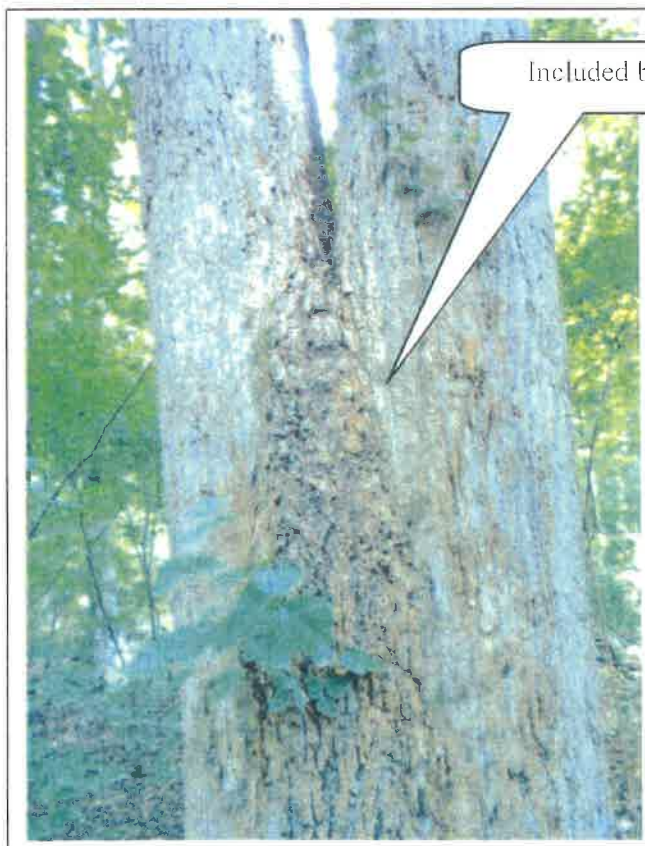
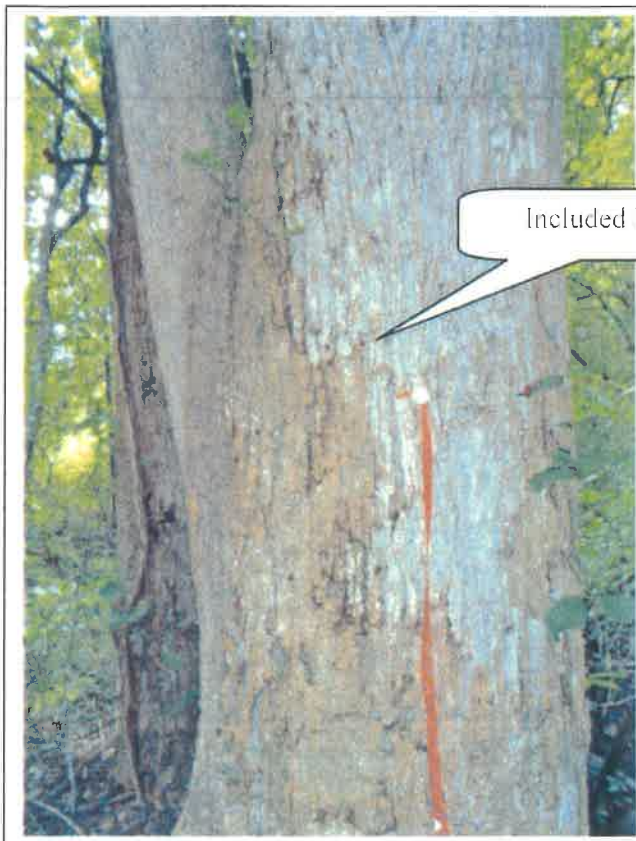


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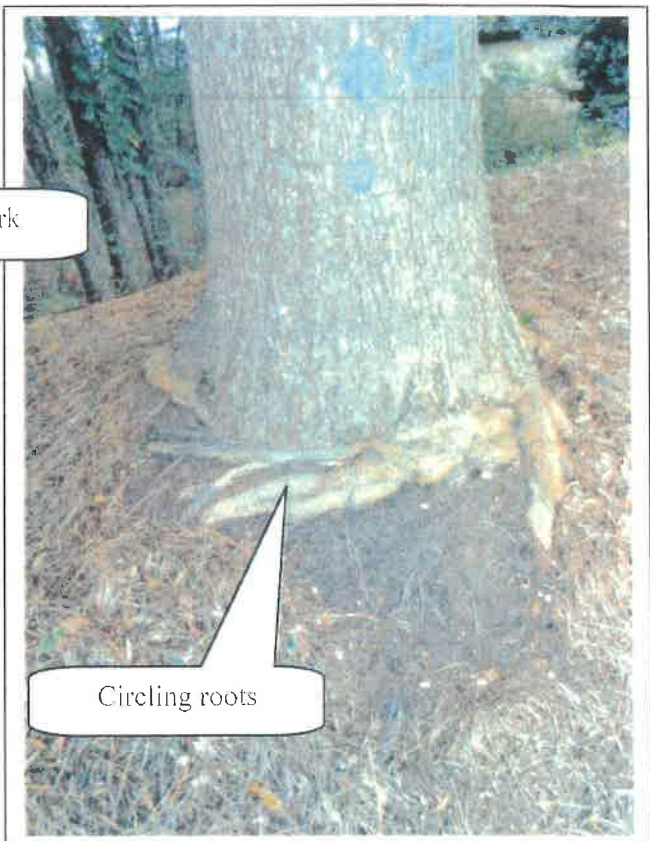


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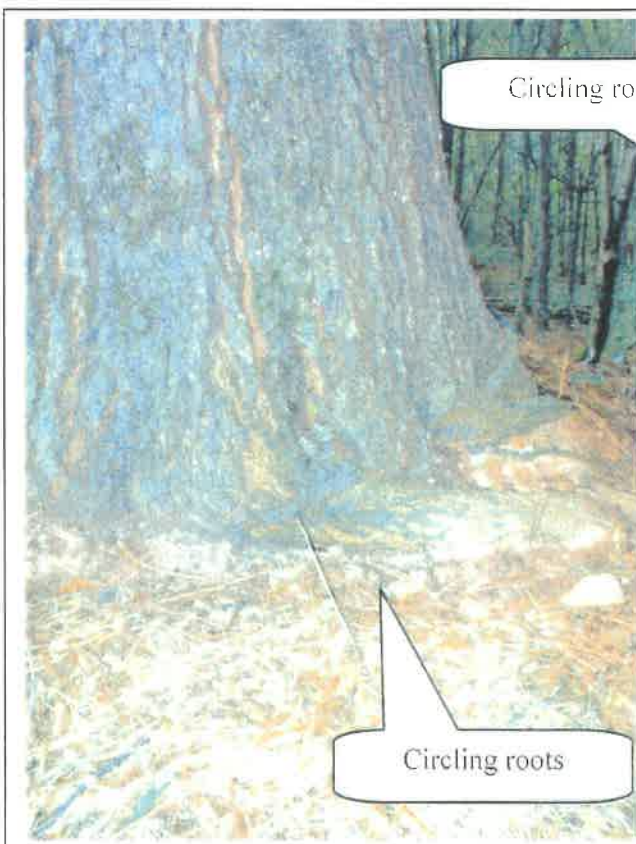
Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



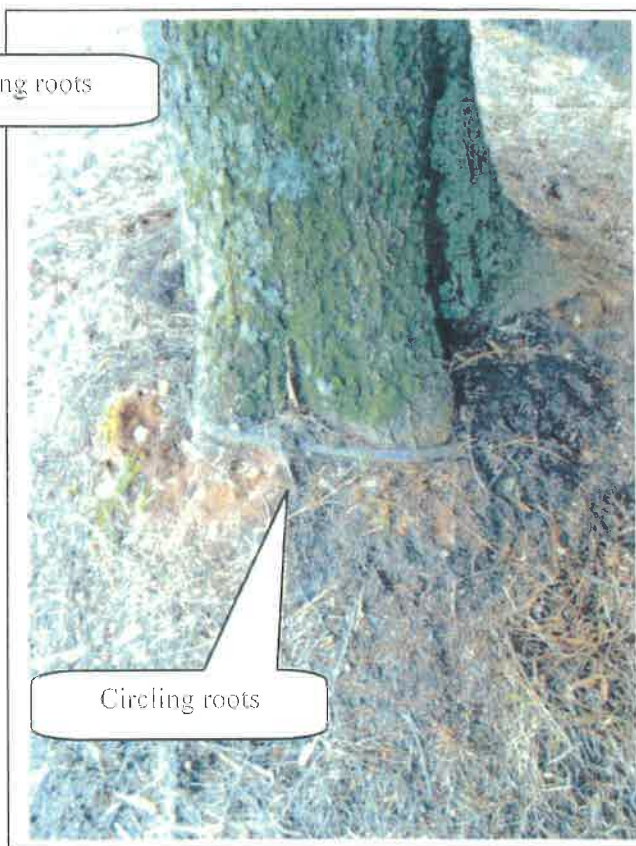
Fruiting bodies

Photo 48



Circling roots

Photo 49



Circling roots

Photo 50



Numerous trunk
galls

Photo 51



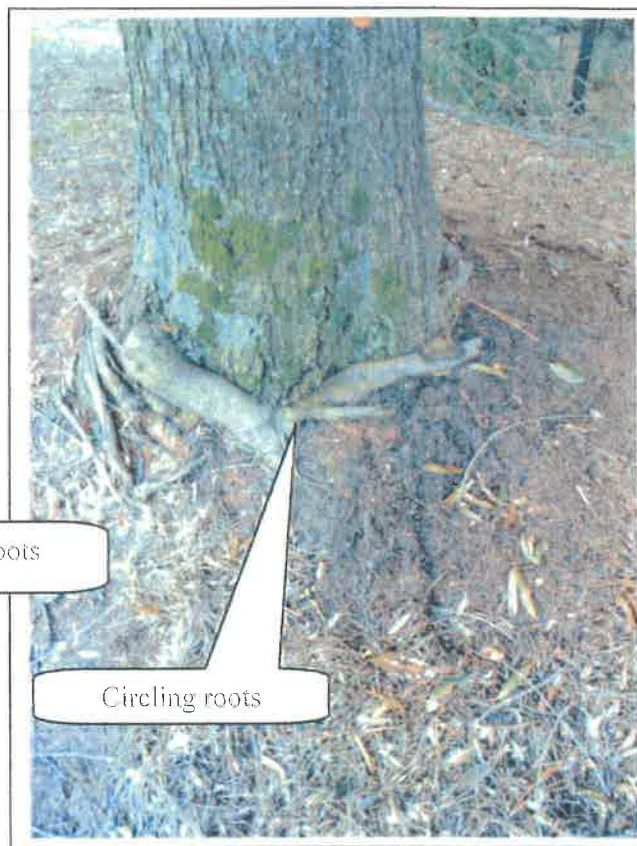
Fruiting bodies

Photo 52



Circling roots

Photo 53



Circling roots

Photo 54



Numerous trunk galls

Photo 55



Circling roots

Photo 56



Photo 57

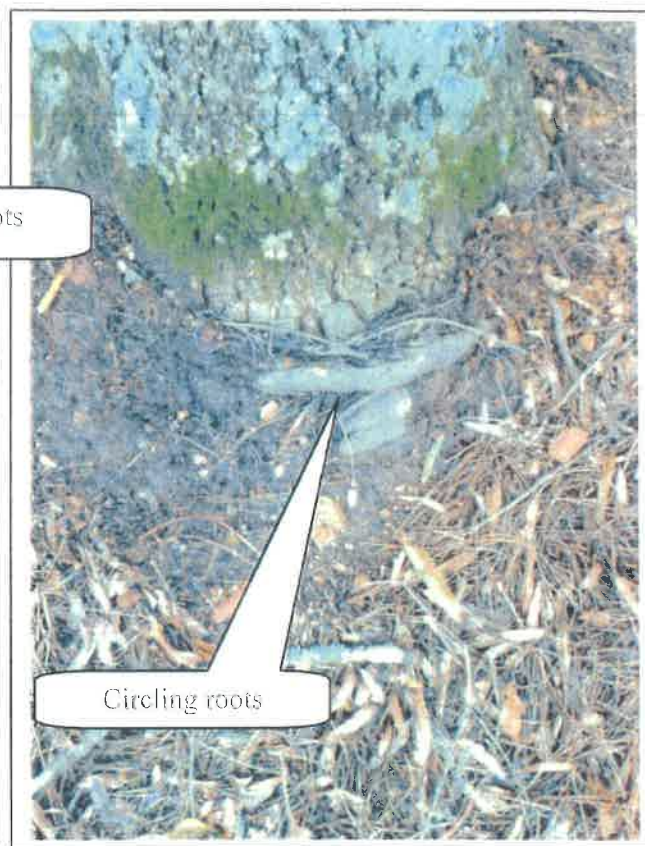


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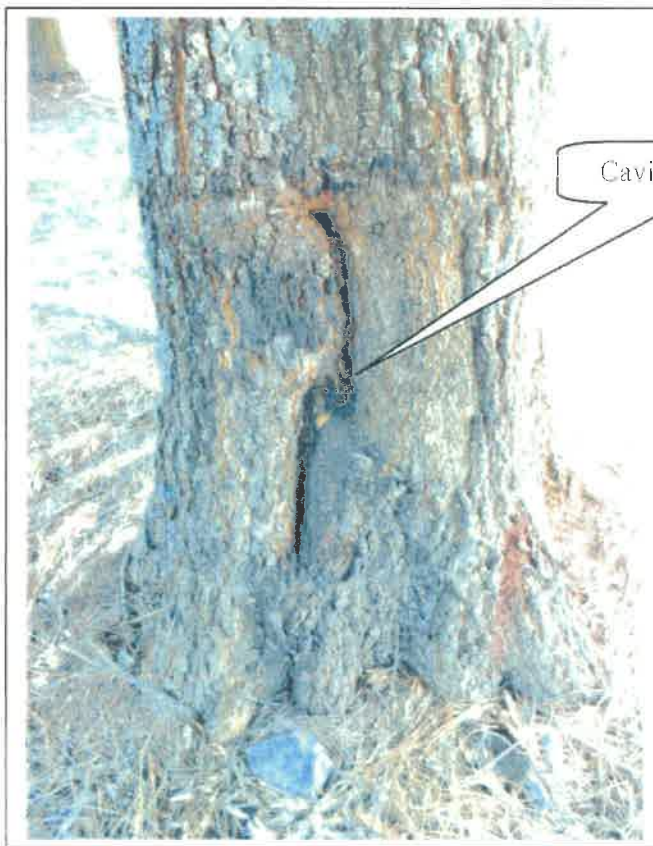


Photo 59



Photo 60



Photo 61

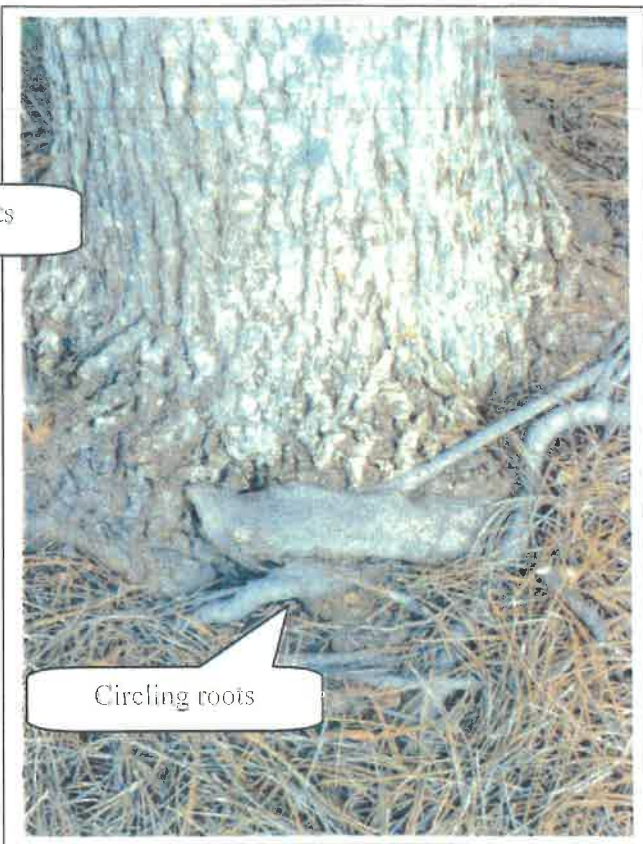


Photo 62



Photo 63



Photo 64



Circling roots

2 Trees grown together

Photo 65

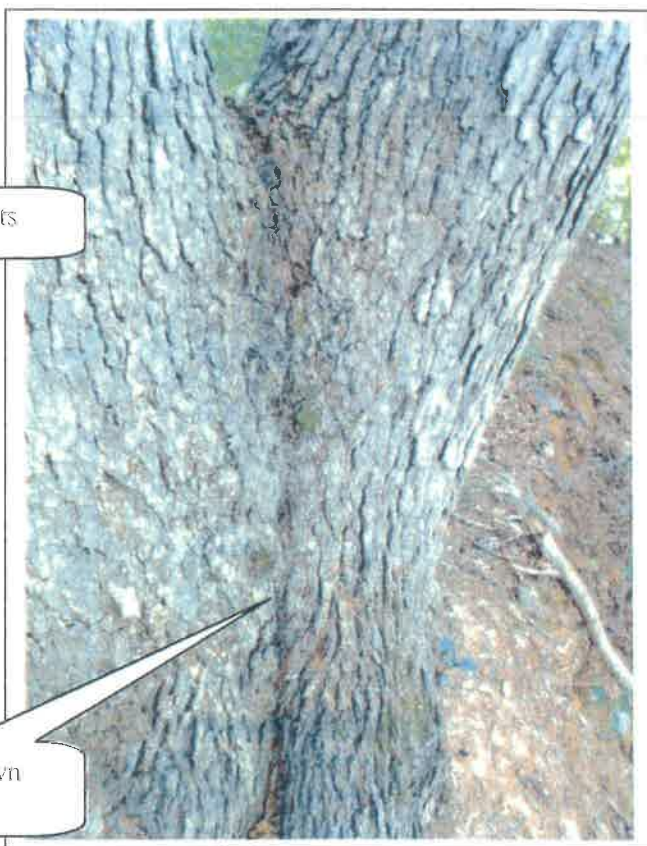


Photo 66



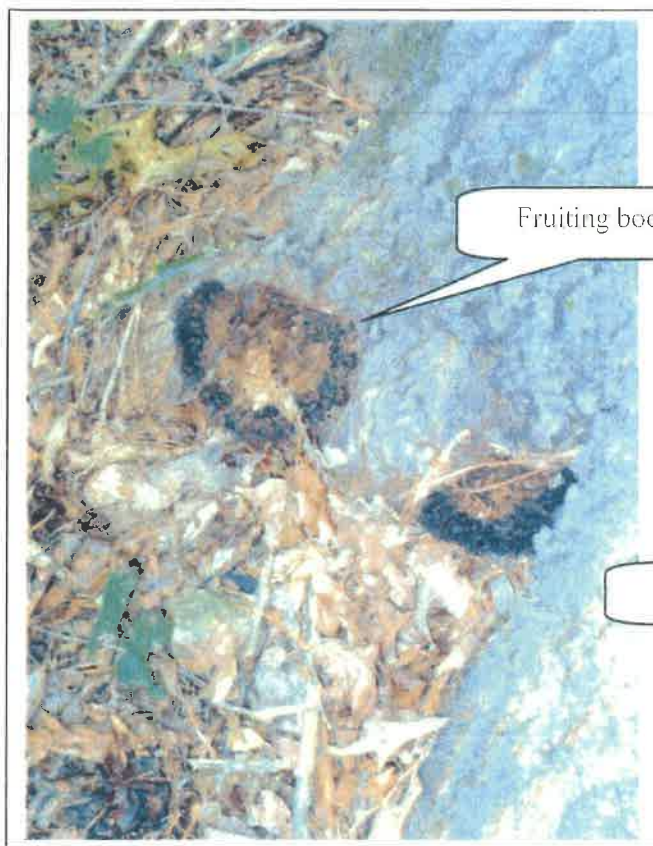
Severe undermining of tree

Photo 67



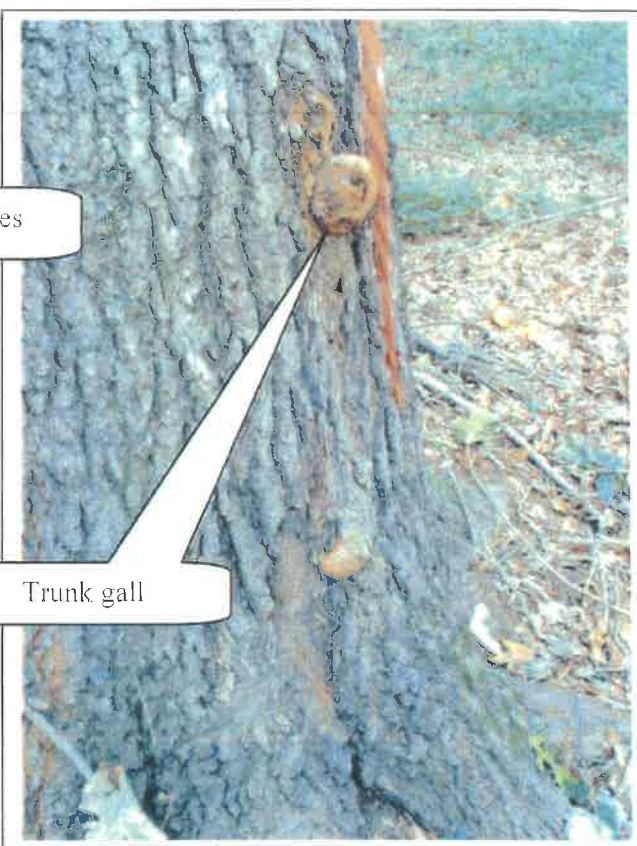
Fruiting body

Photo 68



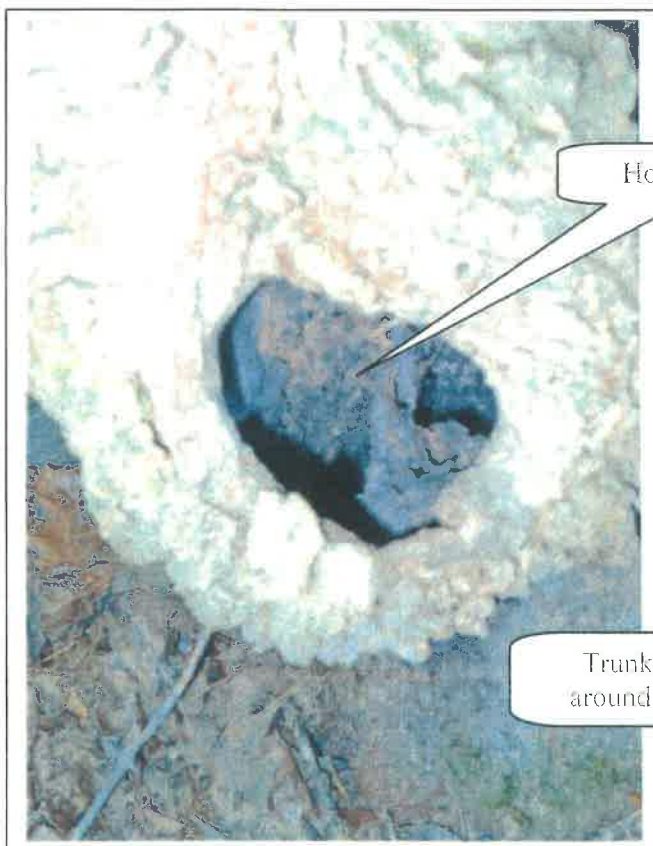
Fruiting bodies

Photo 69



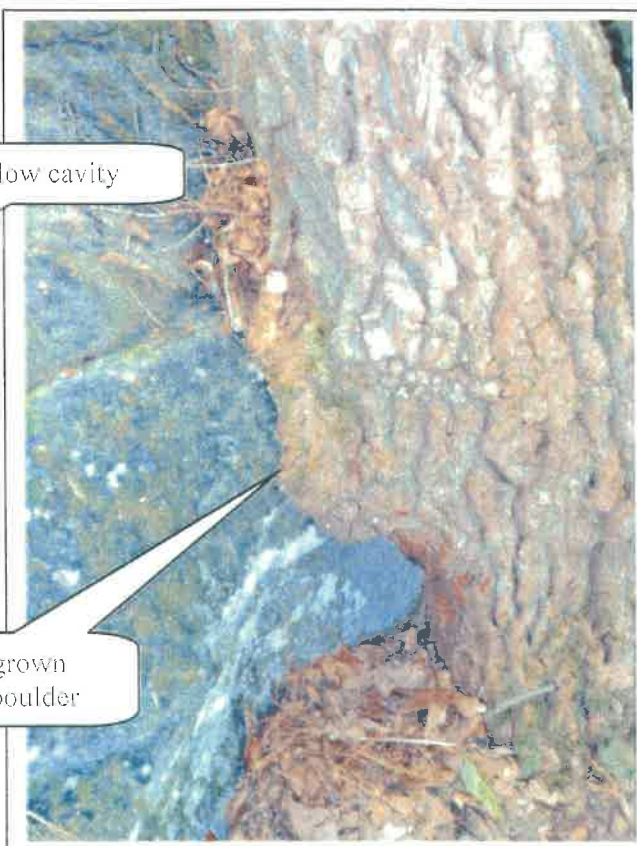
Trunk gall

Photo 70



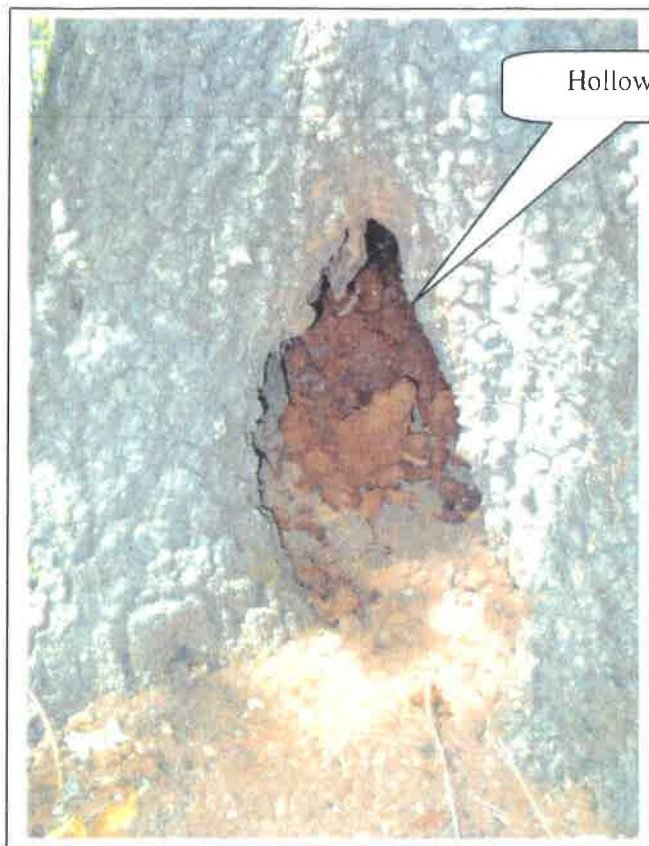
Hollow cavity

Photo 71



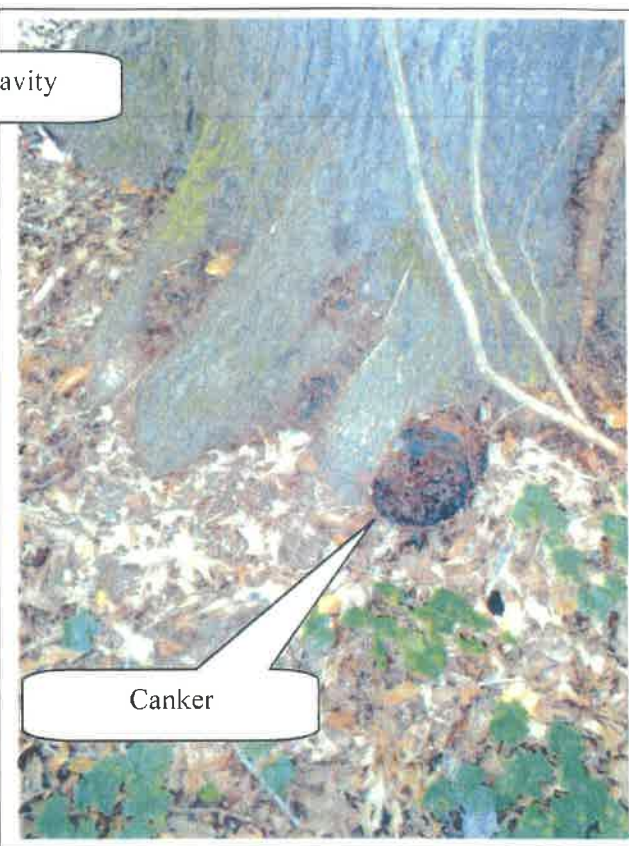
Trunk grown
around boulder

Photo 72



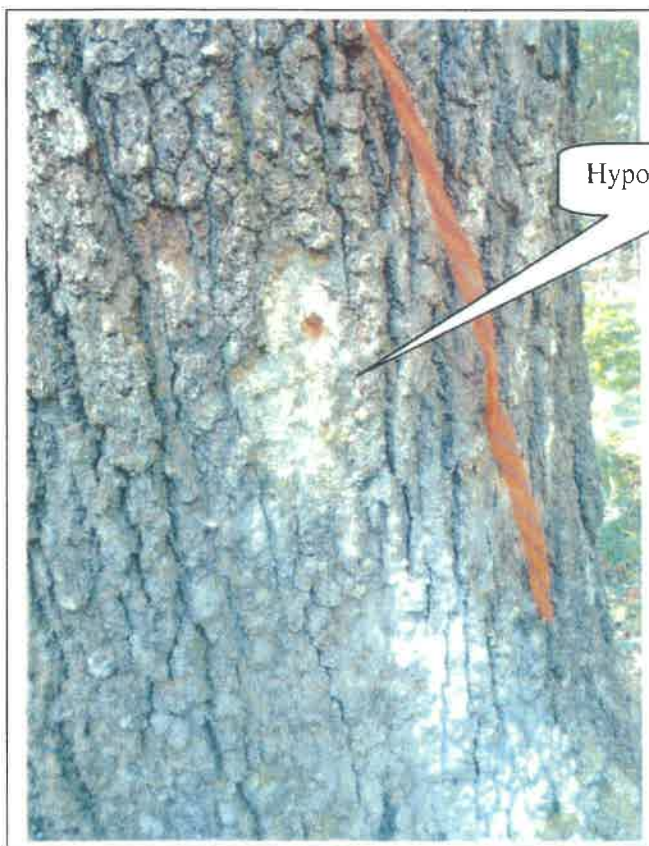
Hollow cavity

Photo 73



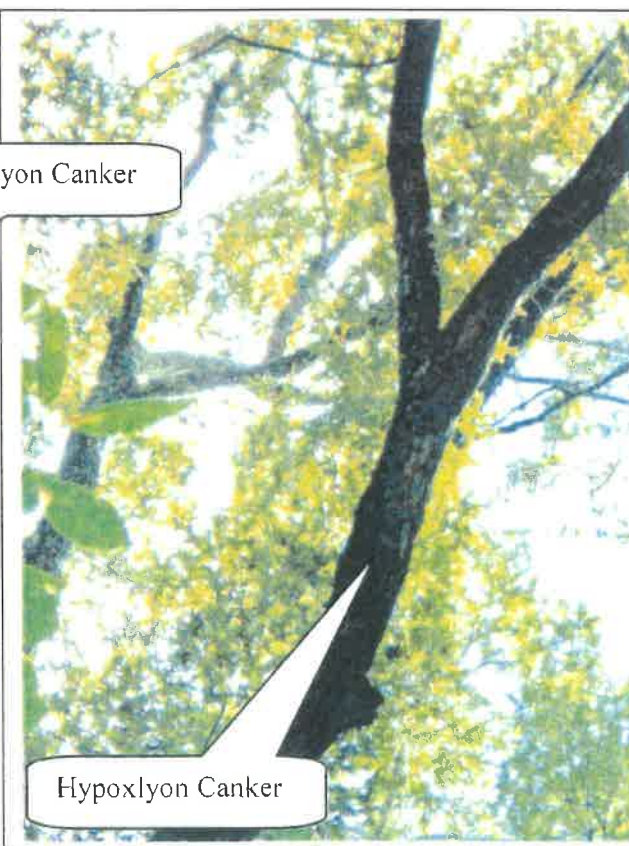
Canker

Photo 74



Hypoxylon Canker

Photo 75



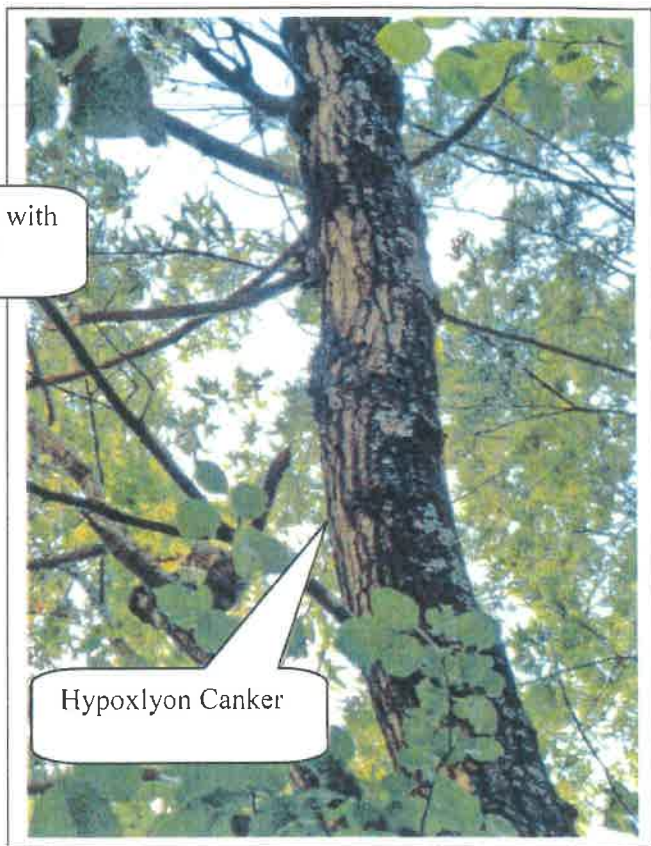
Hypoxylon Canker

Photo 76



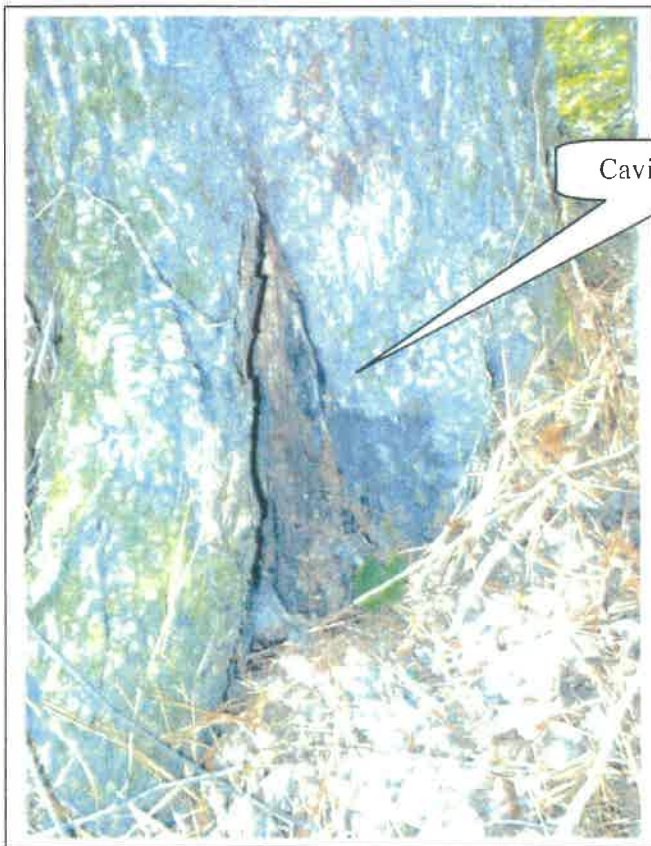
Distorted trunk with
trunk gall

Photo 77



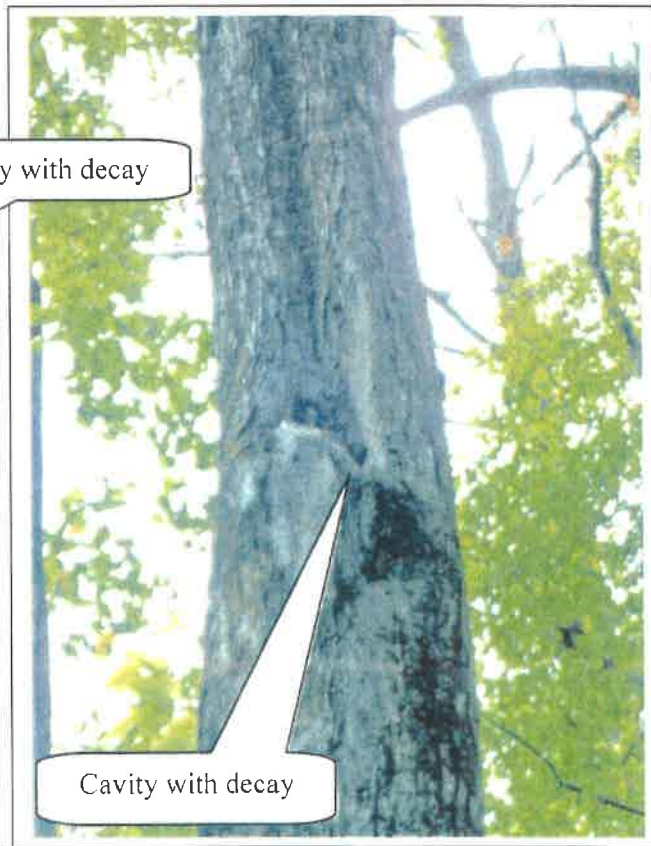
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



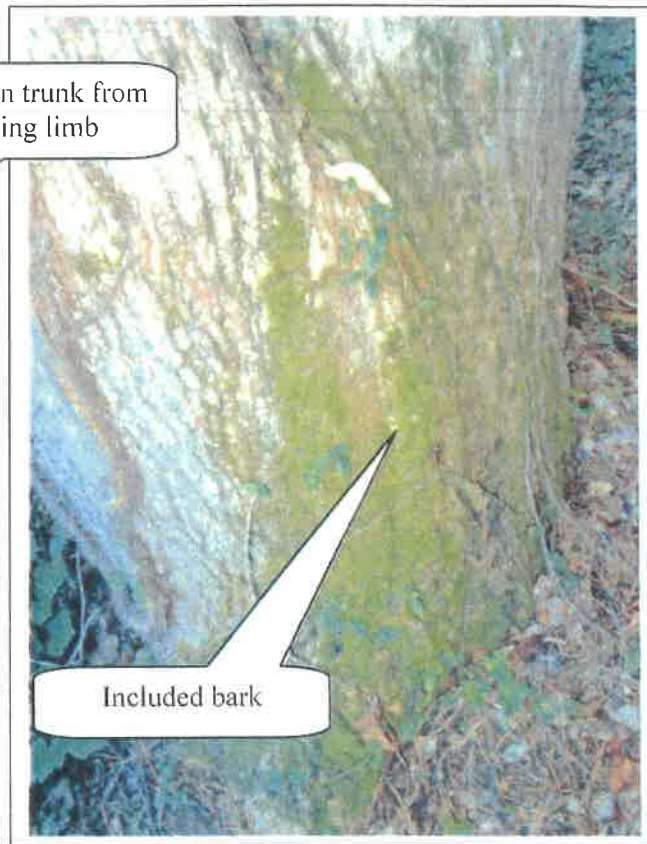
Cavity with decay

Photo 80



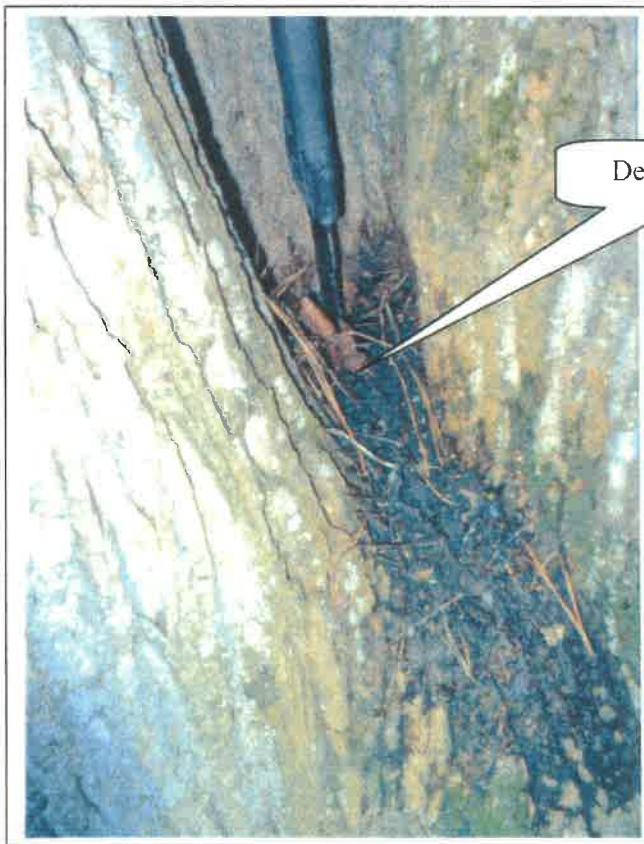
Decay in trunk from
rotting limb

Photo 81



Included bark

Photo 82



Decay in crotch

Photo 83



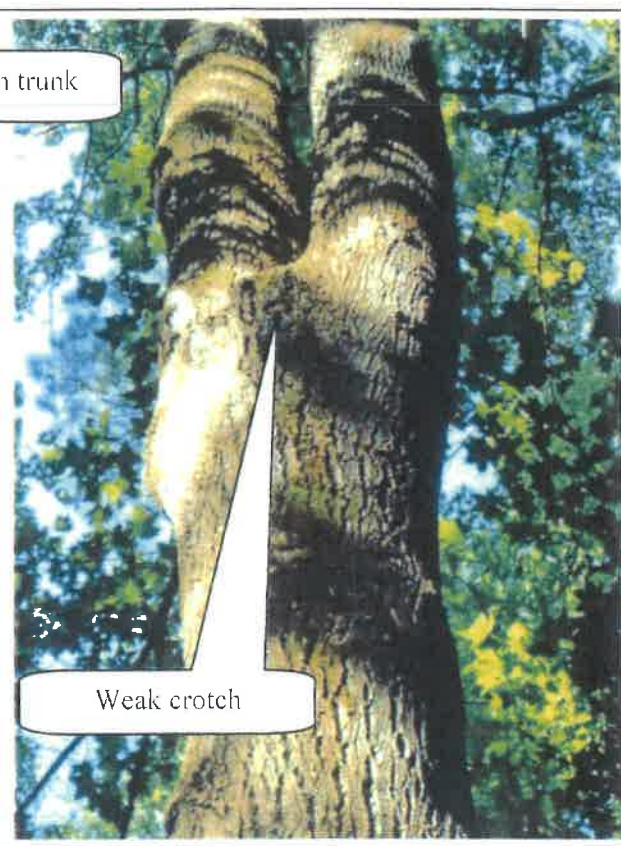
Decay in crotch

Photo 84



Barbwire in trunk

Photo 85



Weak crotch

Photo 86



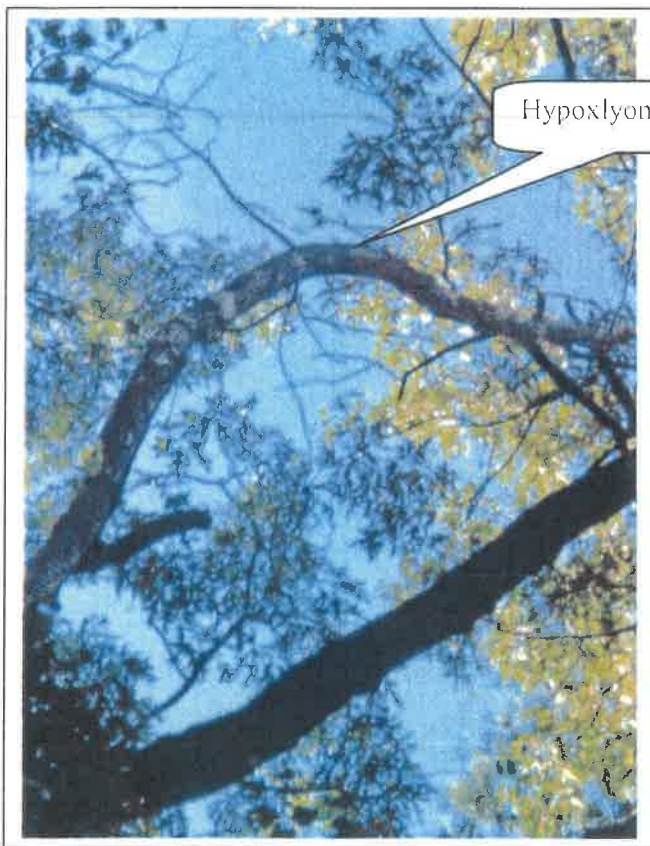
Severe lean

Photo 87



Phytophthora

Photo 88



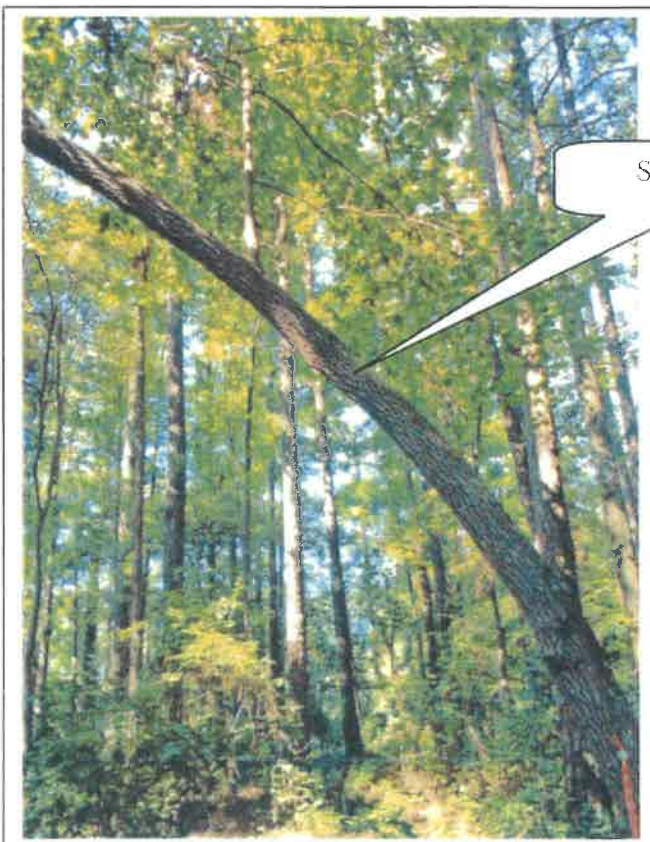
Hypoxylon Canker

Photo 89



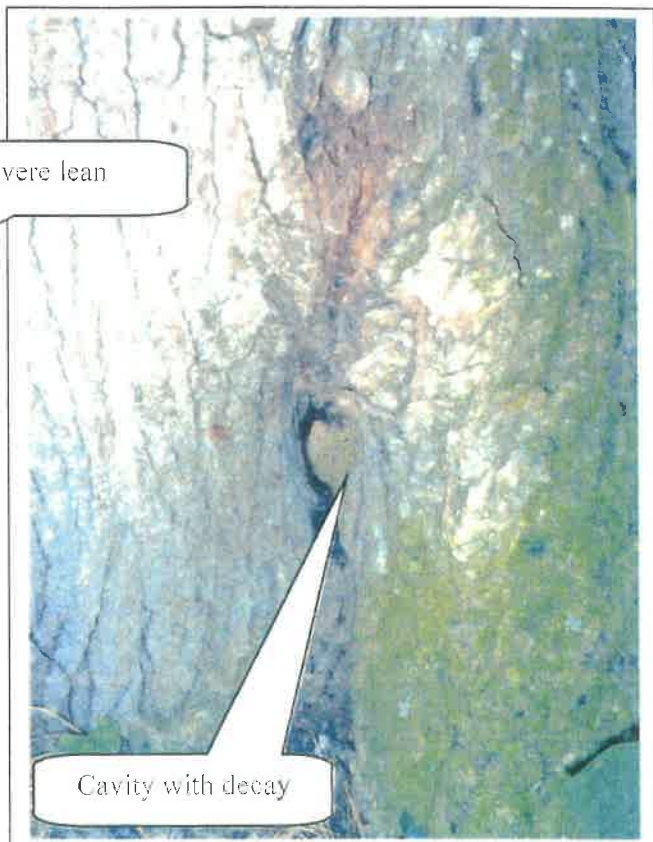
Cavity with decay

Photo 90



Severe lean

Photo 91



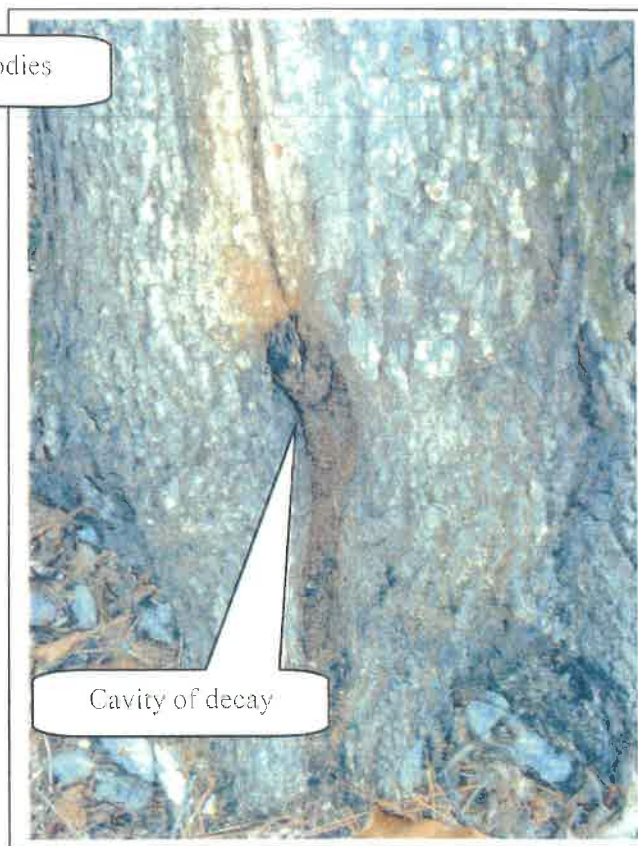
Cavity with decay

Photo 92



Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95



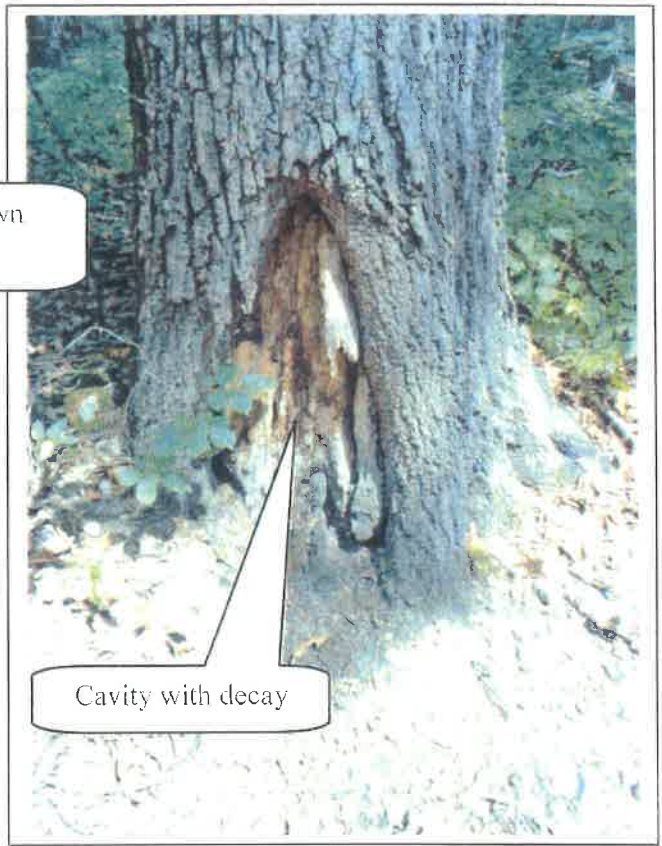
Included bark with
trunk gall in the
inclusion

Photo 96



2 Trees grown together

Photo 97



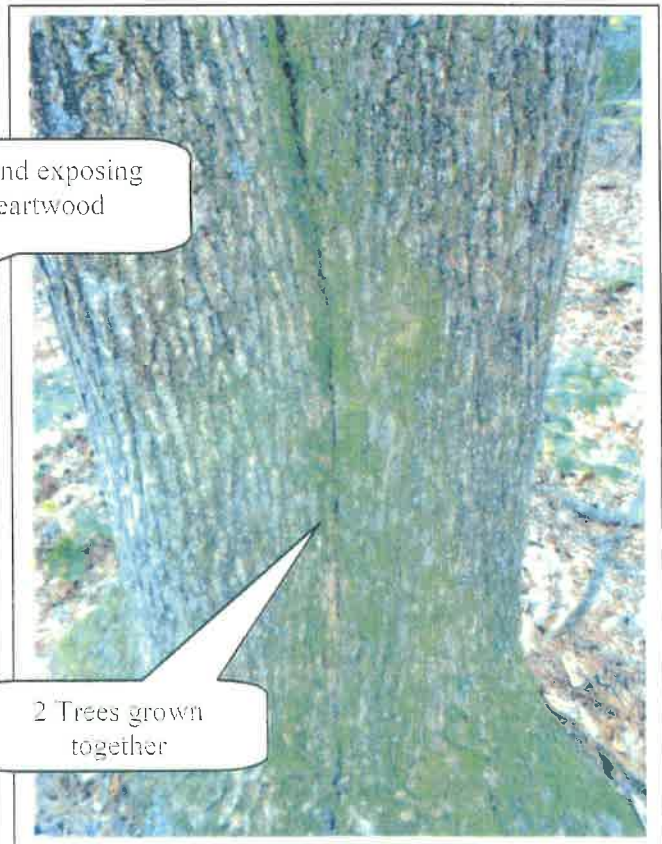
Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100

16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



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: August 8, 10, 11, 16, 2016

Report Date: August 17, 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:

Although, this report will determine whether or not a tree is a specimen or “Tree of Quality”; it is provided as best judgment opinion. Ultimately, the governing body’s (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/“Tree of Quality” or not.

All specimen/“Tree of Quality” tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/“Tree of Quality” trees located by a Certified Land Surveyor.

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.

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

(General

[illegible]

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	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. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	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.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis
(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 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.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	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.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	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.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 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.	84	No
815	34" White Oak	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.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 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.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 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.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high 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.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 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.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 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.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 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.	100	No

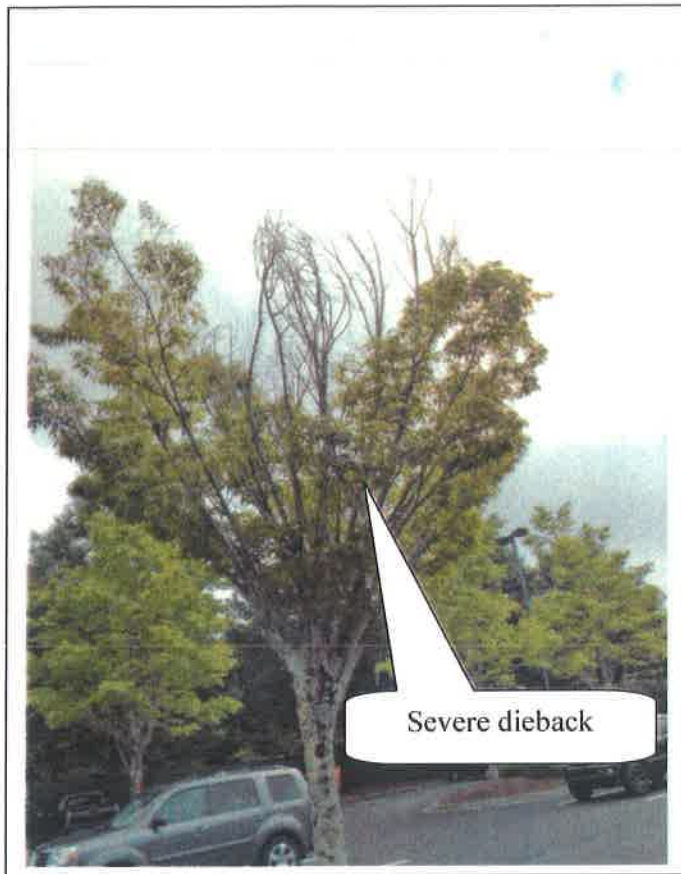


Photo 1

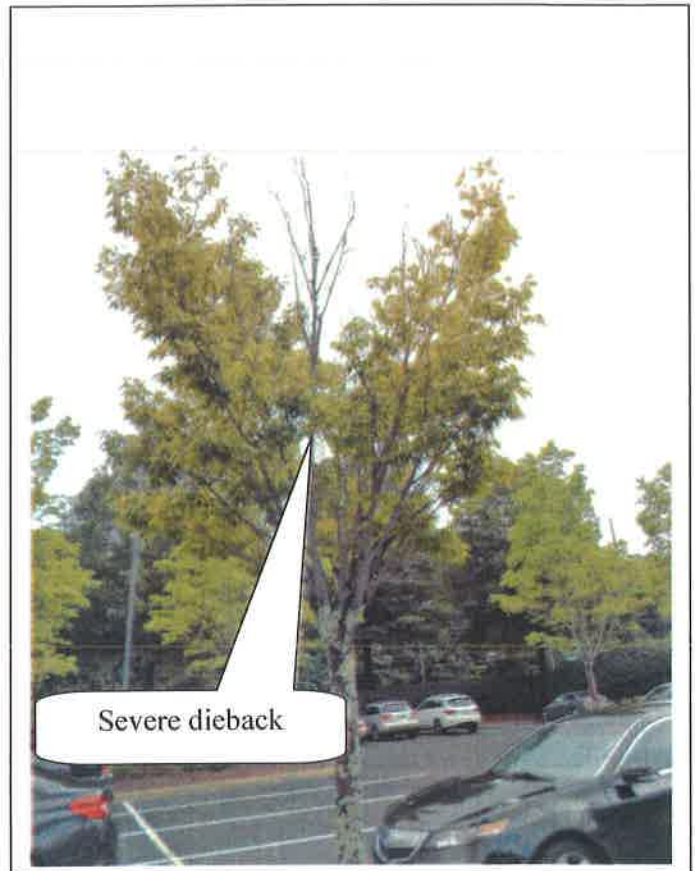


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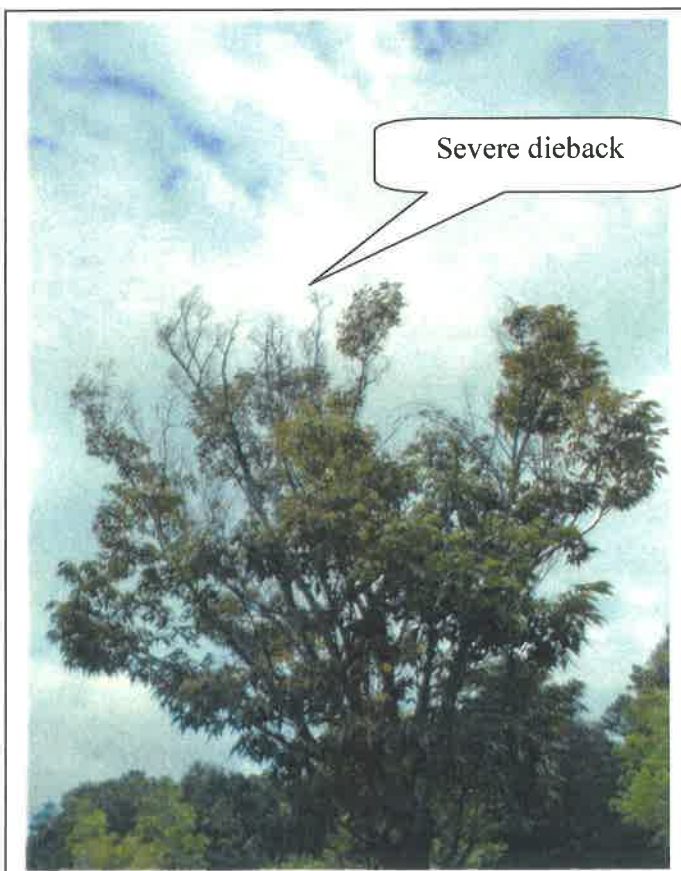


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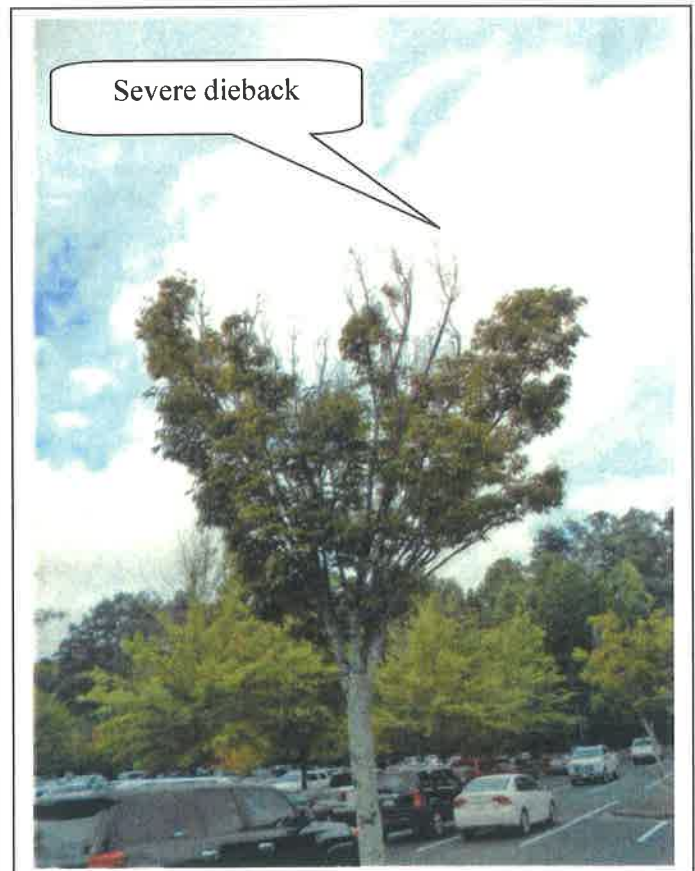


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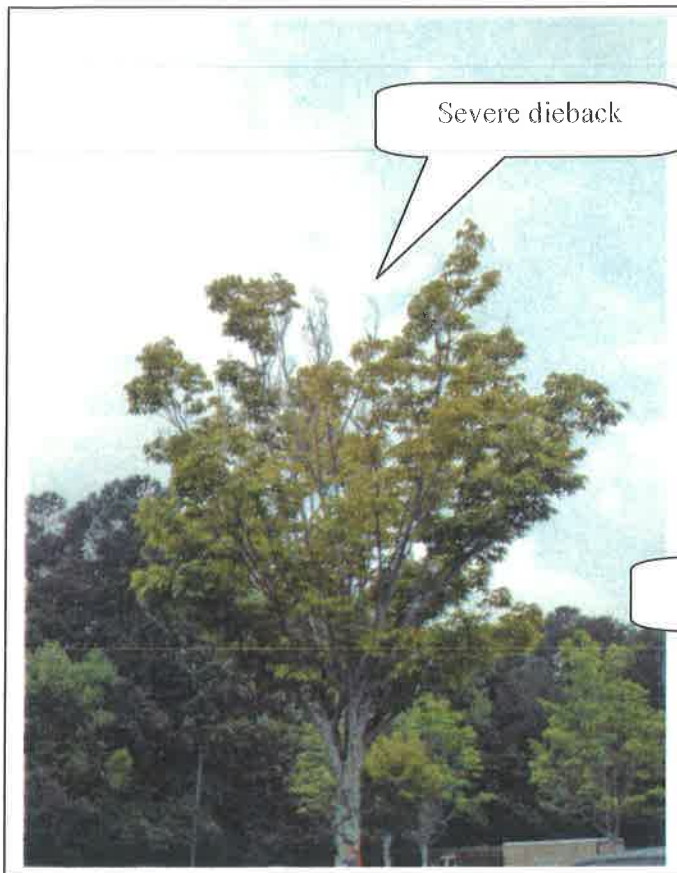


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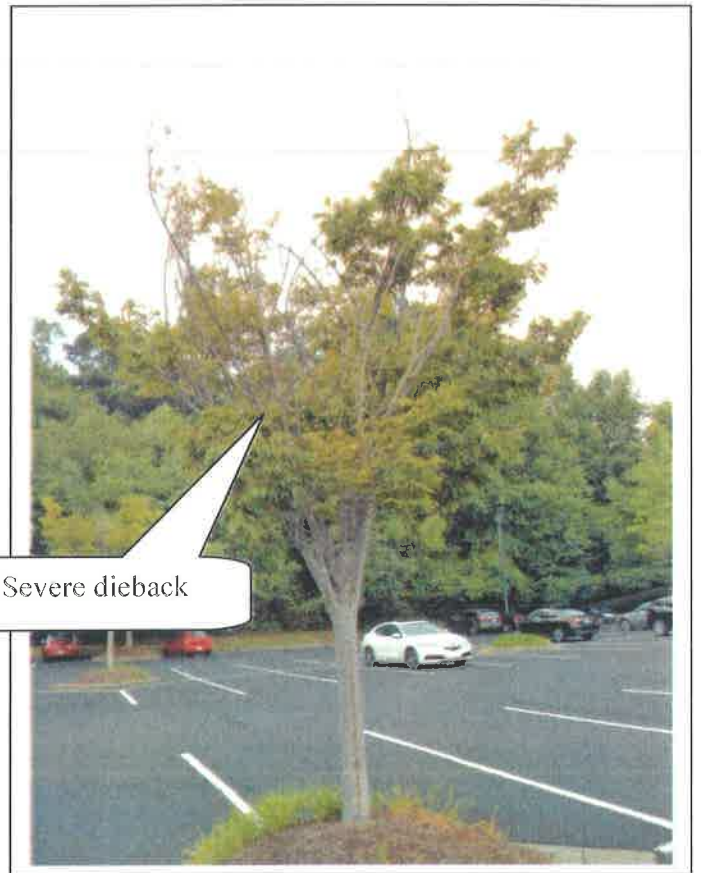


Photo 6



Photo 7

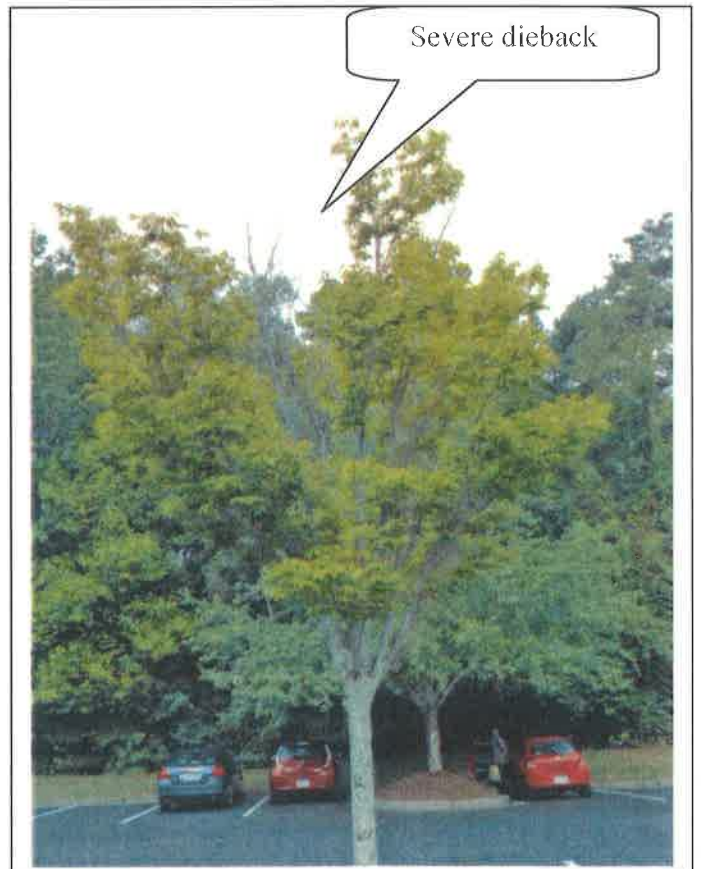


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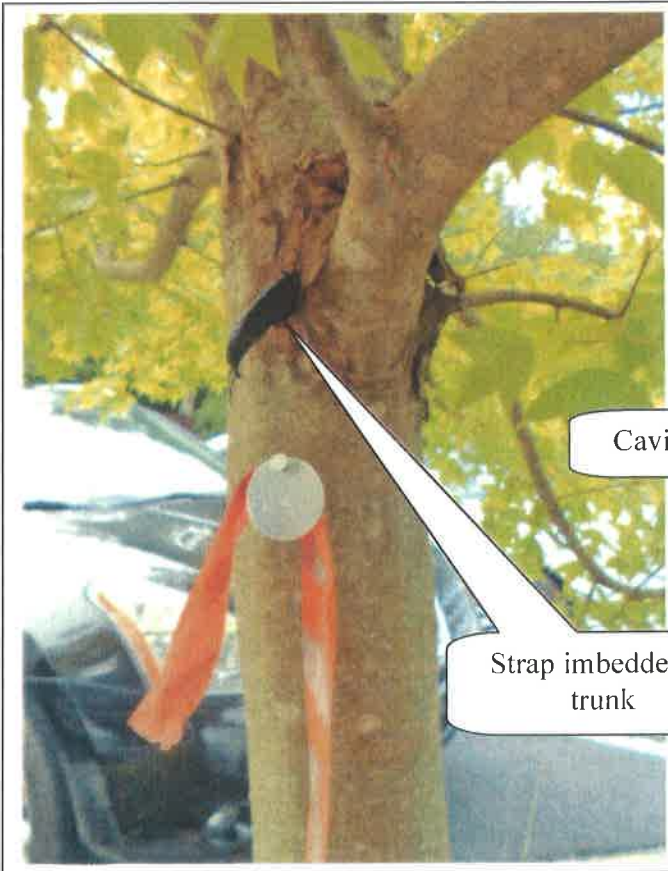
Severe dieback

Photo 9



Cavity with decay

Photo 10



Cavity with decay

Strap imbedded in trunk

Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

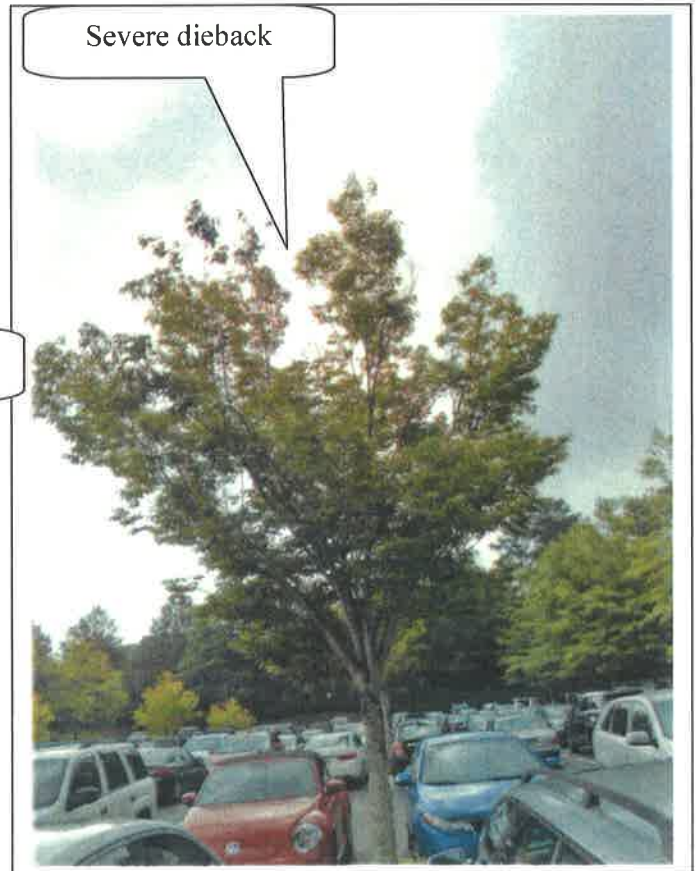
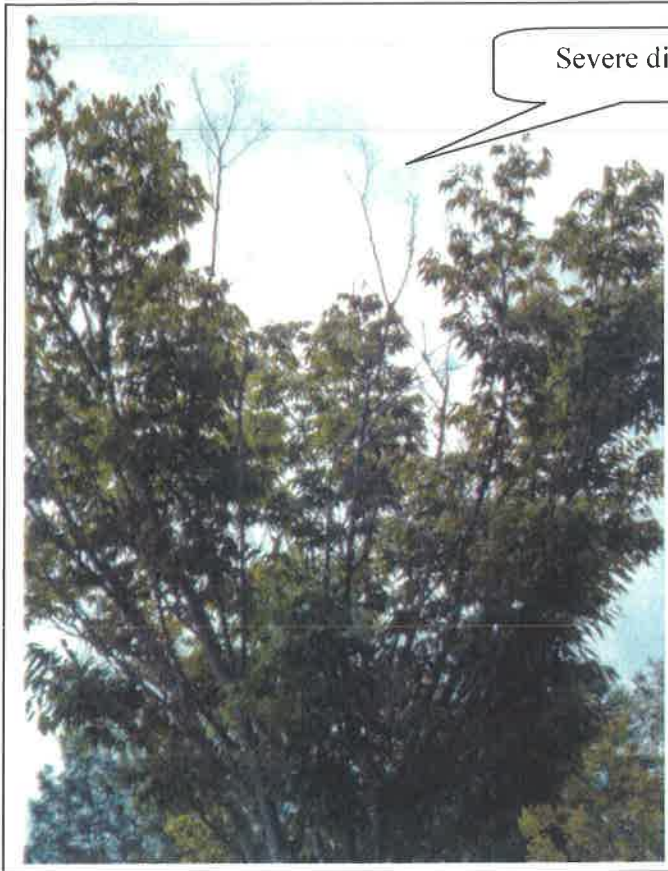


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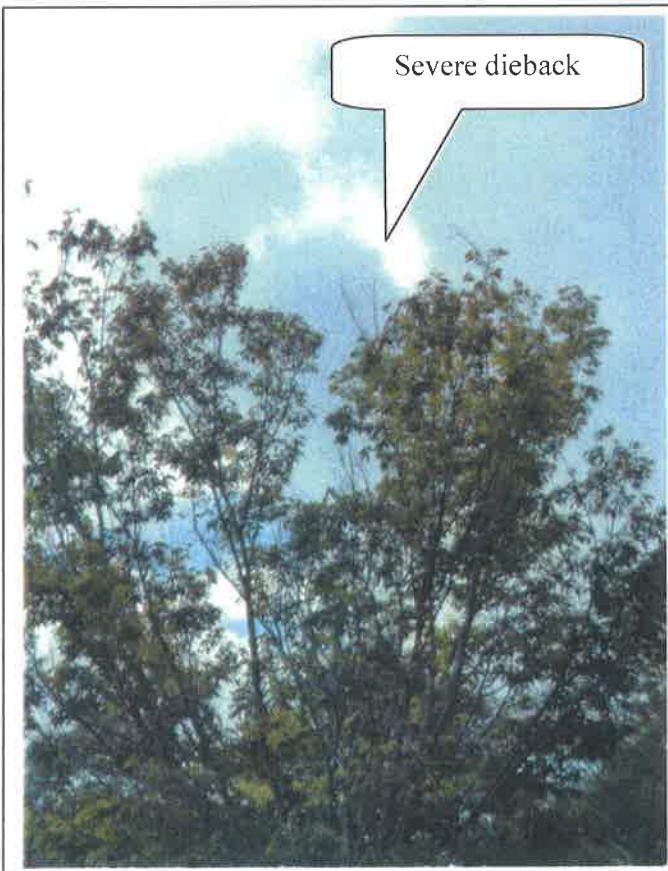
Severe dieback

Photo 17



Split in trunk

Photo 18



Severe dieback

Photo 19



Cavity with decay

Photo 20

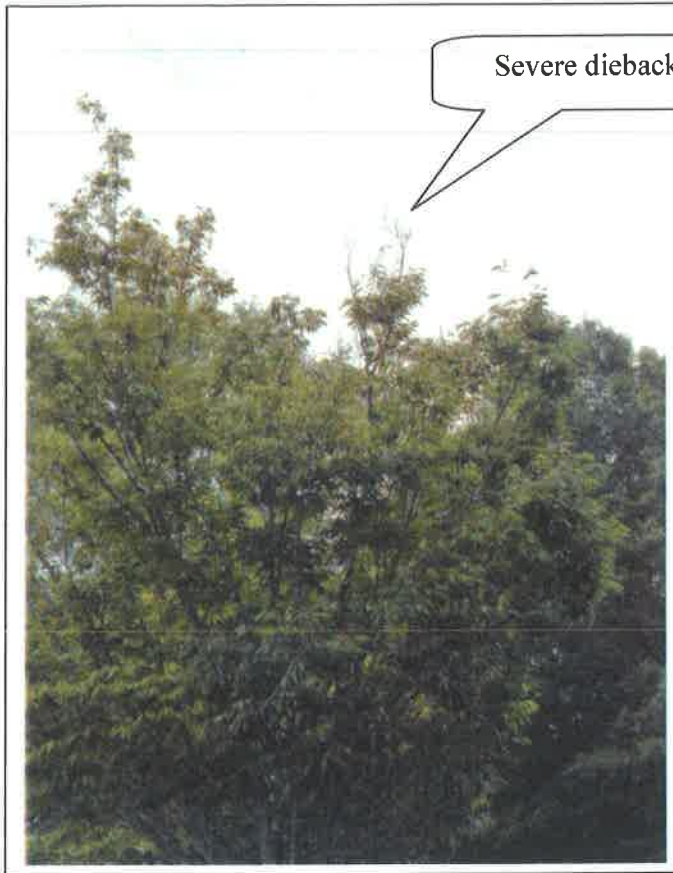


Photo 21



Photo 22

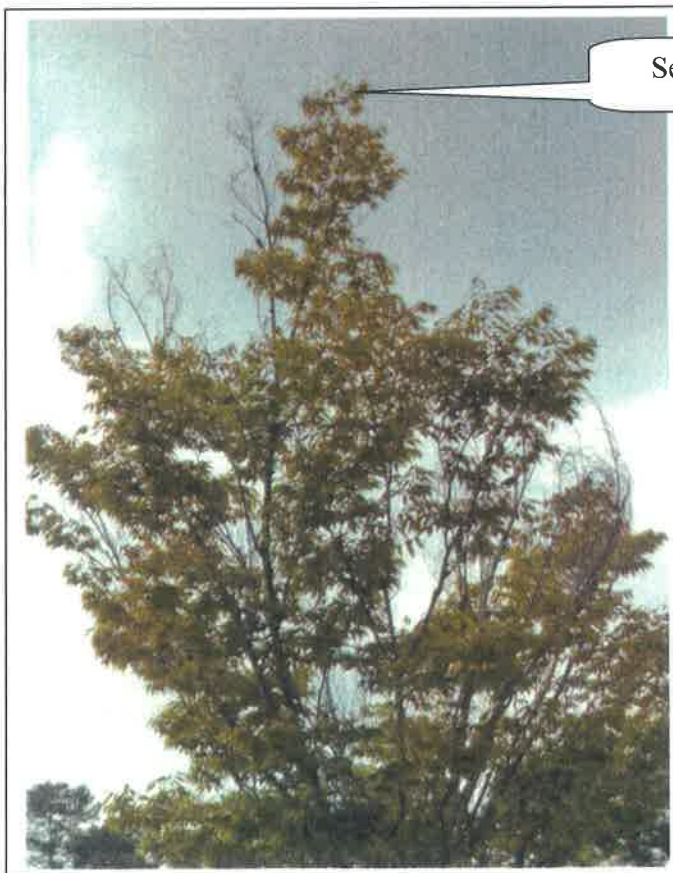


Photo 23



Photo 24



Photo 25

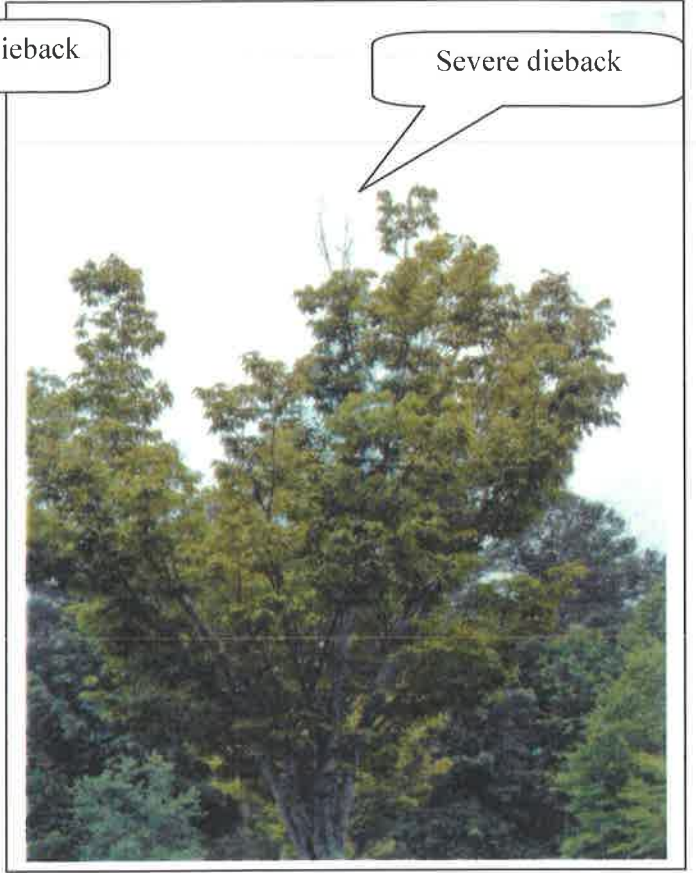


Photo 26



Photo 27

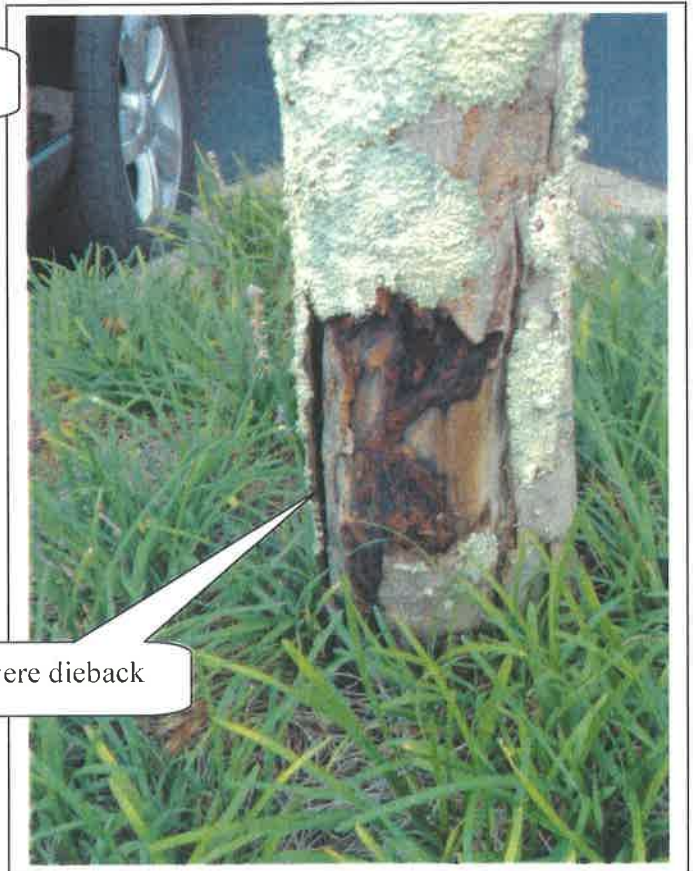


Photo 28



Photo 29

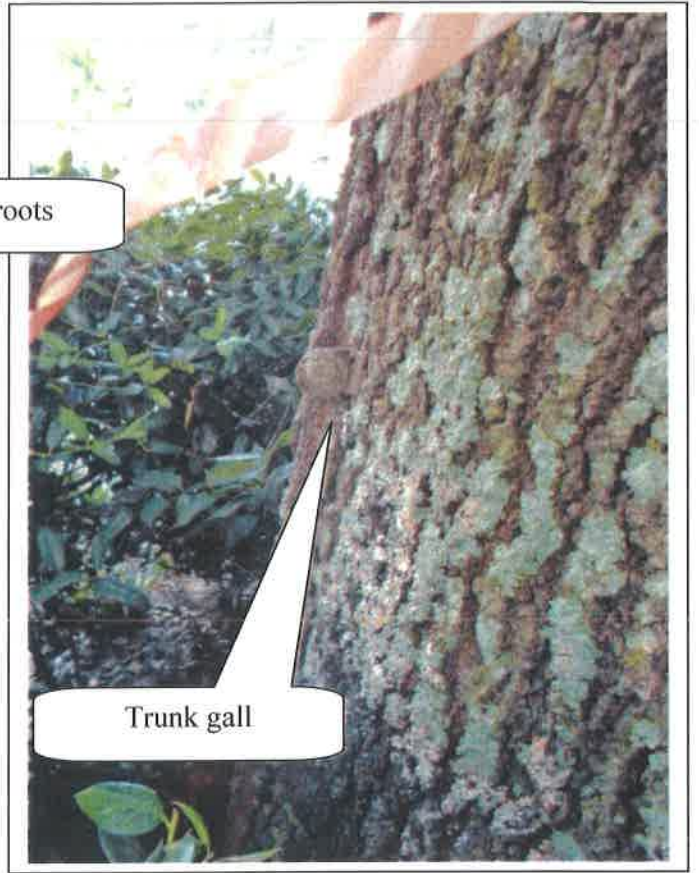


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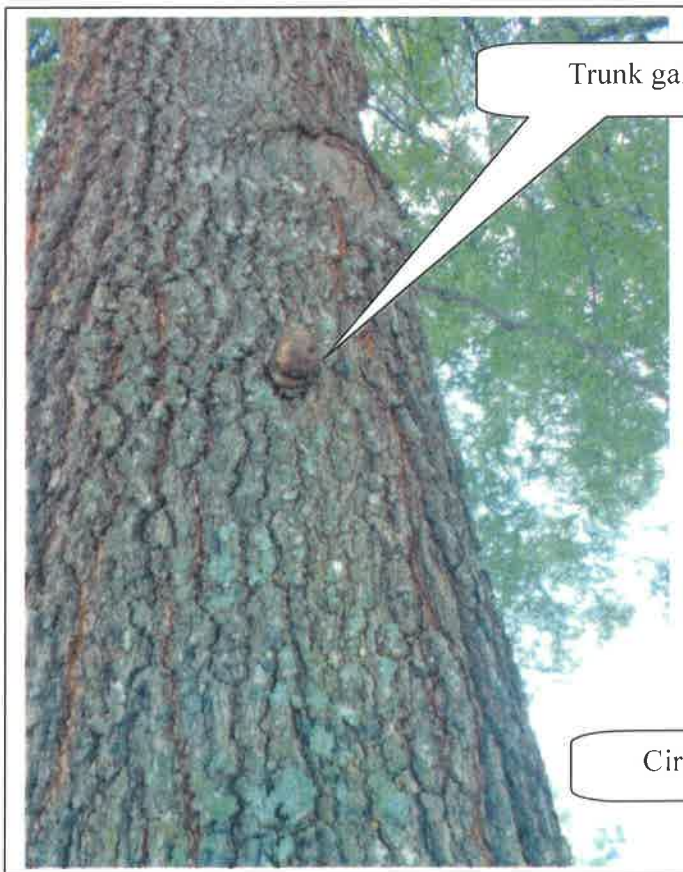
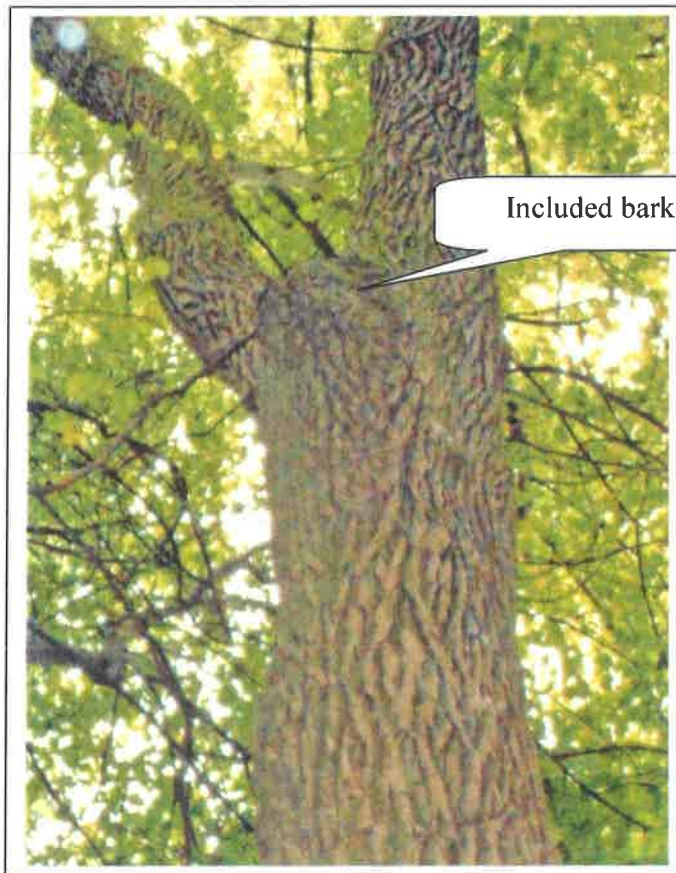


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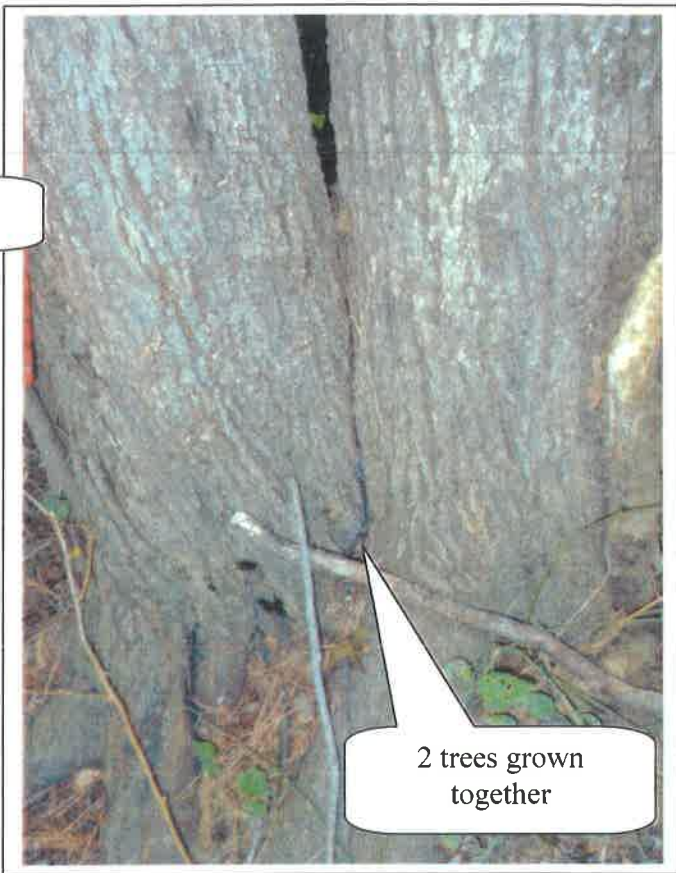


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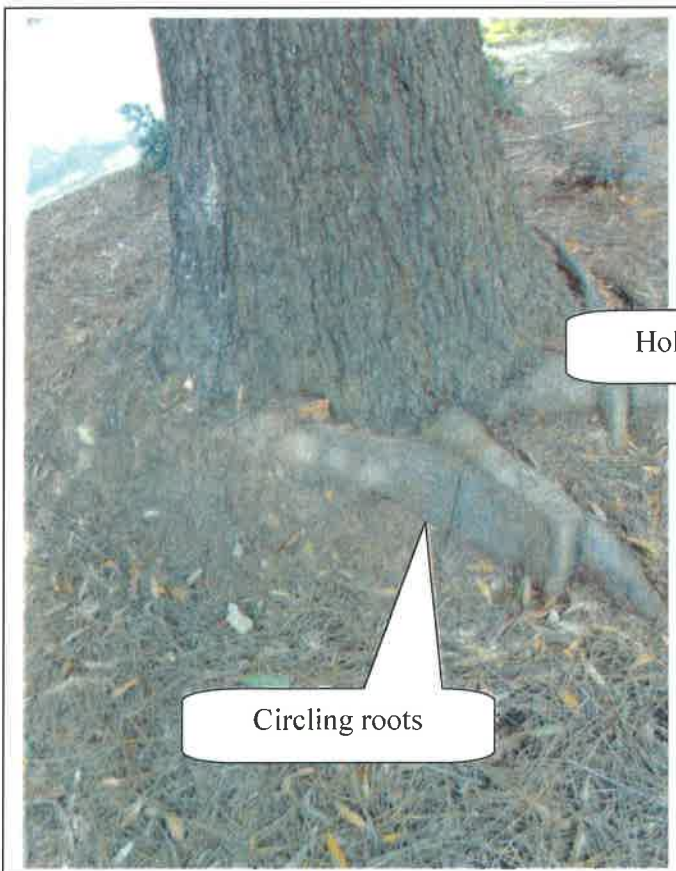
Included bark

Photo 33



2 trees grown together

Photo 34



Circling roots

Photo 35



Hollow cavity

Photo 36



Photo 37

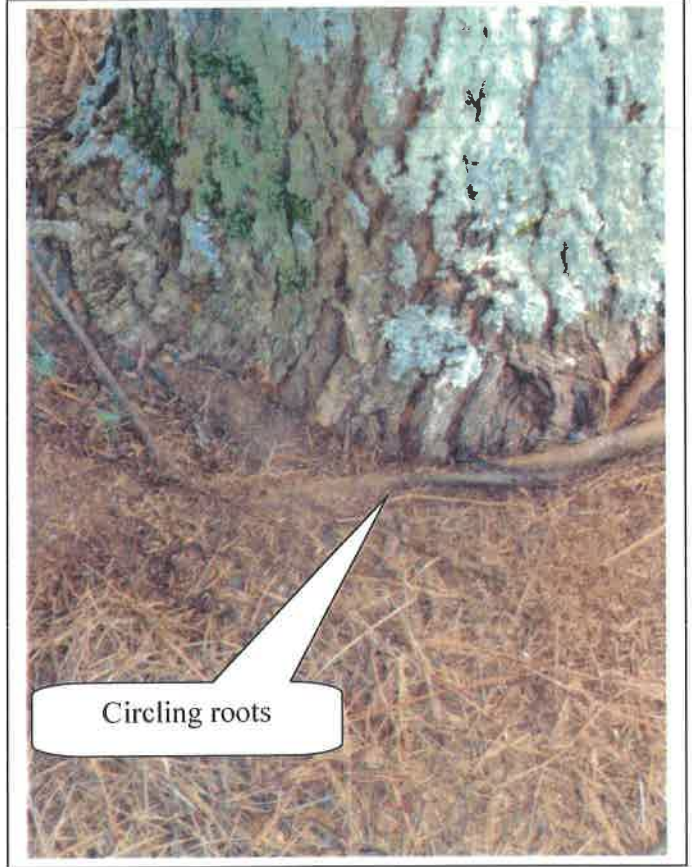


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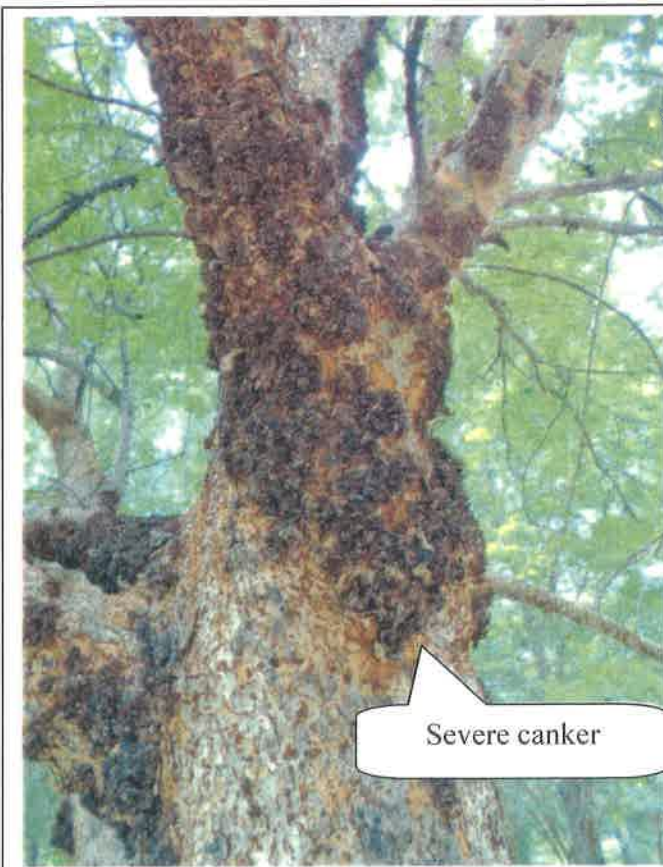


Photo 39



Photo 40

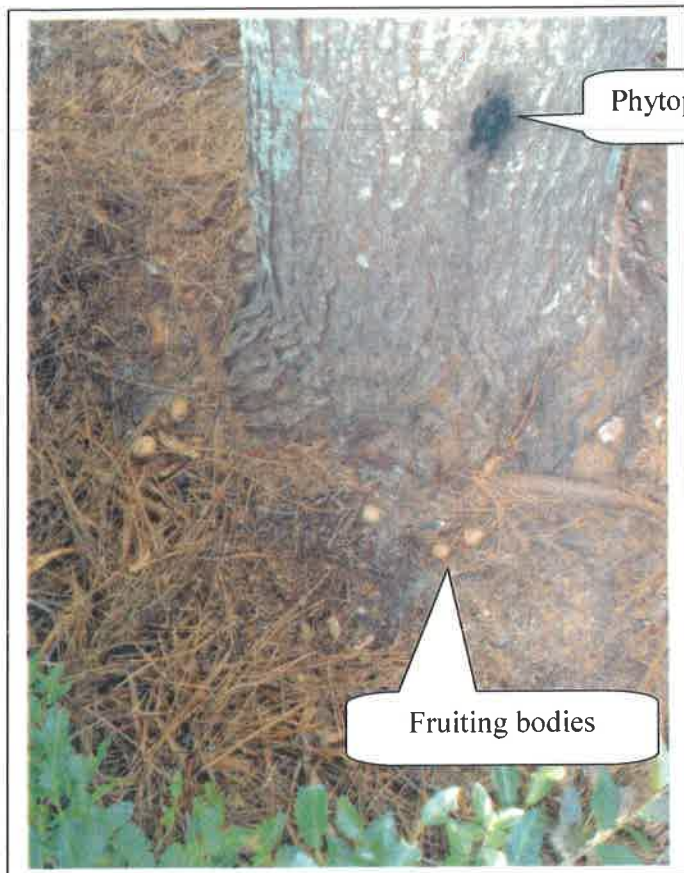


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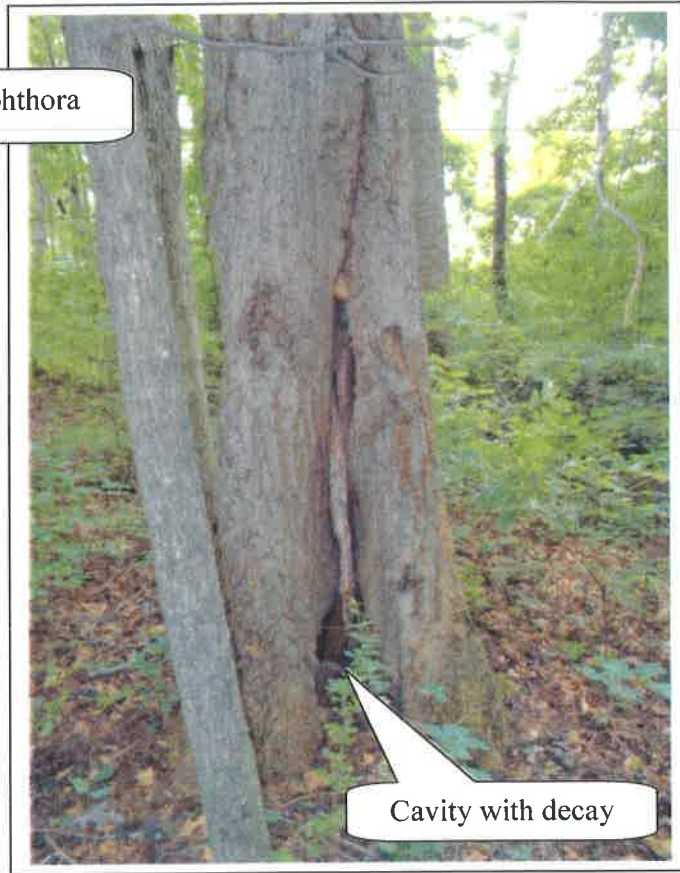


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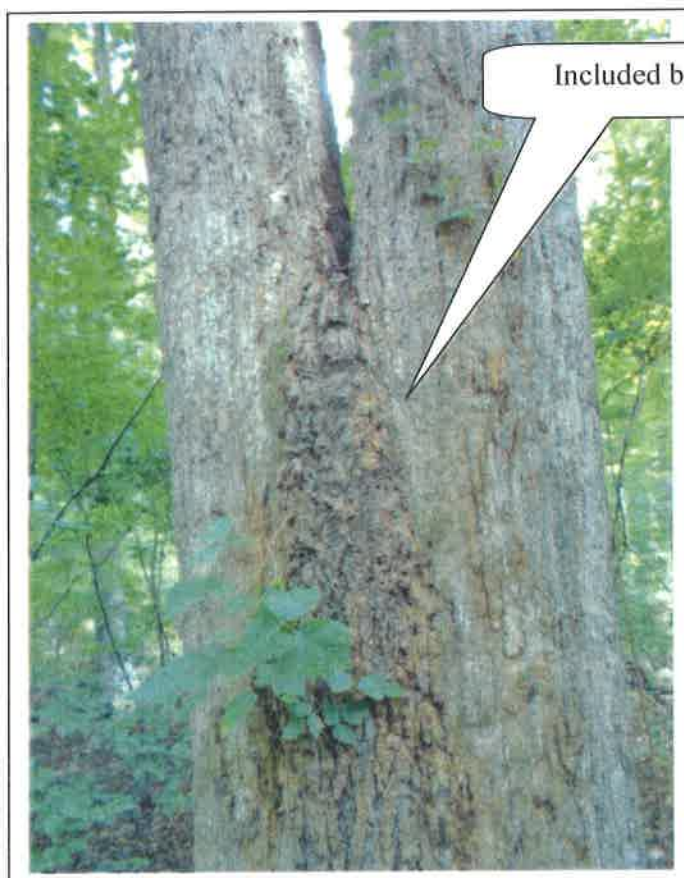
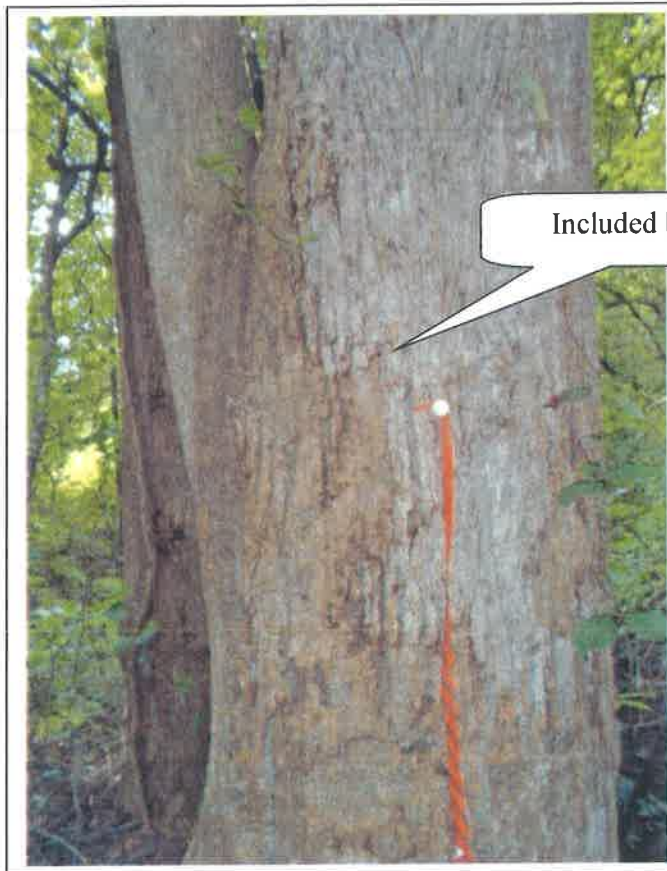


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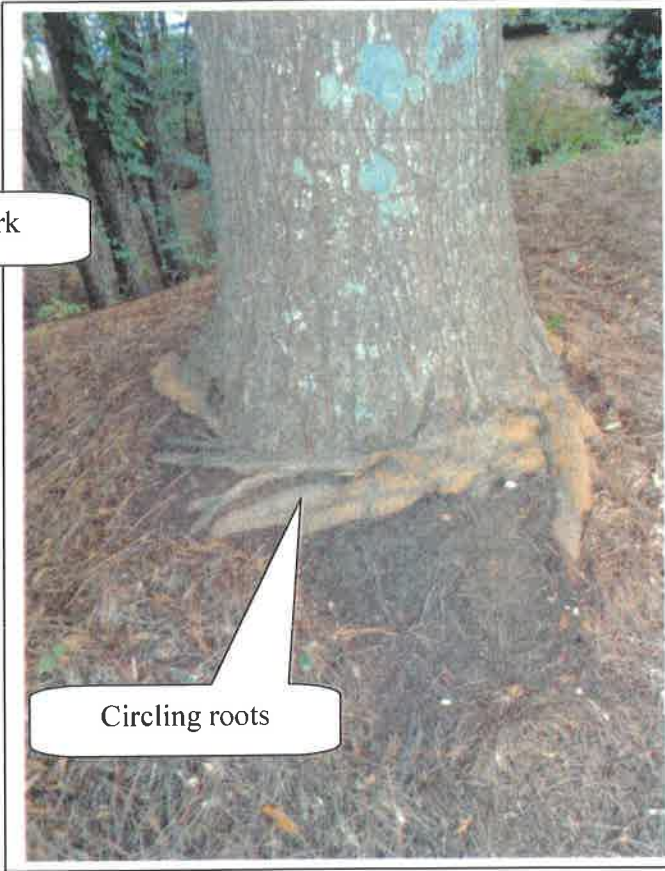


Photo 44



Included bark

Photo 45



Circling roots

Photo 46



Circling roots

Circling roots

Photo 47



Fruiting bodies

Photo 48



Photo 49

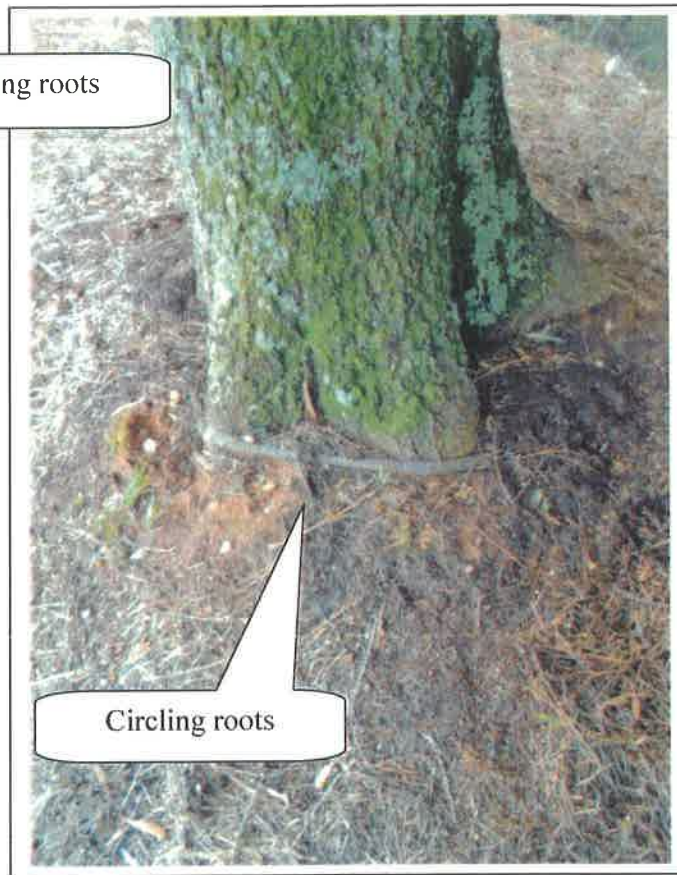


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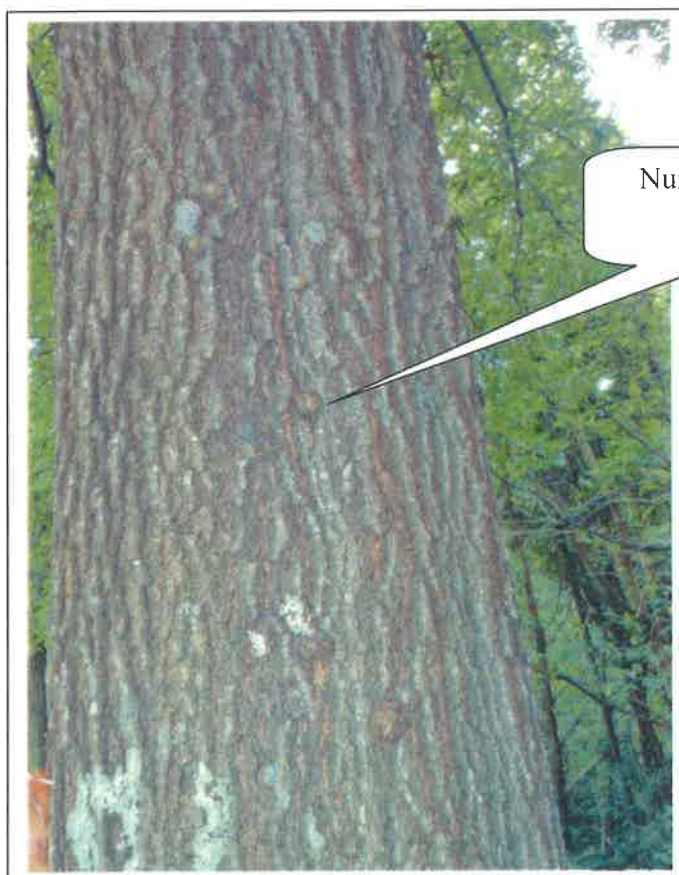


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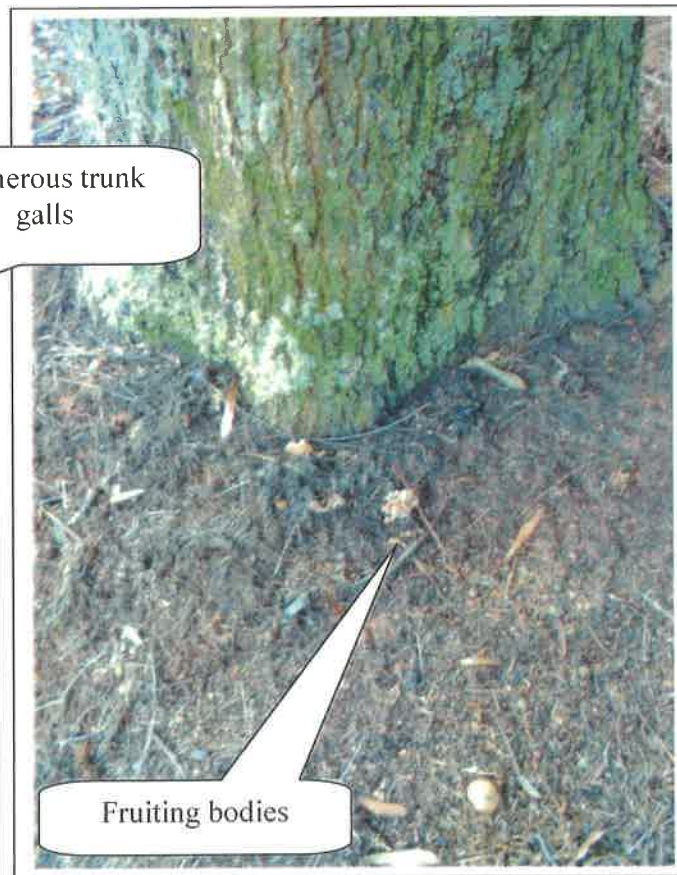
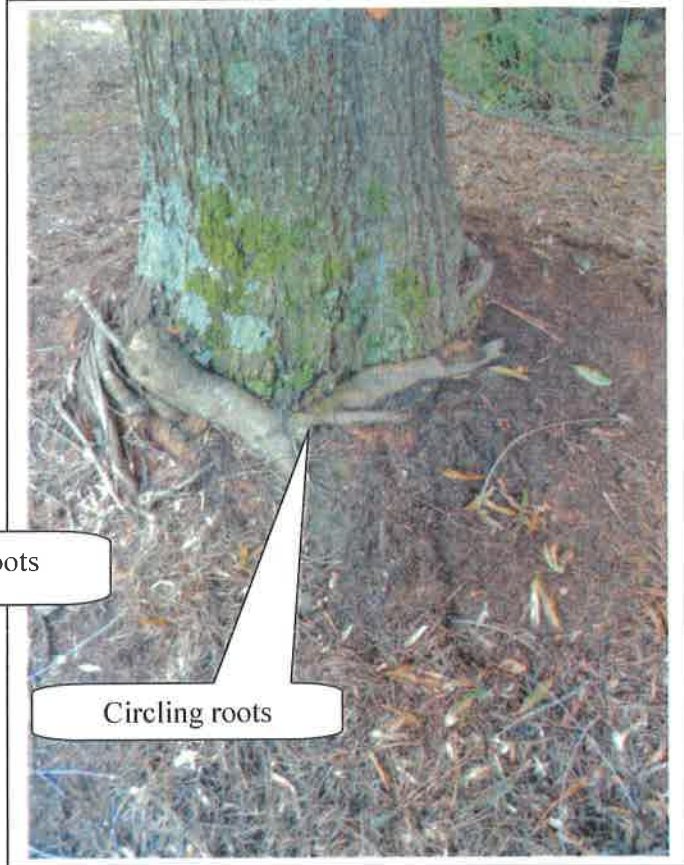


Photo 52



Circling roots

Photo 53



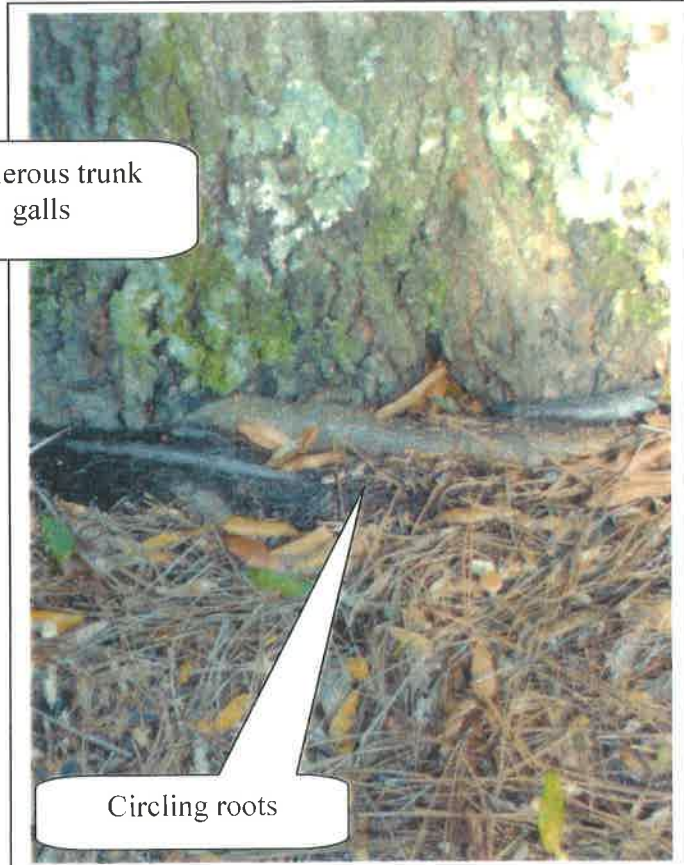
Circling roots

Photo 54



Numerous trunk galls

Photo 55



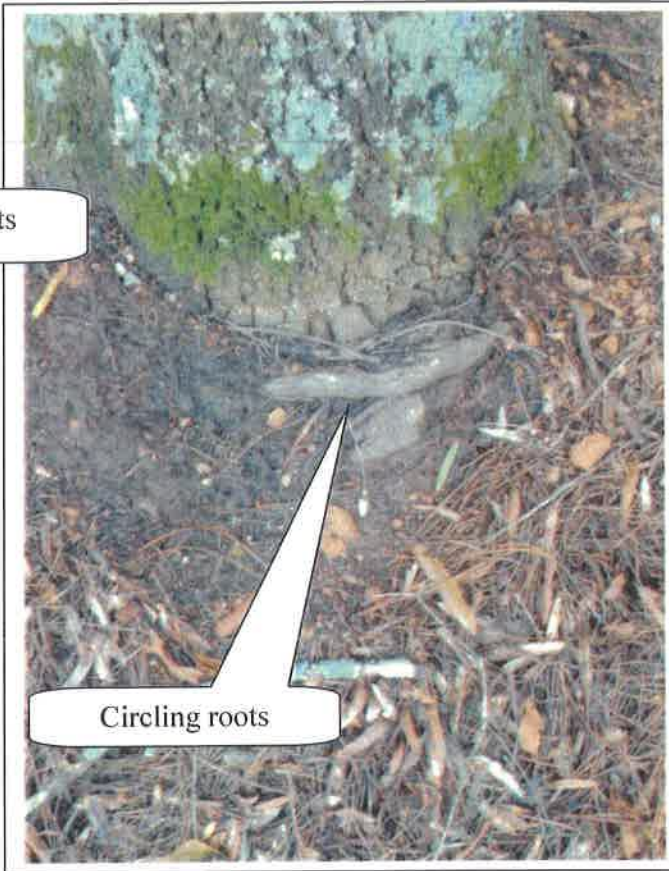
Circling roots

Photo 56



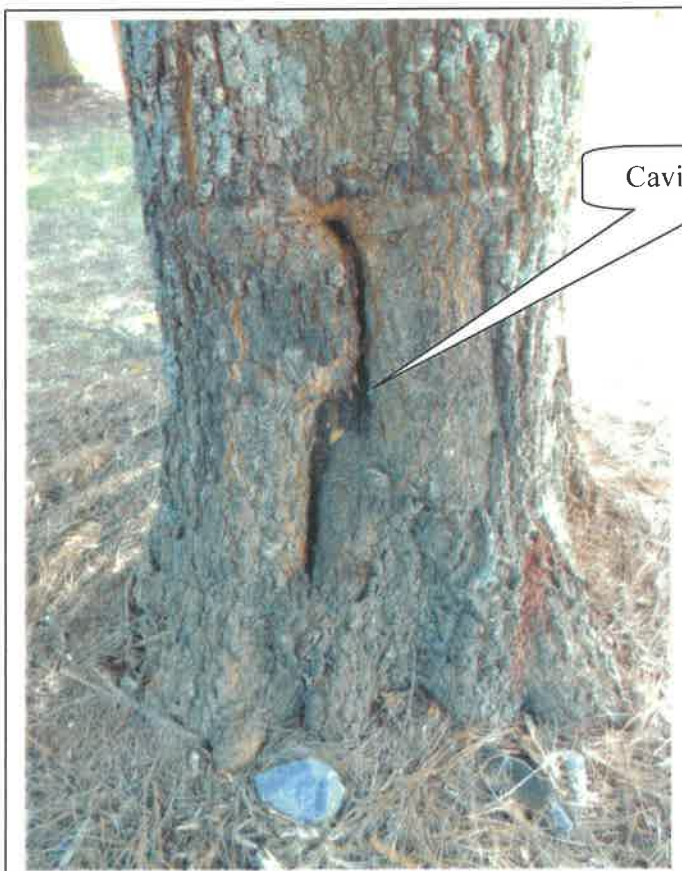
Circling roots

Photo 57



Circling roots

Photo 58



Cavity with decay

Photo 59



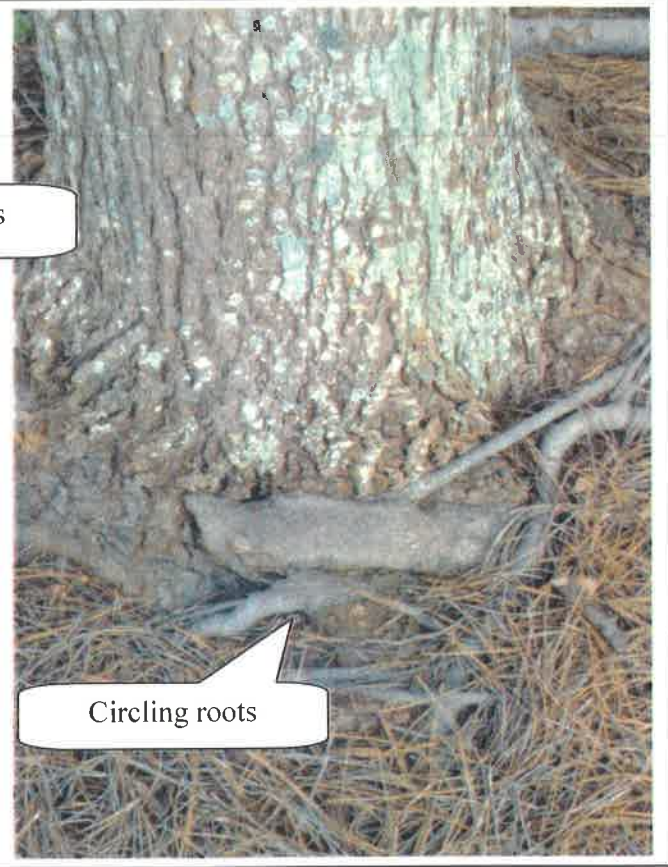
Circling roots

Photo 60



Circling roots

Photo 61



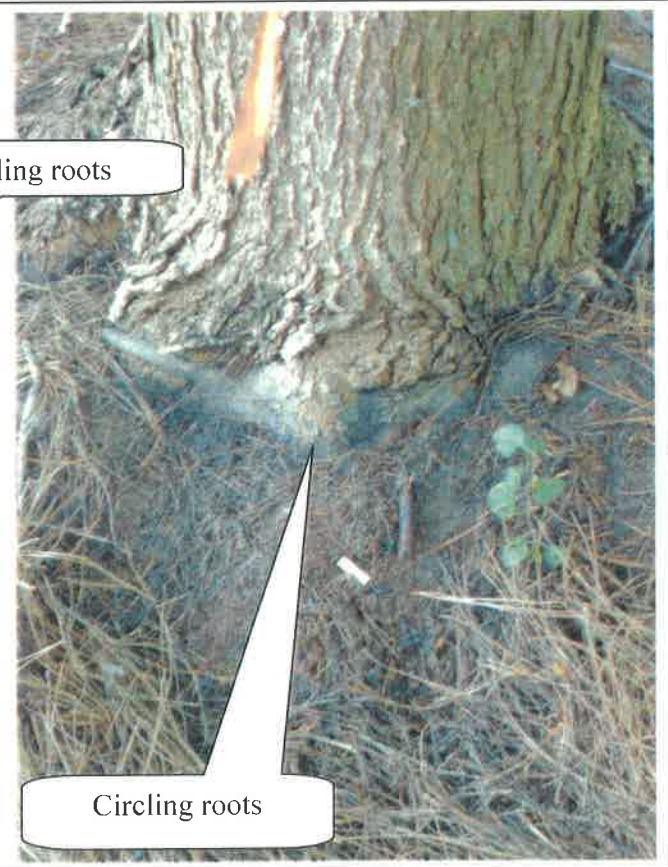
Circling roots

Photo 62



Circling roots

Photo 63



Circling roots

Photo 64



Circling roots

2 Trees grown together

Photo 65



Photo 66



Severe undermining
of tree

Photo 67



Fruiting body

Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

Fruiting bodies

Trunk gall

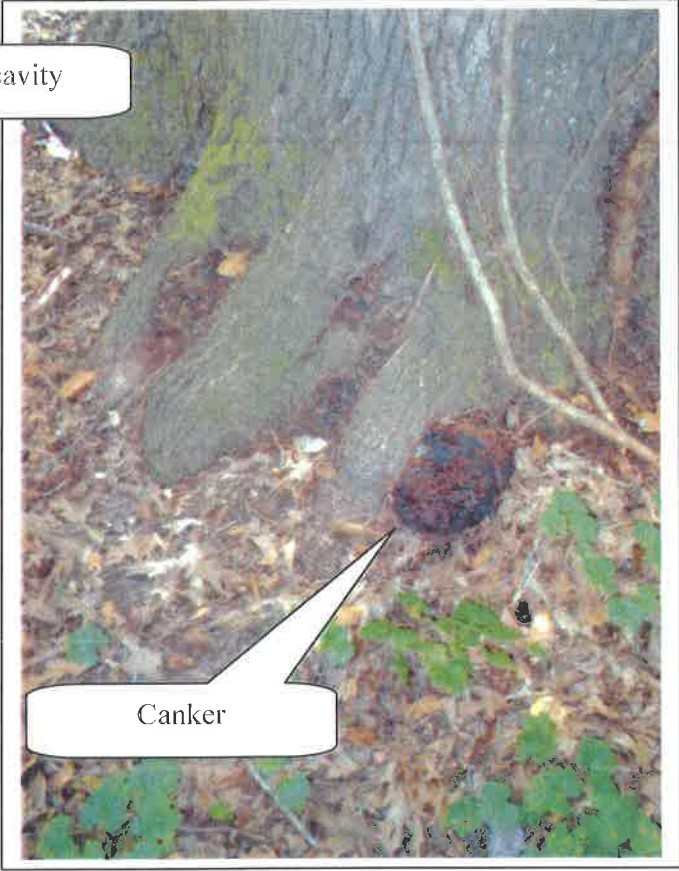
Hollow cavity

Trunk grown
around boulder



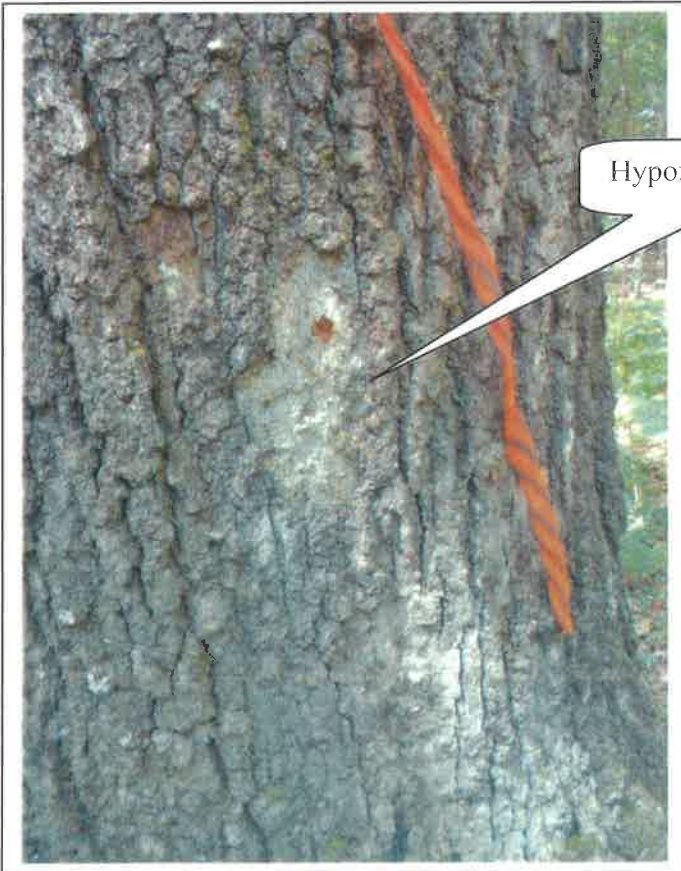
Hollow cavity

Photo 73



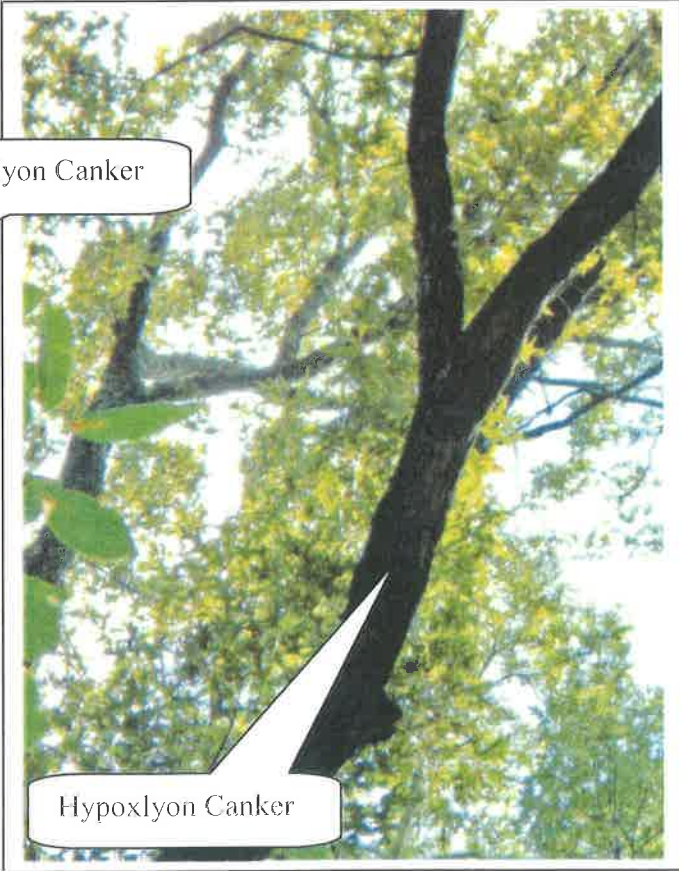
Canker

Photo 74



Hypoxylon Canker

Photo 75



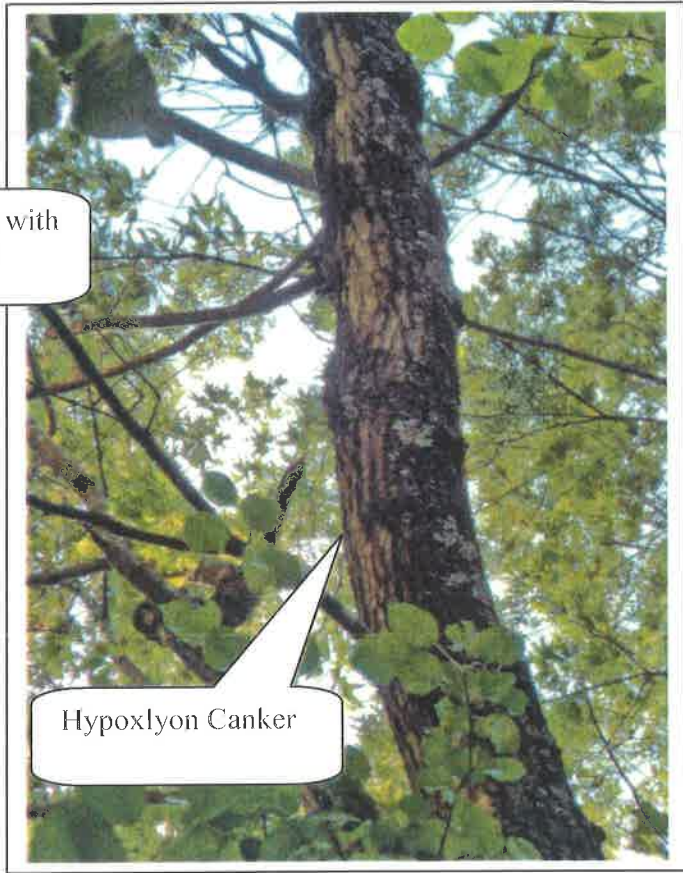
Hypoxylon Canker

Photo 76



Distorted trunk with
trunk gall

Photo 77



Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



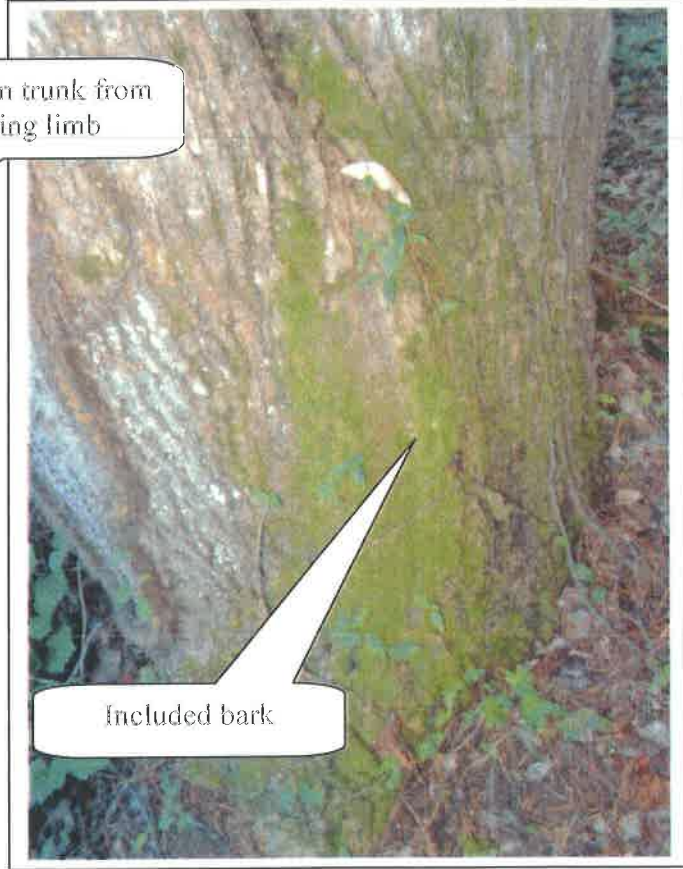
Cavity with decay

Photo 80



Decay in trunk from
rotting limb

Photo 81



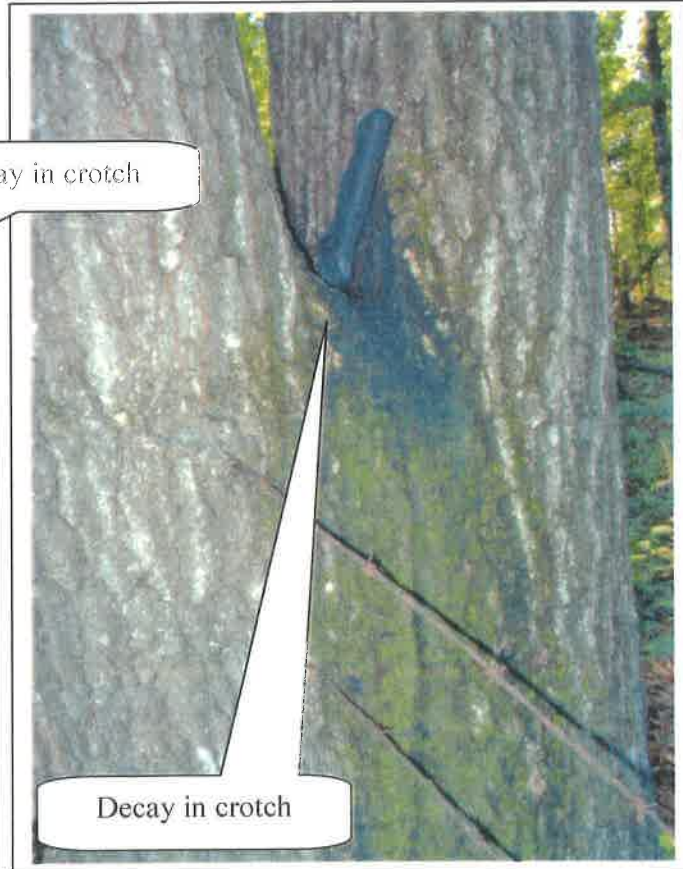
Included bark

Photo 82



Decay in crotch

Photo 83



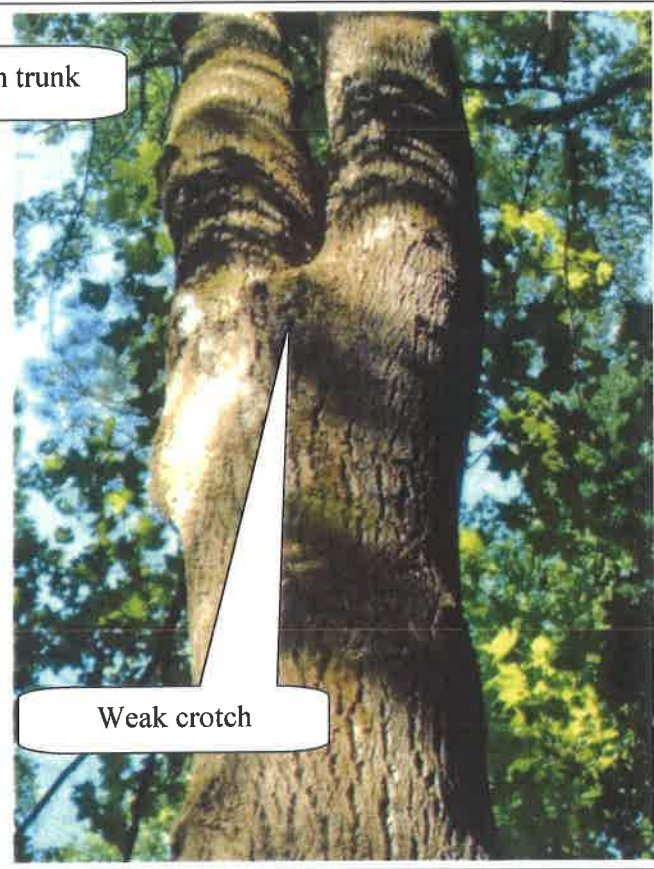
Decay in crotch

Photo 84



Barbwire in trunk

Photo 85



Weak crotch

Photo 86



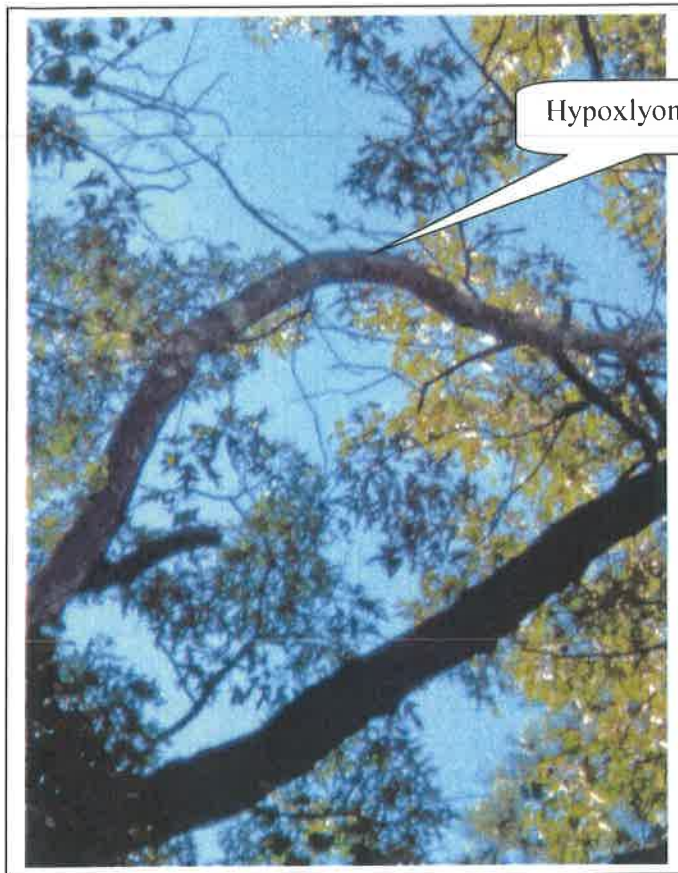
Severe lean

Photo 87



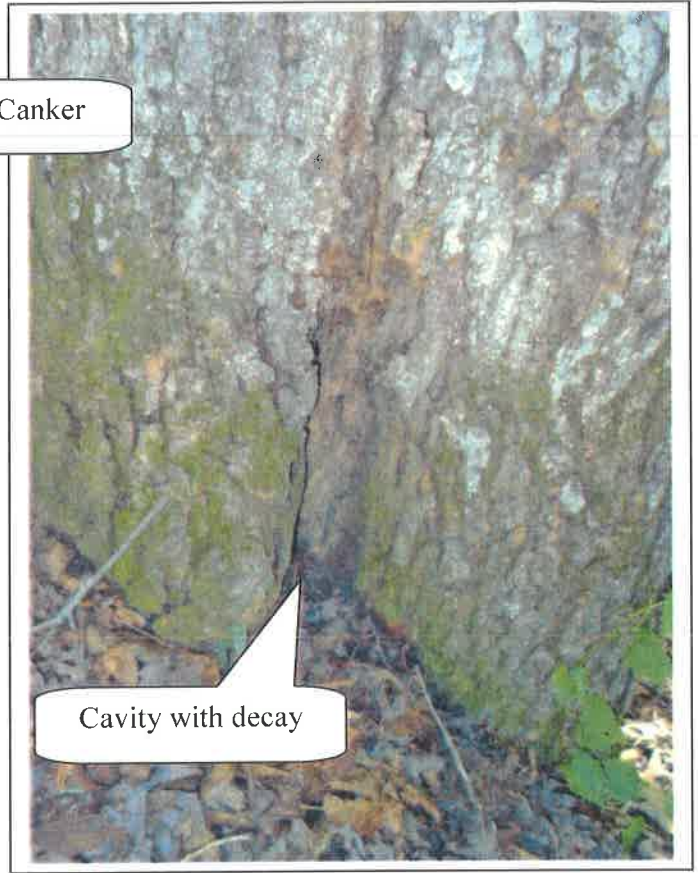
Phytophthora

Photo 88



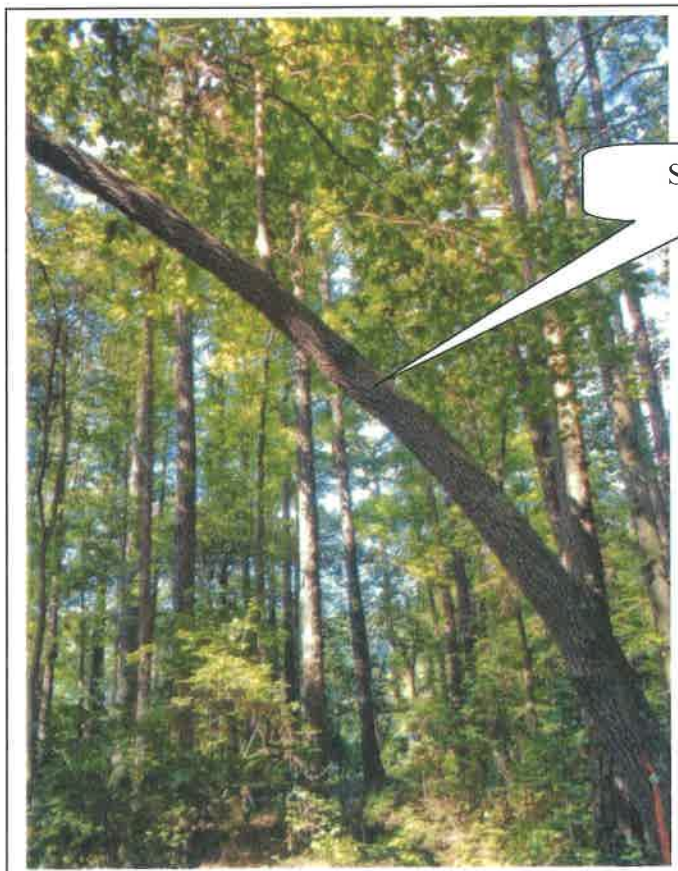
Hypoxylon Canker

Photo 89



Cavity with decay

Photo 90



Severe lean

Photo 91



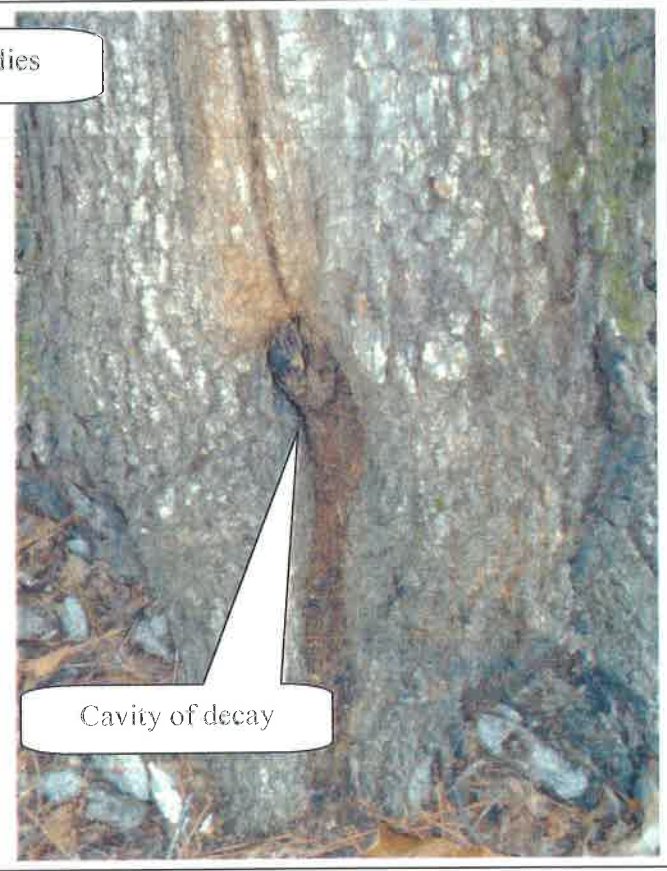
Cavity with decay

Photo 92



Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95



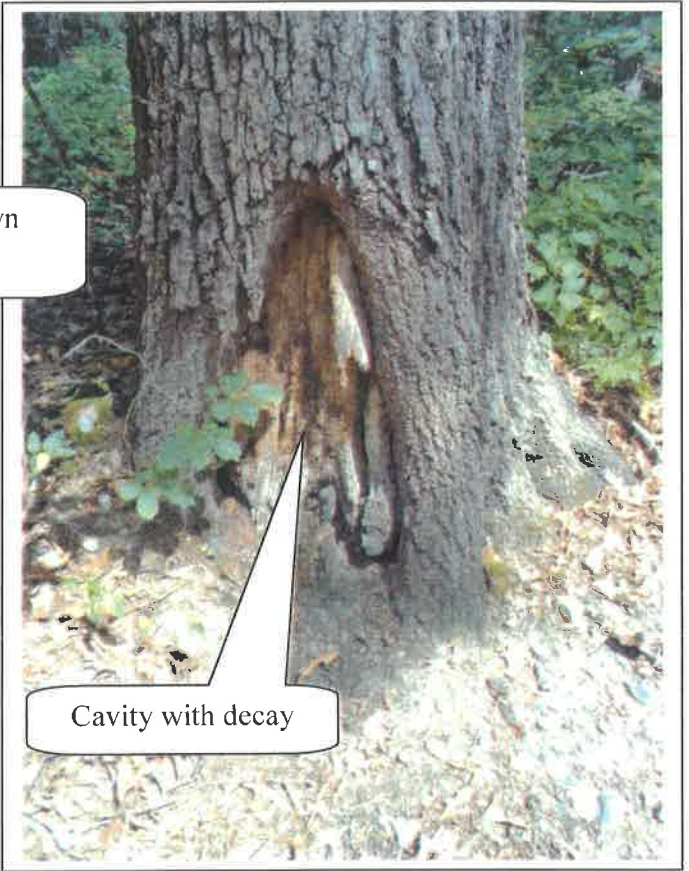
Included bark with trunk gall in the inclusion

Photo 96



2 Trees grown together

Photo 97



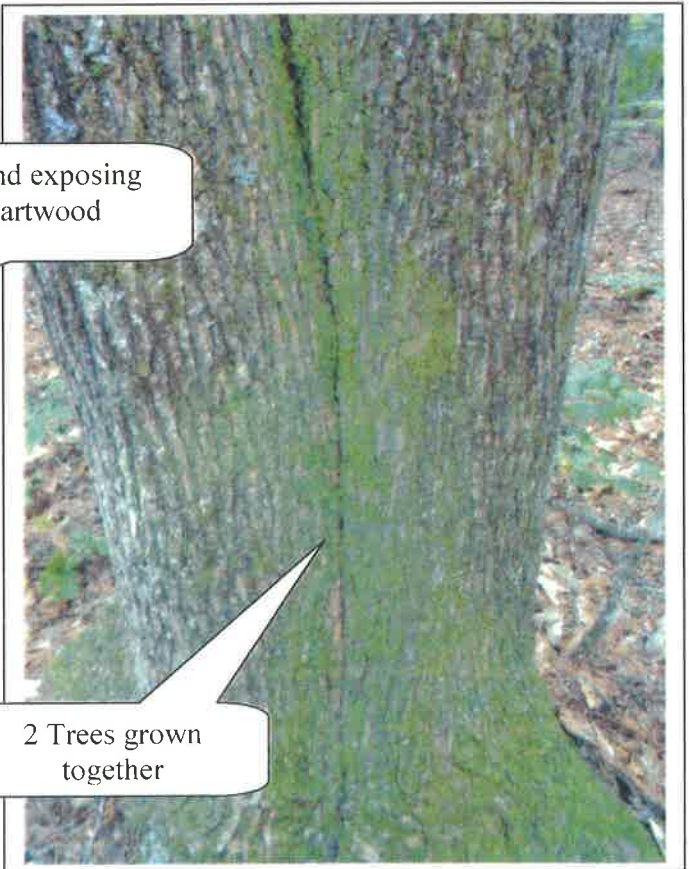
Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



2 Trees grown together

Photo 100



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-16-12/CLUP-16-08 COUSINS WESTSIDE POD F

PLANNING COMMISSION: NOVEMBER 3, 2016

CITY COUNCIL: NOVEMBER 14, 2016

II. RECOMMENDATION:

Approve MP-16-12/CLUP-16-06 Cousins Westside Pod F subject to the following conditions:

1. 'For-Sale' single-family detached and attached residential shall be a permitted use in Pod F with a maximum density of 4.48 dwelling units per acre. In order to increase park space lots 29 and 30 shall be removed.
2. Property shall be developed substantially as depicted on the zoning plan prepared by Christopher Planning & Engineering, dated 10/3/2016.
3. Public park shall be developed substantially as depicted on the park plan prepared by Pollock & Associates, dated 9/21/2016, with incorporation of specimen trees as well as green space.
4. Development shall be gated. Pedestrian access to the public park and at the 2 project entrances shall be unrestricted.
5. Development shall be subject to the Cousins Westside Design Criteria.
6. Residential structures shall be substantially similar to renderings submitted with the zoning application and marked as Exhibit A, dated 10/26/2016, with final approval by Staff.
7. Residential units along Westside Parkway and Encore Parkway shall face or appear to face those roadways and shall include pedestrian connections to the public sidewalk as approved by Staff.
8. Decks visible from the public right-of-way or the public park shall be stained or painted (no unfinished wood) as approved by Staff.
9. A pedestrian crosswalk, consisting of paver material, shall be provided on Encore Parkway between the development and Verizon Wireless Amphitheatre as approved by Staff.
10. Internal roads shall include a minimum 5' sidewalk, minimum 4' planting area with street trees, and pedestrian scale lighting.
11. Internal roads and alleys shall be heavily screened from the public right-of-way with landscaping as approved by Staff. Berms and decorative walls or fencing may be used to supplement landscape screening as approved by Staff.
12. All residential units and public park shall connect to the public sidewalk system.
13. A varied width undisturbed and/or replanted buffer (minimum 10' to 25') in the locations depicted on the site plan, shall be provided along the south property line adjacent to the fire station property. This includes landscape on the property and off-site. 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.
14. A 25' landscape buffer shall be provided along the north and south property line adjacent to Westside Commons and shall consist of an evergreen opaque screen.
15. 20' landscape strips shall be required along Westside Parkway and Encore Parkway.
16. A decorative, landscaped streetscape shall be provided at each project entrance and along the project entrance road from Westside Parkway.
17. Decorative Pedestrian lights shall be incorporated throughout the development and public park.
18. Developer shall dedicate the 6.0-acre public park to the City. Park shall incorporate tree save area and flat lawns in a series of tiered areas. Park improvements shall include min. 8' concrete trails, seating areas, landscaping, pedestrian lighting, benches, trash cans, art pedestals, one fountain or sculpture, on-street parking, and other improvements depicted on park plan as approved by Staff. ADA path must be accommodated within the park from the on-street parking on Encore Parkway to a seating area within the park near the open lawn. The tree save area shall be hand cleared of underbrush and replanted as approved by Staff. Park impact fees shall be provided to the developer for all improvements within the public park. No credits shall be provided for land value.
19. Site shall be graded in a series of tiers in order to have the least amount of impact to trees as approved by Staff.

20. A minimum 10% of the property shall be developed for useable open and amenity space, which may include a dog walk, trails, clubhouse, pool, and/or recreation field area.
21. Driveways shall provide a minimum 18' between garage and back of sidewalk.
22. Decorative benches, planters, kiosks, trash receptacles, bicycle racks, and other street furniture shall be incorporated throughout the development, including the public park as approved by Staff.
23. Applicant shall save trees shown to be saved on the public park plan, as well as street trees along Westside Parkway and Encore Parkway as approved by Staff.
24. Fencing visible from Westside Parkway and Encore Parkway shall be decorative as approved by Staff.
25. The developer shall be required to secure a signed acknowledgement from each property owner of the pre-existing condition related to noise from the Verizon Amphitheatre. In addition, the developer shall be required to record the same acknowledgement on the final plat and restrictive covenants.
26. An alternate design may be required to design around and preserve Specimen Trees or Trees of Quality outside the proposed tree save areas, as identified by the City Arborist. Lot yield is not guaranteed. Existing street trees along Westside Parkway shall be designed around as approved by the City Arborist.
27. Off-site tree encroachment shall be limited to no more than 20% on the critical root zone and shall require notification/approval by property owner, as approved by administrative variance.
28. All previous master plan conditions of zoning shall remain in effect.
29. A fountain or sculpture shall be provided, as required in the Cousins Westside Master Plan, at a prominent location in the public park as approved by Staff and local art committee.

III. REPORT IN BRIEF:

The applicant, Southeast Real Estate Acquisitions, LLC, is requesting an amendment to the Cousins Westside Master Plan Pod F to add 'Dwelling, 'For-Sale' Detached and Attached' as permitted uses in order to allow for the construction of 36 single-family detached lots, 33 townhome units, and 20 manor home units in a gated community on 19.869 acres. A 6.0-acre public park will be constructed in conjunction with the applicant's proposed development. The master plan amendment also includes changes to previous conditions of zoning. A change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential' is requested.

IV. ATTACHMENTS:

- Site Plan
- Park Plan
- Elevations/Renderings

DISCUSSION

The submitted request, if approved, will allow a total of 89 residential dwelling units including 36 single-family detached lots, 33 townhome units, 20 manor home units and a 6.0-acre public park on a 19.869-acre property. The proposed density is 4.48 dwelling units per acre. The undeveloped property is located between Westside Parkway and Encore Parkway, just west of Maxwell Road. Cousins Westside Master Plan Pod F is zoned CUP (Community Unit Plan) and is entitled for office, retail, and hotel/convention center uses.

Surrounding properties are zoned CUP subject to the Cousins Westside Master Plan, except Fire Station #83 located to the south is zoned SU (Special Use). Master Plan pods surrounding the property include Atria North Point to the west, Verizon Wireless Amphitheater to the west and north, Westside Commons to the northeast, and Westwood Park, Parc Alpharetta, and an undeveloped parcel to the east.

The applicant proposes the following changes to previous conditions of zoning related to the Cousins Westside Master Plan:

#20. Applicant shall provide 6 acres of active park land per 1,000 people for a total of 14 acres using the estimate provided by the applicant of 2,300 persons. Revised Master Plan shall include this requirement on separate parcel identification. The land will be credited towards the CUP open space requirement of 15%, or 33 acres of open space for the entire development. Of the required 14 acres of parks and open space, ~~6.5 acres~~ 6.0 acres shall be set aside in Pod 'F' between the cul-de-sac and internal parkway Road 'A'. Additional land shall be set aside at the intersection of Westside and Maxwell Roads (at the corners of Pod 'E', 'N', 'Q', and at the corner of 'C') and at the intersection of Westside and Center Bridge Road at each corner to accommodate public art.

~~#21. Single family detached residential shall not be included as a housing type within the master plan.~~

#78. Pod 'H' and 'F' can be gated.

The Cousins Westside Master Plan (MP-03-02) was approved on October 27, 2003 as a mixed-use development consisting of 2,000,000 square feet (SF) of office/hotel, 50,000 – 200,000 SF retail/restaurant, 500,000 SF education/cultural/recreation, 25 units/acre assisted living, townhomes, condominiums, and apartments with maximum densities of 10 – 30 dwelling units per acre. The master plan also called for 14 acres of public park land, with the stipulation that 6.5 acres of park land be set aside on Pod F. The development status and entitlements for the subject property and surrounding properties are provided in the table below.

Pod	Project Name	Status	Entitlement
F	Applicant's Proposed Site	Undeveloped	Office, Retail, Hotel & Convention Center/Park
E	Westside Commons	Developed	Stack Flat Condominiums
N	Westwood Park	Developed	Townhomes
M	N/A	Undeveloped	Retail
L	Parc Alpharetta	Developed	Multi-Family Apartments (55+ age-restricted)
G	Verizon Wireless Amphitheater	Developed	Performing Arts Amphitheatre
H	Atria North Point	Developed	Assisted Living Facility
Other	Fire Station #83	Developed	Public Building

Master plan amendments to Pod F have been proposed on a few occasions over the years, including an amendment (MP-12-10) that was denied on January 28, 2013 to construct 80 single-family detached lots and a 2-acre public park. The request was rejected due to the plan not setting aside enough park land and concerns over noise impacts from the amphitheater. Other amendments proposing residential uses on Pod F have been submitted to the City for consideration, but were later withdrawn.

The Comprehensive Land Use Plan designation of the property is primarily Corporate Office with the western portion of the site designated Parks, Recreation, Open Space. Surrounding properties are designated High Density Residential, Public, Institutional, Education, and Commercial. The property is also located within the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

“PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live.”

“Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.”

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. The subject property is located within an area of the LCI designated Transition Area, which is described as follows:

“Areas outside of the village and commercial core and beyond North Point and Westside Parkways should become transitional, mixed-use areas. Transitional areas provide somewhat limited pedestrian connectivity back to the Village Center and Commercial Centers due to the need to concentrate pedestrian movements across major roadways. Additionally, building intensities likely need to diminish as development moves away from the core of the activity center toward existing city and neighborhood development.”

SITE PLAN

The submitted site plan depicts 36 single-family detached lots, 33 townhome units, and 20 manor home units. There are five (5) manor home buildings with each building consisting of four (4) units. Manor homes and townhomes are located along Westside Parkway with the detached lots located in the center of the site. A 6.0-acre public park is depicted on the west side of the property, along Encore Parkway and adjacent to the amphitheater, and extends into the center of the development.

Two (2) full-access driveways are provided to the site with the main driveway aligned with Arts Summit Road at Westside Parkway and a second driveway on Encore Parkway. The development is proposed to be gated at both driveways. Sidewalks are provided throughout the park and residential development. While the development is proposed to be gated, pedestrian access will be open to the public from Westside Parkway, Encore Parkway, and throughout the park. Resident and guest parking spaces are provided throughout the development near the park and amenity areas. Approximately 20 on-street parking spaces are provided along Encore Parkway adjacent to the public park.

The applicant proposes the following development standards for Cousins Westside Pod F:

- Minimum Townhome Width – 24’
- Minimum Detached Lot Width – 50’
- Minimum Single-Family Detached Lot Size – 6,100 SF
- Minimum Driveway Length – 18’ (back of sidewalk to garage)
- Minimum Perimeter Setbacks:
 - From the Public Right-of-way – 25’
 - Internal (Side) – 15’
- Minimum Detached Lot Building Setbacks:
 - Front – 10’
 - Side – 5’ and Side Corner – 10’
 - Rear – 20’

Landscape strips are not depicted on the applicant’s site plan; however, the Cousins Westside Design Criteria require 20’ landscape strips along Westside Parkway and Encore Parkway. A varied width landscape buffer (5’ – 25’) is depicted on the applicant’s site plan adjacent to the fire station. Where the buffer is shown as 5’, the applicant proposes to improve a 10’ landscape buffer on the adjacent property. The UDC requires that non-residential properties provide a 50’ undisturbed buffer when located adjacent to residential uses. Since the applicant is requesting a change in use and the adjacent property is already developed with a non-residential use, staff recommends a condition that the subject property include an undisturbed and/or replanted landscape buffer along the south property line. The site plan also depicts a 15’ landscape buffer along the north property line adjacent to Westside Commons.

The property’s topography generally slopes downhill from west to east with an elevation change between 80 – 90 feet from Encore Parkway to Westside Parkway. In an effort to incorporate tree save areas, the applicant proposes

to grade the property into a series of tiers supported by retaining walls. A tree save area is shown within the public park and consists primarily of hardwoods. Detention will be handled through a regional detention facility for the Cousins Westside Master Plan properties.

As shown in the concept plan below, the 6.0-acre public park is proposed as a tiered design with large tree save area, open lawns, trails, and seating areas. In addition, the applicant proposes landscaping, a pavilion, seating areas with benches, entry features, retaining walls, and several art/sculpture locations. On-street parking to accommodate the public park is provided along Encore Parkway.



The site plan depicts approximately 2.17 acres (11% of the property) of private amenity and open space throughout the proposed development. The 0.53-acre amenity area includes a pool and cabana, open lawn, and parking. An entry green and feature pond flank each side of the main project entrance road on Westside Parkway.

The applicant provided renderings of the three (3) residential product types, which are English Cottage architectural style. The primary building material is brick and stone with some elevations including a mix of siding and shake. According to the applicant, the development will have approximate unit size and price points as follows:

- Townhomes – 2,800 – 3,100 SF, Average price mid \$400,000
- Manor Homes – 900 – 1,400 SF, Average price mid \$200,000
- Single-Family Detached – 2,700 – 3,200 SF, Average price mid \$500,000

NOISE IMPACTS

The City's Public Safety Department provided noise disturbance data between 10/10/2010 – 10/11/2016. The table below shows that over a six-year period there have been very few noise disturbance calls from adjacent

residential properties, representing less than 20% of the 36 total noise disturbance calls. Nearly 60% of noise disturbance calls were received from properties located on the east side of the City and in eastern Roswell.

Source of Call	Number of Noise Disturbance Calls
Cousins Westside	7
Roswell, east of GA 400	17
Kimball Bridge Rd, east of GA 400	2
Kimball Bridge Rd, west of GA 400	2
Webb Bridge Rd, east of GA 400	2
Mansell	2
West	2
North Point	1
Unknown	1
TOTAL	36

TRAFFIC

The applicant submitted trip generation figures for the proposed development and the existing entitlements for Pod F. As shown in the tables below, the proposed use will generate significantly less traffic as compared to the property being developed under the site's existing permitted uses. Pod F is restricted to a maximum density of 30,000 SF per acre office use, 15,000 SF per acre retail use, and a 500-room hotel.

TABLE 1 TRIP GENERATION – PROPOSED DEVELOPMENT								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Single-Family Detached Housing	36 units	9	26	35	26	16	42	410
Residential Condo/Townhouse	53 units	5	26	31	24	12	36	370
Total		14	52	66	50	28	78	780

TABLE 2 TRIP GENERATION – ENTITLED ZONING								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Shopping Center	298,035 sf	188	115	303	598	647	1,245	13,811
<i>Mixed-use Reduction</i>		-21	-17	-38	-66	-66	-132	-1,782
<i>Pass-by Trips (0%) 34%</i>		0	0	0	-181	-198	-379	-3,790
General Office Building	596,070 sf	702	96	798	127	619	746	5,098
<i>Mixed-use Reduction</i>		-3	-6	-9	-19	-15	-34	-534
Hotel	500 Rooms	156	109	265	153	147	300	4,102
<i>Mixed-use Reduction</i>		-16	-17	-33	-50	-54	-104	-1,350
Total without Reductions		1,046	320	1,366	878	1,413	2,291	23,011
Total with Reductions		1,006	280	1,286	562	1,080	1,642	15,555

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 chart outlines these figures:

FULTON COUNTY SCHOOLS – 36 Single-family Detached, 33 Townhomes, 20 Condominium Units

School	Single Family Average #
Manning Oaks Elementary School	4 to 40 students
Northwestern Middle School	1 to 10 students
Milton High School	3 to 23 students
TOTAL	8 to 73 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 8 – 73 school age children. Numbers provided by Fulton County Schools show that Manning Oaks Elementary is nearing capacity; however, Northwestern Middle School and Milton High School are 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 zoning proposal would allow 'For-Sale' Detached and Attached residential uses, which is consistent with the use of adjacent and nearby properties. While noise may be a concern, the amphitheater sits at a higher elevation than proposed residential uses and the park and tree save area will provide separation and a noise barrier. In addition, the 6.0-acre park will benefit the entire community.

- 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 buffers, protection of the tree canopy, disclosure of noise impacts, and 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. The applicant's site plan includes a large tree save area.

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

Response: The property is currently zoned CUP subject to the Cousins Westside Master Plan Pod F, which allows office, hotel and retail uses. Limitations on the site attributed to topography and distance from Georgia 400 interchanges make it difficult to develop the site as approved. The developer is constructing a 6.0-acre park, which is an intended use of the property.

- 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/retail/hotel to residential will result in an increased demand on parks and recreational programs, fire and police, and school facilities. However, the change in use will produce significantly fewer vehicular trips and the applicant is constructing and dedicating a 6.0-acre public 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: While the Cousins Westside Master Plan was intended as a mixed-use development, the master plan has not developed as planned. The master plan is flanked by office-institutional and entertainment uses on the north and south ends of Westside Parkway and commercial and office uses in the North Point area. The surrounding non-residential uses have influenced residential development in the Cousins Westside Master Plan.

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 F from office/retail/hotel to residential reflects a reasonable balance as the Cousins Westside Master Plan is primarily developed with residential uses.

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

Response: The property is currently zoned CUP subject to the Cousins Westside Master Plan Pod F, which allows office, hotel, and retail uses. Limitations on the site attributed to topography and distance from Georgia 400 interchanges make it difficult to develop the site as approved. The developer is constructing a 6.0-acre park, which is an intended use of the property.

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

Response: The zoning proposal does not meet the primary Comprehensive Land Use Plan designation of the property, which is Corporate Office. The applicant proposes amending the Comprehensive Land Use Plan designation of the property to High Density Residential to accommodate a density of 4.48 dwelling units per acre. The proposed 6.0-acre park is consistent with the designation of the remainder of the property, which is Parks, Recreation, Open Space.

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 Cousins Westside Master Plan has not developed as originally planned with surrounding non-residential uses/areas influencing residential development within the Master Plan. Also, limitations on the site attributed to topography and distance from Georgia 400 interchanges make it difficult to develop the site as approved. The developer is constructing a 6.0-acre public park, which is an intended use of the property.

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 to community services and facilities 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: The proposed change in use from office/retail/hotel to residential will result in an increased demand on parks and recreational programs, fire and police, and schools. However, the change in use will produce significantly fewer vehicular trips and the applicant is dedicating and constructing a 6.0-acre public park.

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

Response: The proposed designation would not impact public health, safety and welfare, as long as conditions are included requiring appropriate buffers, tree protection, noise disclosure, 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 request for master plan amendment and comprehensive land use plan amendment. The zoning proposal would allow for 'For-Sale' Detached and Attached residential uses, which is consistent with the use of adjacent and nearby residential properties. While noise impacts may be a concern, the amphitheater sits at a higher elevation than proposed residential uses and the 6.0-acre park and tree save area will provide separation and a noise barrier. In addition, the Cousins Westside Master Plan has not developed as originally planned with surrounding non-residential uses/areas influencing residential development within the Master Plan. Finally, the 6.0-acre public park will be a benefit to the entire community.

The proposed residential development is consistent with many of the goals, policies, and strategies in the Comprehensive Plan as it relates to developments in the North Point Activity Center, including the following:

LU Strategy 2.2: Promote development that is pedestrian-oriented and minimizes vehicular trips.

LU Strategy 3.1: Use infrastructure as a tool to guide development into locations where the land is most cost effective to service (i.e., accessible to police, fire, sewer and the urban road network).

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 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.

H Strategy 1.2: Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.

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 are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.

CSF Strategy 3.1: Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

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.

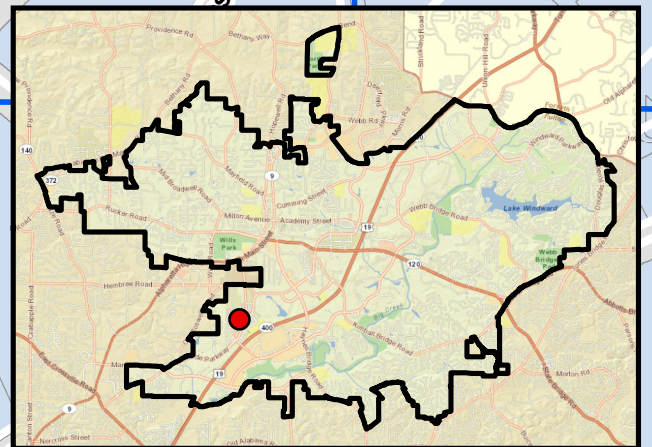
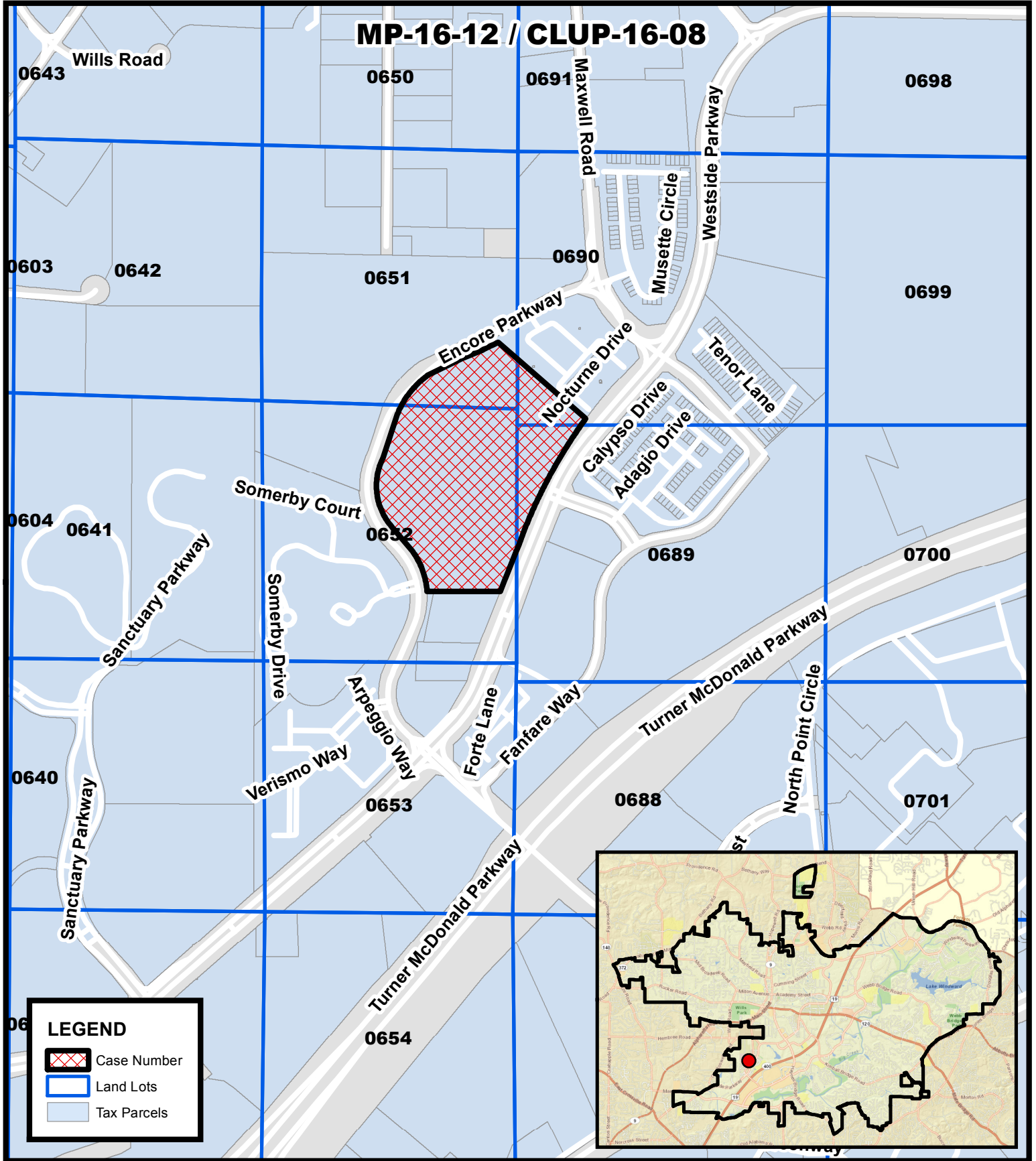
Limitations on the site attributed to topography and distance from the Georgia 400 interchanges make it difficult to develop the site with office, hotel, and/or retail uses. The property is located over 2 miles from the interchange at Georgia 400 and Mansell Road and nearly 2 miles from the interchange at Georgia 400 and Haynes Bridge Road. While Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area, proximity to the highway, topography of the site, and surrounding residential uses impact the ability to develop the site with office, hotel and/or retail uses.

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 LCI and Comprehensive Land Use Plan including appropriate buffers, protection of the tree canopy, disclosure of noise impacts, and architectural standards.

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. In addition, the applicant has reached out by phone, email, personal visits, and group meetings to many of the surrounding property owners. According to the applicant's public participation report, most seemed pleased with a residential development consistent with surrounding properties. Traffic, buffers, stormwater, erosion control, and noise were also discussed at the meetings. The applicant did receive an email from Live Nation, management for the Verizon Wireless Amphitheater, indicating objection to the proposed development. Also, the City received correspondence from a citizen asking about the possibility of using the proposed park as a food truck venue.

MP-16-12 / CLUP-16-08



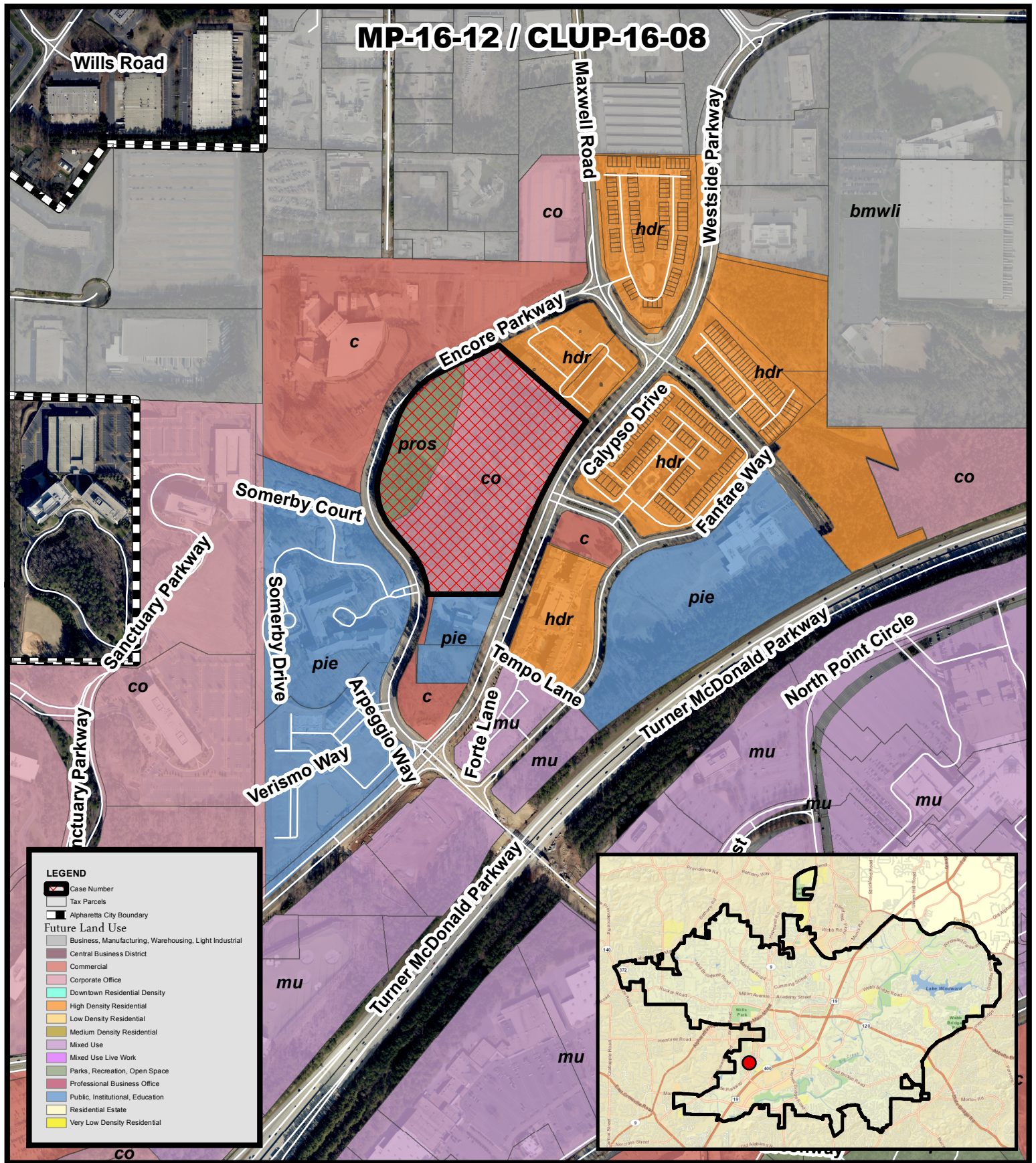
Location Map Cousins Westside Pod F

MP-16-12 / CLUP-16-08
D/LL: 1/2/651, 652, 689, 690
PC: 11/03/16
CC: 11/14/16



Location Map Provided by:
Community Development - GIS

MP-16-12 / CLUP-16-08



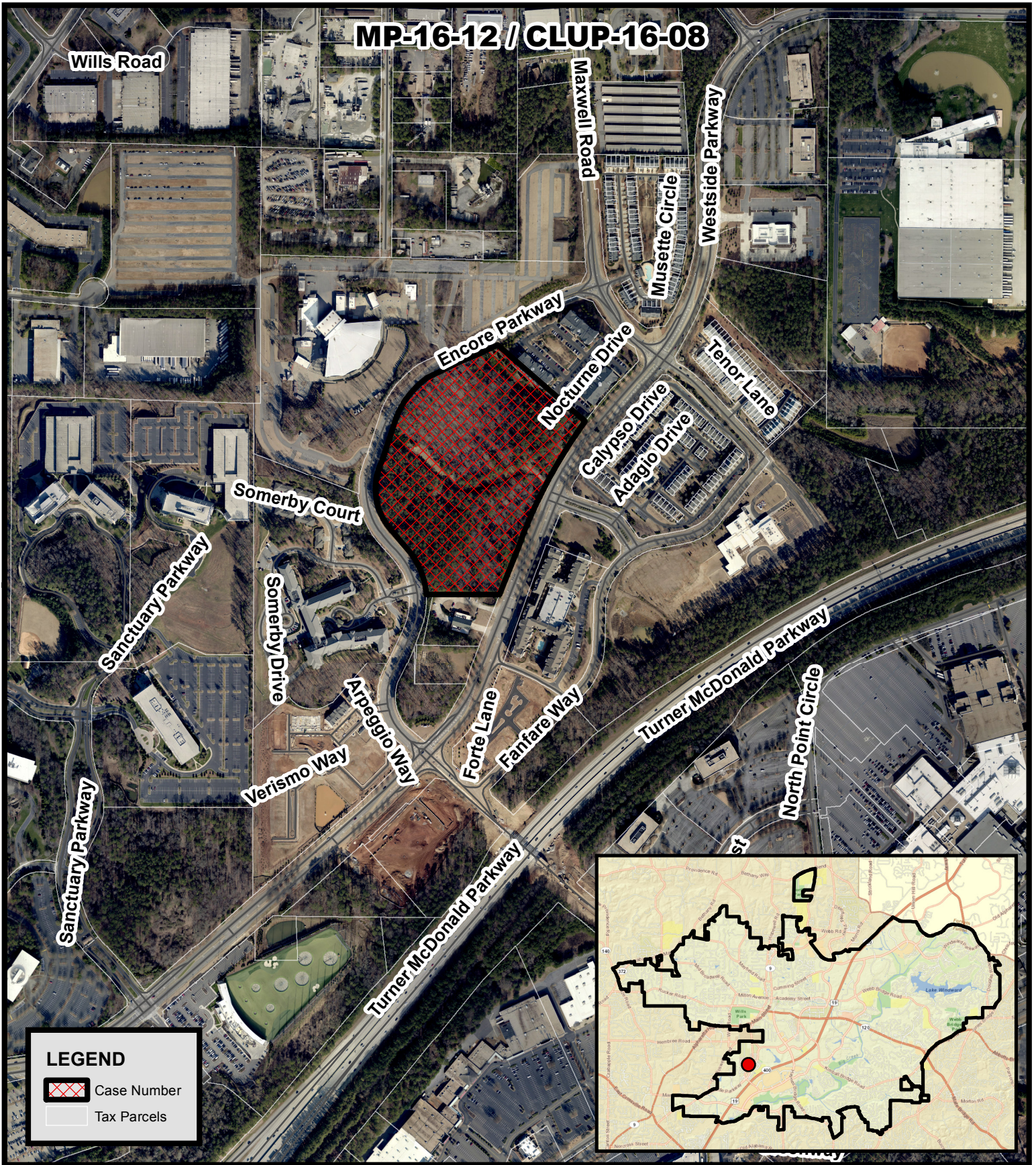
**2030 Land Use
Cousins Westside Pod F**

MP-16-12 / CLUP-16-08
D/LL: 1/2/651, 652, 689, 690
PC: 11/03/16
CC: 11/14/16



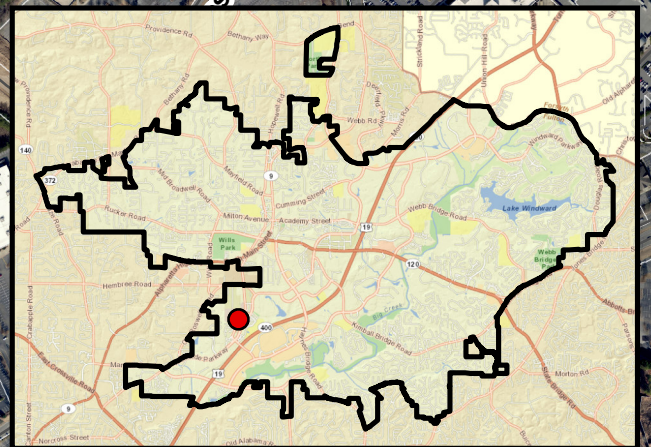
**Location Map Provided by:
Community Development - GIS**

MP-16-12 / CLUP-16-08



LEGEND

-  Case Number
-  Tax Parcels



MP-16-12 / CLUP-16-08

D/LL: 1/2/651, 652, 689, 690

PC: 11/03/16

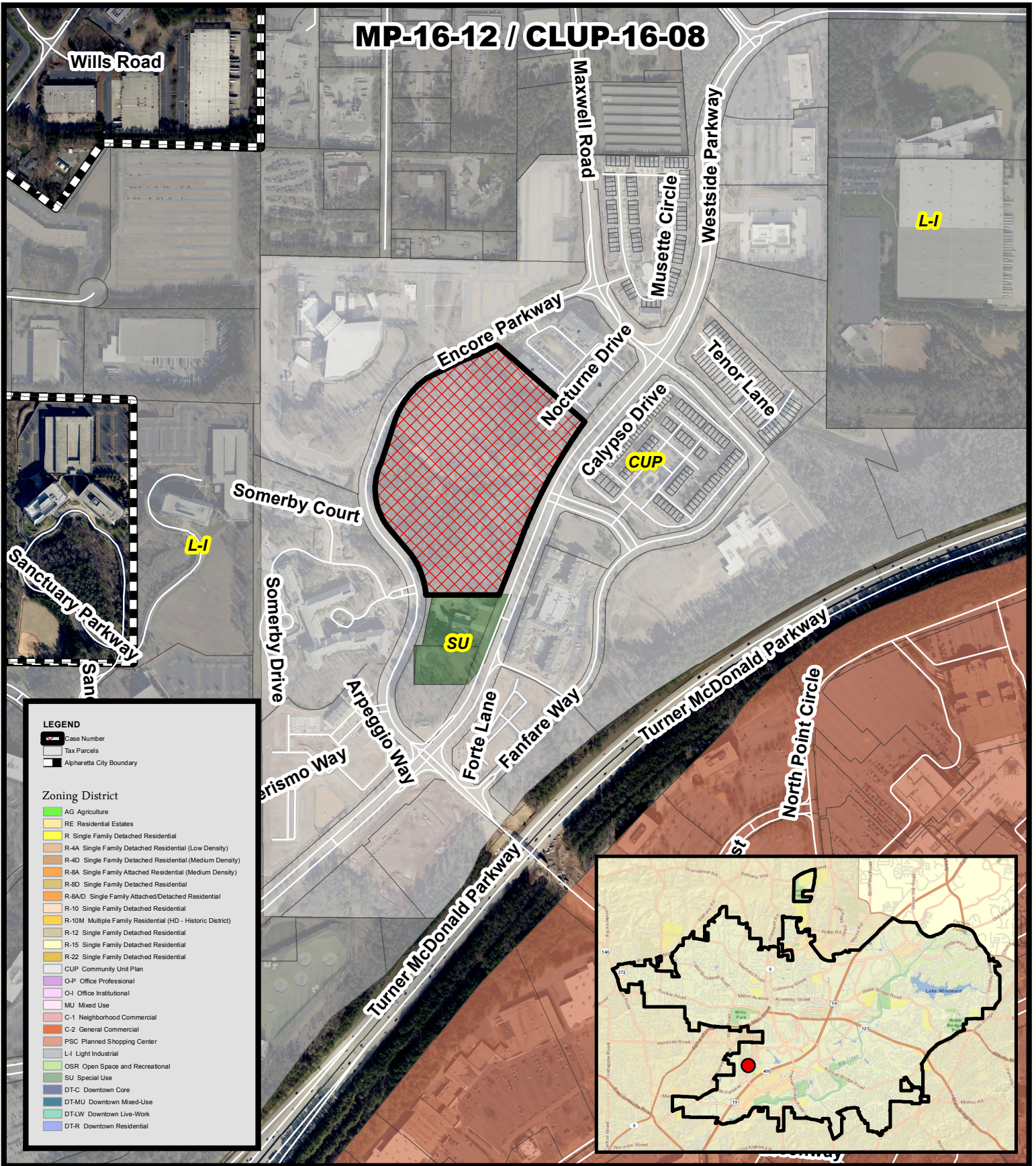
CC: 11/14/16

**Aerial Map
Cousins Westside Pod F**



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

MP-16-12 / CLUP-16-08

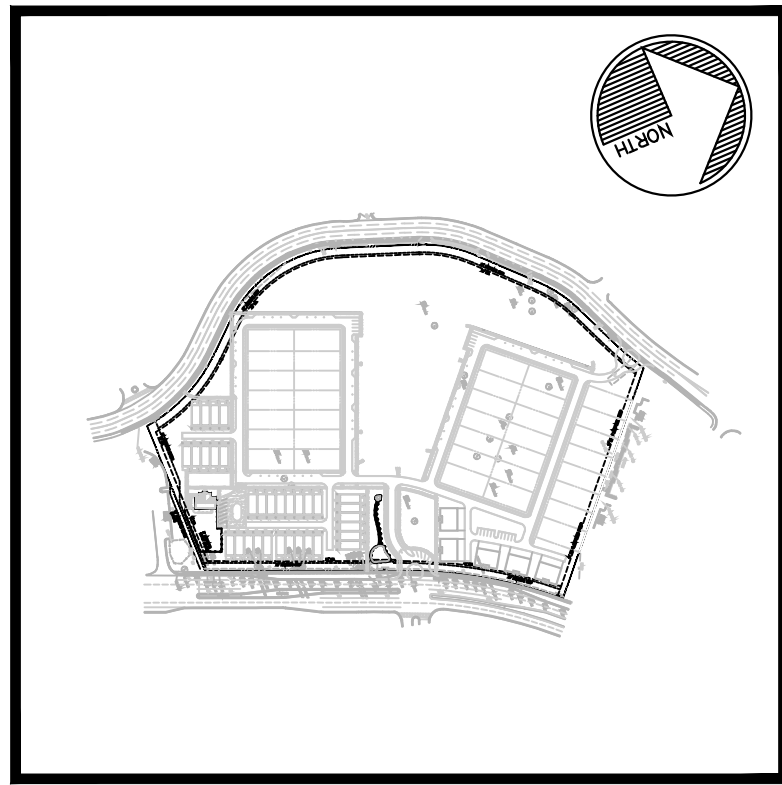


Zoning Map Cousins Westside Pod F

MP-16-12 / CLUP-16-08
D/LL: 1/2/651, 652, 689, 690
PC: 11/03/16
CC: 11/14/16

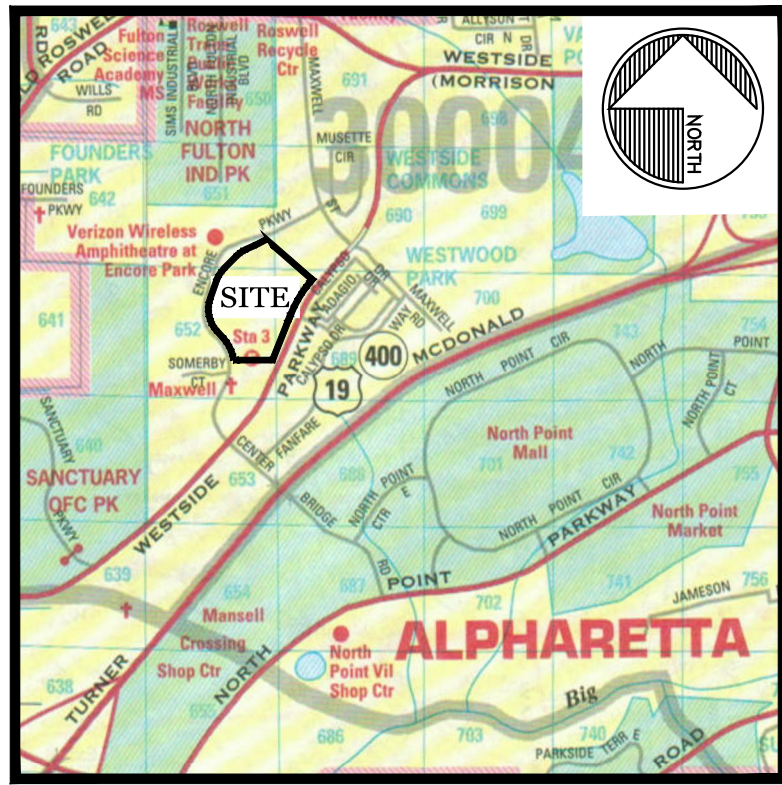


Location Map Provided by:
Community Development - GIS



SITE MAP

SCALE 1"=500'

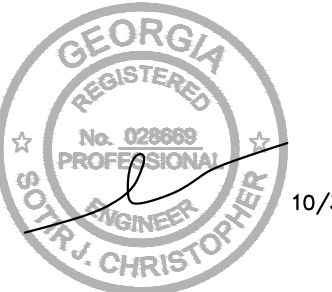


VICINITY MAP

SCALE 1"=2,000'

CP&E

CHRISTOPHER PLANNING
& ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)

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

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CONCEPT PLANS

FOR:

WESTSIDE PARKWAY Pod F

TAX ID 12 248006520514

LAND LOTS 651, 652, 689, 690
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:



ASHTON WOODS™

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

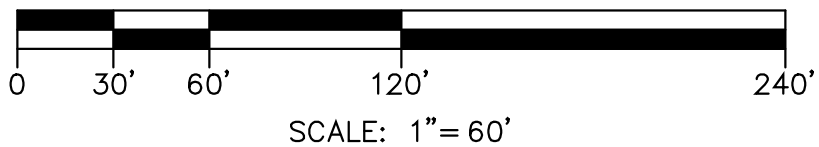
REVISIONS

01.27.2016	ADDED SURVEYED TREES
10.03.2016	CITY/CLIENT REVISIONS
10.11.2016	CITY/CLIENT REVISIONS

SITE ANALYSIS

OVERALL SITE AREA	19.87 ACRES
PROPOSED PARK AREA	6.0 ACRES (30%)
PROPOSED RESIDENTIAL AREA*	13.87 ACRES (70%)
PROPOSED RESIDENTIAL DETACHED LOTS (50' WIDE MIN.)	36 LOTS
TOWNHOMES (24' WIDE)	33 LOTS
MANOR HOMES (4 UNIT BUILDINGS)	20 LOTS
TOTAL	89 LOTS
DENSITY PROPOSED	4.48 UNITS/AC
PROPOSED DETACHED LOT CRITERIA	
MIN. LOT WIDTH (AT FRONT SETBACK)	50 FEET
FRONT SETBACK	10 FEET
SIDE SETBACK	5 FEET
CORNER SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
MIN. DRIVEWAY LENGTH	18 FT FROM EDGE OF SIDEWALK
PROPOSED PERIMETER SETBACK	FRONT (R/W) 25 FEET SIDE 15 FEET

* RESIDENTIAL AREA ALSO INCLUDES GREENS/OPEN SPACE & AMENITY AREA



SCALE: 1"= 60'

ZONING
SITE PLAN

SHEET NO.

Z.2



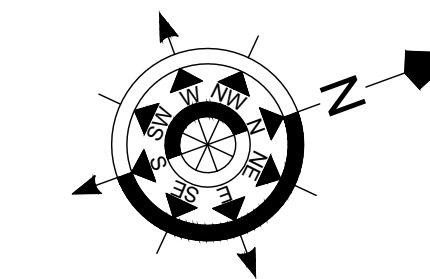
ARBOR SWING



PARK ENTRY FEATURE



COVERED PAVILION



CONCEPTUAL SITE PLAN
WESTSIDE PARK

PREPARED FOR: ASHTON WOODS HOMES
SCALE: 1" = 20'

PREPARED BY: POLLOCK & ASSOCIATES, INC.
DATE: 9/21/2016
LANDSCAPE ARCHITECTS

0 10 20 40 60
SCALE: 1" = 20'

ASSUMED STAGE EL. 1150+/-

EL. 1163+/-

EL. 1186+/-

PROJECT SITE BOUNDARY

VERIZON
AMPHITHEATRE

130'+/-

Berm Area
10'h +/-

90'+/-

86'
R/W

+1170

PROPOSED
PARK AREA

215'+/-

+1150

+1160

+1178

+1170

+1160

ENCORE PARKWAY
HIGH POINT EL. 1178+/-

PROPOSED HOUSES
UPPER LEVEL EL. 1043+/-
MAIN LEVEL EL. 1033+/-
BASEMENT EL. 1025+/-

WESTSIDE PARKWAY POD F Verizon Amphitheatre Exhibit







10/26/16

EXHIBIT A



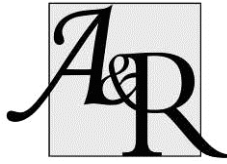


10/26/16

EXHIBIT A







A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

Memorandum

To: Ashton Woods
From: Abdul K. Amer, PE
Date: October 13, 2016
Subject: Trip Generation Memorandum for Westside Parkway Residential Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed residential development located between Westside Parkway and Encore Parkway in Alpharetta, Georgia. The proposed development will consist of 53 units of residential condominium/townhomes and 36 units of single-family detached housing. The development proposes one full-access driveway on Encore Parkway as well as one full-access driveway on Westside Parkway aligned with Arts Summit.

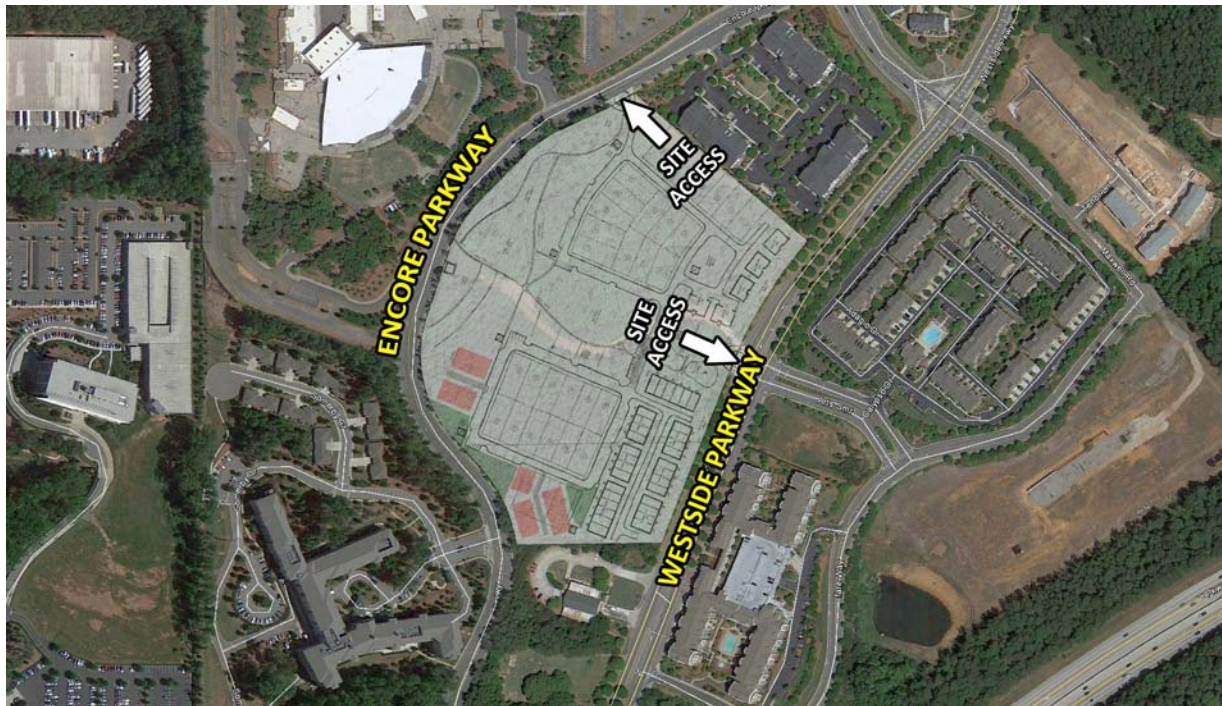


Figure 1 – Proposed Site Location

Trip generation estimates were based on the rates and equations published 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 preliminary trip generation for the site is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing*, and 230 – *Residential Condominium/Townhouse*. Table 1, below, shows the estimated trip generation for the proposed development.

TABLE 1 TRIP GENERATION – PROPOSED DEVELOPMENT								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Single-Family Detached Housing	36 units	9	26	35	26	16	42	410
Residential Condo/Townhouse	53 units	5	26	31	24	12	36	370
Total		14	52	66	50	28	78	780

Table 2, below, shows the trip generation for the type of development the parcel is entitled to under its current zoning.

TABLE 2 TRIP GENERATION – ENTITLED ZONING								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Shopping Center	298,035 sf	188	115	303	598	647	1,245	13,811
<i>Mixed-use Reduction</i>		-21	-17	-38	-66	-66	-132	-1,782
<i>Pass-by Trips (0%) 34%</i>		0	0	0	-181	-198	-379	-3,790
General Office Building	596,070 sf	702	96	798	127	619	746	5,098
<i>Mixed-use Reduction</i>		-3	-6	-9	-19	-15	-34	-534
Hotel	500 Rooms	156	109	265	153	147	300	4,102
<i>Mixed-use Reduction</i>		-16	-17	-33	-50	-54	-104	-1,350
Total without Reductions		1,046	320	1,366	878	1,413	2,291	23,011
Total with Reductions		1,006	280	1,286	562	1,080	1,642	15,555

As part of this memorandum, annual average daily traffic volumes were collected from the Georgia Department of Transportation traffic counter 1210938. Traffic volumes for 2010-2015 are listed below.

TABLE 3 AVERAGE ANNUAL DAILY TRAFFIC						
Year	2010	2011	2012	2013	2014	2015
Volume	21,580	21,260	21,220	12,180	12,200	13,100



Figure 2 – Location of Traffic Counter 1210938

Tree Inventory & Analysis

Project:



Westside Parkway Significant Tree Evaluation

On-Site Evaluation Date (s):

September 22, 2016

Report Date:

September 22, 2016

DESCRIPTION OF PROJECT SITE

The subject trees in this evaluation are the significant trees in the tree save area and landscape trees on the western boundary of the Westside Parkway site. The reports contains an table with the analysis of all of the significant trees and arborist report that analyses the poor quality significant trees. This report is a supplement to the arborist report for the specimen and boundary trees on the subject 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 Analysis Significant Trees

TAG NUMBER	DBH	SPECIES	QUALITY
1102	7	OAK	GOOD
1103	7	HARDWOOD	GOOD
1104	8	OAK	GOOD
1105	21.5	OAK	GOOD
1106	7	HICKORY	GOOD
1107	5	HARDWOOD	POOR
1110	6	HICKORY	GOOD
1111	7	OAK	GOOD
1112	10	HICKORY	GOOD
1113	8	HICKORY	GOOD
1114	9	HICKORY	GOOD
1115	7	HICKORY	GOOD
1116	9	HICKORY	GOOD
1117	5	HICKORY	GOOD
1118	11	HICKORY	GOOD
1119	21	POPLAR	GOOD
1120	8	HICKORY	GOOD
1121	18	POPLAR	GOOD
1122	4	OAK	GOOD
1123	9	OAK	GOOD
1124	6	HICKORY	GOOD
1125	19	POPLAR	GOOD
1126	6	OAK	GOOD
1127	8	OAK	GOOD
1128	7	OAK	GOOD
1129	7	OAK	GOOD
1130	6	POPLAR	GOOD
1131	5	DOGWOOD	GOOD
1132	11	POPLAR	POOR
1133	22	POPLAR	GOOD
1134	10.5	POPLAR	GOOD
1135	5	DOGWOOD	GOOD
1136	19	OAK	GOOD
1137	5	DOGWOOD	POOR
1138	21.5	POPLAR	GOOD
1139	4	OAK	GOOD
1140	9	HICKORY	GOOD
1141	12	HICKORY	GOOD
1142	13.5	POPLAR	GOOD
1143	15.5	HICKORY	GOOD
1144	18	HICKORY	GOOD

1145	9.5	POPLAR	GOOD
1146	19	POPLAR	GOOD
1147	18	HICKORY	GOOD
1148	20	POPLAR	GOOD
1149	6	HICKORY	GOOD
1150	5	DOGWOOD	POOR
1151	16	POPLAR	GOOD
1152	7	OAK	GOOD
1153	5	HICKORY	GOOD
1154	5	POPLAR	GOOD
1155	6	HICKORY	GOOD
1156	21	POPLAR	GOOD
1157	18	HICKORY	GOOD
1158	22.5	HICKORY	GOOD
1159	6	HICKORY	GOOD
1160	6	DOGWOOD	POOR
1161	21.5	OAK	GOOD
1162	4.5	DOGWOOD	POOR
1164	4	DOGWOOD	POOR
1165	6	DOGWOOD	GOOD
1167	6	POPLAR	GOOD
1169	4	DOGWOOD	POOR
1172	4.5	DOGWOOD	GOOD
1174	11	HICKORY	GOOD
1175	6	DOGWOOD	GOOD
1176	6	POPLAR	GOOD
1177	6	POPLAR	POOR
1178	8	DOGWOOD	GOOD
1179	22	HICKORY	GOOD
1180	10	POPLAR	GOOD
1181	10	POPLAR	GOOD
1182	12	HICKORY	GOOD
1183	8	HICKORY	GOOD
1184	22	POPLAR	GOOD
1185	6	POPLAR	POOR
1186	6	HICKORY	GOOD
1187	8	OAK	GOOD
1188	8	HICKORY	GOOD
1189	5	POPLAR	GOOD
1190	16	POPLAR	GOOD
1191	5	HICKORY	GOOD
1192	8	POPLAR	GOOD
1193	7	POPLAR	GOOD
1194	17	POPLAR	GOOD
1195	9	HICKORY	GOOD

1196	8	HICKORY	GOOD
1198	8	POPLAR	GOOD
1199	5.5	HICKORY	GOOD
1320	4.5	MAPLE	GOOD
1322	6	POPLAR	POOR
1323	4	CHERRY	GOOD
1324	4	MAPLE	GOOD
1325	4	MAPLE	GOOD
1326	4.5	MAPLE	GOOD
1327	4	CHERRY	GOOD
1328	5.5	MAPLE	POOR
1329	5	CHERRY	GOOD
1330	5	MAPLE	POOR
1332	5	CHERRY	GOOD
1335	6	MAPLE	GOOD
1337	4.5	CHERRY	GOOD
1338	6	MAPLE	GOOD
1339	5	CHERRY	GOOD
1340	4	CHERRY	GOOD
1342	6	MAPLE	GOOD
1343	5	CHERRY	GOOD
1346	6	MAPLE	GOOD
1348	5	MAPLE	GOOD
1349	4	CHERRY	GOOD
1350	4	CHERRY	GOOD
1351	5	CHERRY	GOOD
1353	4	MAPLE	GOOD
1354	5	CHERRY	GOOD
1355	5	CHERRY	GOOD
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1358	5	CHERRY	GOOD
1359	4.5	CHERRY	GOOD
1360	6	MAPLE	GOOD
1364	6	MAPLE	GOOD
1365	4	CHERRY	GOOD
1366	5.5	CHERRY	GOOD
1367	4	CHERRY	GOOD
1368	5	MAPLE	POOR
1369	4	CHERRY	GOOD
1371	4	CHERRY	GOOD
1372	4.5	CHERRY	GOOD
1374	5	MAPLE	GOOD
1376	4	CHERRY	GOOD
1377	4	CHERRY	GOOD
1378	8	MAPLE	GOOD

1380	7	MAPLE	GOOD
1383	4	CHERRY	GOOD
1384	5	CHERRY	GOOD
1386	4	CHERRY	GOOD
1387	7	MAPLE	POOR
1392	7	MAPLE	GOOD
1393	4	CHERRY	GOOD
1394	5	CHERRY	GOOD
1395	6	MAPLE	GOOD
1396	7.5	MAPLE	GOOD
1397	8	HARDWOOD	GOOD
1399	7	OAK	GOOD
1400	18	OAK	GOOD
1401	17	POPLAR	GOOD
1402	6	DOGWOOD	POOR
1403	11	HICKORY	GOOD
1404	17	HICKORY	GOOD
1405	12.5	POPLAR	POOR
1406	10	POPLAR	GOOD
1407	12	POPLAR	GOOD
1408	5	HICKORY	GOOD
1409	14	POPLAR	GOOD
1410	5	HICKORY	GOOD
1411	5	HICKORY	GOOD
1412	15	HICKORY	GOOD
1413	6	SOURWOOD	GOOD
1415	4.5	SOURWOOD	GOOD
1417	6.5	DOGWOOD	GOOD
1418	6	DOGWOOD	GOOD
1420	5	DOGWOOD	GOOD
1426	9	SWEETGUM	GOOD
1427	15.5	POPLAR	GOOD
1428	18	POPLAR	POOR
1429	13	POPLAR	GOOD
1430	8.5	POPLAR	POOR
1431	6	POPLAR	GOOD
1432	12.5	POPLAR	POOR
1433	11.5	POPLAR	GOOD
1434	6	HICKORY	GOOD
1435	7	OAK	GOOD
1436	11.5	HICKORY	GOOD
1437	15	HICKORY	GOOD
1438	9	HICKORY	GOOD
1439	18	OAK	GOOD
1440	12	HICKORY	GOOD

1441	4	HICKORY	GOOD
1442	5.5	HICKORY	GOOD
1443	18	POPLAR	GOOD
1444	19	POPLAR	GOOD
1445	5	DOGWOOD	POOR
1446	11	HICKORY	GOOD
1447	12	OAK	GOOD
1448	4	DOGWOOD	POOR
1449	9	OAK	GOOD
1450	7	DOGWOOD	POOR
1451	5.5	DOGWOOD	POOR
1453	7	HICKORY	GOOD
1454	21.5	OAK	GOOD
1455	18	OAK	GOOD
1456	23	POPLAR	GOOD
1457	10	HICKORY	GOOD
1458	10	HICKORY	GOOD
1459	7.5	HICKORY	GOOD
1460	15	OAK	GOOD
1461	5.5	HICKORY	GOOD
1462	9	HICKORY	GOOD
1463	7	HICKORY	GOOD
1464	8	OAK	GOOD
1465	5	DOGWOOD	POOR
1466	5	HICKORY	GOOD
1467	12	OAK	GOOD
1468	6	HICKORY	GOOD
1469	9	DOGWOOD	POOR
1470	9	HICKORY	GOOD
1471	10	HICKORY	GOOD
1472	11	HICKORY	GOOD
1473	4	HICKORY	GOOD
1474	4	DOGWOOD	GOOD
1475	9	POPLAR	GOOD
1476	16	POPLAR	GOOD
1477	4	DOGWOOD	POOR
1478	9.5	HICKORY	GOOD
1479	6	HICKORY	GOOD
1480	15	POPLAR	GOOD
1481	7	OAK	GOOD
1482	5.5	DOGWOOD	POOR
1483	7	POPLAR	GOOD
1484	6	HICKORY	GOOD
1485	4	HARDWOOD	GOOD
1486	17	OAK	POOR

1487	18	POPLAR	GOOD
1488	8	OAK	GOOD
1489	5	HICKORY	GOOD
1490	18	POPLAR	GOOD
1491	8.5	OAK	GOOD
1492	14	HICKORY	GOOD
1493	4	DOGWOOD	POOR
1494	10	OAK	POOR
1495	17	OAK	GOOD
1496	10	OAK	GOOD
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1500	9	OAK	GOOD
1501	16.5	POPLAR	GOOD
1502	6.5	HICKORY	GOOD
1503	17.5	HICKORY	GOOD
1504	7	HICKORY	GOOD
1505	4.5	OAK	GOOD
1507	10	HICKORY	GOOD
1508	5	OAK	GOOD
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1510	10	OAK	GOOD
1512	12	OAK	GOOD
1513	4	HARDWOOD	GOOD
1514	5	HICKORY	GOOD
1515	7	POPLAR	POOR
1516	6	HICKORY	GOOD
1517	9	HICKORY	GOOD
1518	4	DOGWOOD	GOOD
1519	4.5	HICKORY	GOOD
1520A	5.5	HICKORY	GOOD
1520B	9	MAPLE	GOOD
1521	4.5	CHERRY	GOOD
1522	7	CHERRY	GOOD
1523	5	CHERRY	GOOD
1524	10	MAPLE	GOOD
1525	5	CHERRY	GOOD
1526	7	CHERRY	GOOD
1527	6	CHERRY	GOOD
1528	12	MAPLE	GOOD
1529	6.5	CHERRY	GOOD
1530	6	CHERRY	GOOD
TAG NUMBER	DBH	SPECIES	QUALITY
1108	15.5	PINE	GOOD
1109	13	PINE	GOOD

1163	16	PINE	GOOD
1166	13.5	PINE	GOOD
1168	21.5	PINE	GOOD
1170	17	PINE	GOOD
1171	7	PINE	POOR
1173	18	PINE	GOOD
1311	9	PINE	GOOD
1312	7	PINE	GOOD
1321	6	PINE	GOOD
1331	12	PINE	GOOD
1333	5	PINE	GOOD
1334	4	PINE	GOOD
1336	5	PINE	GOOD
1341	5	PINE	GOOD
1344	5	PINE	GOOD
1345	4	PINE	GOOD
1347	6	PINE	GOOD
1352	6.5	PINE	GOOD
1357	4	PINE	GOOD
1361	4	PINE	GOOD
1362	4	PINE	GOOD
1363	5	PINE	GOOD
1370	4	PINE	GOOD
1373	4	PINE	GOOD
1375	4	PINE	GOOD
1379	5	PINE	GOOD
1381	4	PINE	GOOD
1382	4	PINE	GOOD
1385	4	PINE	GOOD
1389	11	PINE	GOOD
1390	12	PINE	GOOD
1398	15	PINE	GOOD
1414	5	PINE	GOOD
1416	9	PINE	GOOD
1419	15	PINE	GOOD
1421	14.5	PINE	GOOD
1422	17.5	PINE	GOOD
1423	15.5	PINE	GOOD
1424	16	PINE	GOOD
1425	19	PINE	GOOD
1452	16	PINE	GOOD
1497	20	PINE	GOOD
1498	11.5	PINE	GOOD
1506	15.5	PINE	GOOD
1511	14	PINE	GOOD

Tree # 1107 Species HARDWOOD 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 # 1132 Species POPLAR Size (DBH) 11

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 # 1137

Species DOGWOOD

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 # 1150

Species DOGWOOD

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 # 1160

Species DOGWOOD

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:



Tree # 1162

Species DOGWOOD

Size (DBH) 4.5

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 # 1164 Species DOGWOOD 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 # 1169 Species DOGWOOD 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 # 1177 Species POPLAR 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:



Tree # 1185 Species POPLAR 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:



Tree # 1322

Species POPLAR

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			
Surface Roots	☐	Target	☐	Conk/Mushroom	☐	Ooze	☐
Root Decay	☐	Slope	☐	Open Wound	☐		☐

Notes:



Tree # 1328

Species MAPLE

Size (DBH) 5.5

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			
Surface Roots	☐	Target	☐	Conk/Mushroom	☐	Ooze	☐
Root Decay	☐	Slope	☐	Open Wound	☐		☐

Notes:



Tree # 1330 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 # 1368 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 # 1387 Species MAPLE Size (DBH) 7

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 # 1402 Species DOGWOOD 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:



Tree # 1405

Species POPLAR

Size (DBH) 12.5

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			
Surface Roots	☐	Target	☐	Conk/Mushroom	☐	Ooze	☐
Root Decay	☐	Slope	☐	Open Wound	☐		☐

Notes:



Tree # 1428

Species POPLAR

Size (DBH) 18

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			
Surface Roots	☐	Target	☐	Conk/Mushroom	☐	Ooze	☐
Root Decay	☐	Slope	☐	Open Wound	☐		☐

Notes:



Tree # 1430 Species POPLAR Size (DBH) 8.5

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 # 1432 Species POPLAR Size (DBH) 12.5

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 # 1445

Species DOGWOOD

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 # 1448

Species DOGWOOD

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 # 1450

Species DOGWOOD

Size (DBH) 7

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 # 1451

Species DOGWOOD

Size (DBH) 5.5

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 # 1465

Species DOGWOOD

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 # 1469

Species DOGWOOD

Size (DBH) 9

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 # 1477

Species DOGWOOD

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 # 1482

Species DOGWOOD

Size (DBH) 5.5

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 # 1486

Species OAK

Size (DBH) 17

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 # 1493

Species DOGWOOD

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 # 1494

Species OAK

Size (DBH) 10

GOOD	☐	FAIR	☐	POOR	☒	Non-Specimen / D	☐
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 # 1515

Species POPLAR

Size (DBH) 7

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 # 1171 Species PINE Size (DBH) 7

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 # 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:

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

TREE SURVEY TABLE

TREE TAG #	DBH IN.	TYPE	CONDITION	UNIT VALUE	DESIGN AROUND
628	27.00	Oak	Fair	3.80	N
629	36.00	Oak	Fair	5.40	N
630	24.00	Oak	Fair	3.40	N
631	27.00	Poplar	DDH	3.80	N
632	26.00	Poplar	Good	3.80	N
633	30.00	Poplar	Fair	4.40	Y
634	25.00	Poplar	Good	3.40	N
635	28.00	Poplar	DDH	4.00	N
636	29.00	Oak	Fair	4.00	Y
637	26.00	Poplar	Good	3.80	Y
638	34.00	Poplar	Good	5.00	Y
639	27.00	Poplar	Fair	3.80	Y
640	27.00	Poplar	Fair	3.80	Y
641	24.00	Poplar	Good	3.40	Y
642	29.00	Poplar	DDH	4.00	N
643	26.00	Poplar	Fair	3.80	N
644	34.00	Poplar	Fair	5.00	N
645	30.00	Poplar	Fair	4.40	N
646	30.00	Poplar	Fair	4.40	N
647	28.00	Oak	Good	4.00	Y
648	9.00	Dogwood	DDH	0.40	N
649	28.00	Oak	Fair	4.00	Y
650	34.00	Poplar	Good	5.00	N
651	27.00	Poplar	Good	3.80	N
652	24.00	Poplar	Good	3.40	N
653	30.00	Poplar	Fair	4.40	N
654	25.00	Poplar	Good	3.40	N
655	32.00	Oak	Fair	4.60	Y
656	25.00	Poplar	Good	3.40	N
657	28.00	Poplar	Good	4.00	Y
658	26.00	Poplar	DDH	3.80	N
659	24.00	Oak	Fair	3.40	N
660	25.00	Poplar	Good	3.40	Y
661	24.00	Poplar	Good	3.40	N
662	35.00	Poplar	DDH	5.00	N
663	25.00	Poplar	Fair	3.40	N
664	38.00	Poplar	DDH	5.80	N
665	26.00	Poplar	Fair	3.80	N
666	40.00	Poplar	DDH	6.20	N
667	24.00	Poplar	Good	3.40	N
668	26.00	Poplar	DDH	3.80	N
669	26.00	Poplar	DDH	3.80	N
670	24.00	Poplar	DDH	3.40	N
671	27.00	Poplar	Fair	3.80	N
672	28.00	Poplar	Fair	4.00	N
673	24.00	Hickory	Good	3.40	N
674	33.00	Poplar	Fair	4.60	N
675	26.00	Poplar	DDH	3.80	N
676	33.00	Poplar	DDH	4.60	N
677	27.00	Poplar	Good	3.80	N
678	38.00	Poplar	Fair	5.80	N
679	30.00	Poplar	Good	4.40	N
680	38.00	Poplar	DDH	5.80	N
681	34.00	Poplar	Fair	5.00	N
682	27.00	Poplar	Good	3.80	N
683	25.00	Oak	Good	3.40	N
684	49.00	Poplar	Fair	10.00	N
685	33.00	Poplar	Good	4.60	N
686	33.00	Oak	DDH	4.60	N
687	24.00	Poplar	Fair	3.40	N
688	29.00	Poplar	DDH	4.00	N
689	29.00	Poplar	DDH	4.00	N
690	28.00	Poplar	DDH	4.00	N
691	30.00	Oak	Fair	4.40	N
692	39.00	Poplar	Poor	5.80	N
693	30.00	Poplar	Good	4.40	Y
694	30.00	Oak	DDH	4.40	N
695	25.00	Oak	DDH	3.40	N
696	28.00	Oak	Fair	4.00	Y
697	24.00	Poplar	Fair	3.40	Y
698	27.00	Poplar	Good	3.80	Y
699	30.00	Poplar	Fair	4.40	Y
700	28.00	Poplar	Fair	4.00	Y

TREES SHOWN HEREON WERE FIELD LOCATED UNDER MY SUPERVISION. ALL TREES SHOWN ARE ACCURATELY SHOWN RELATIVE TO THE BOUNDARY. THE UNDERSIGNED MAKES NO CERTIFICATION TO ANY OTHER INFORMATION SHOWN HEREON. TREE SIZE AND SPECIES PER ARBORIST REPORT.

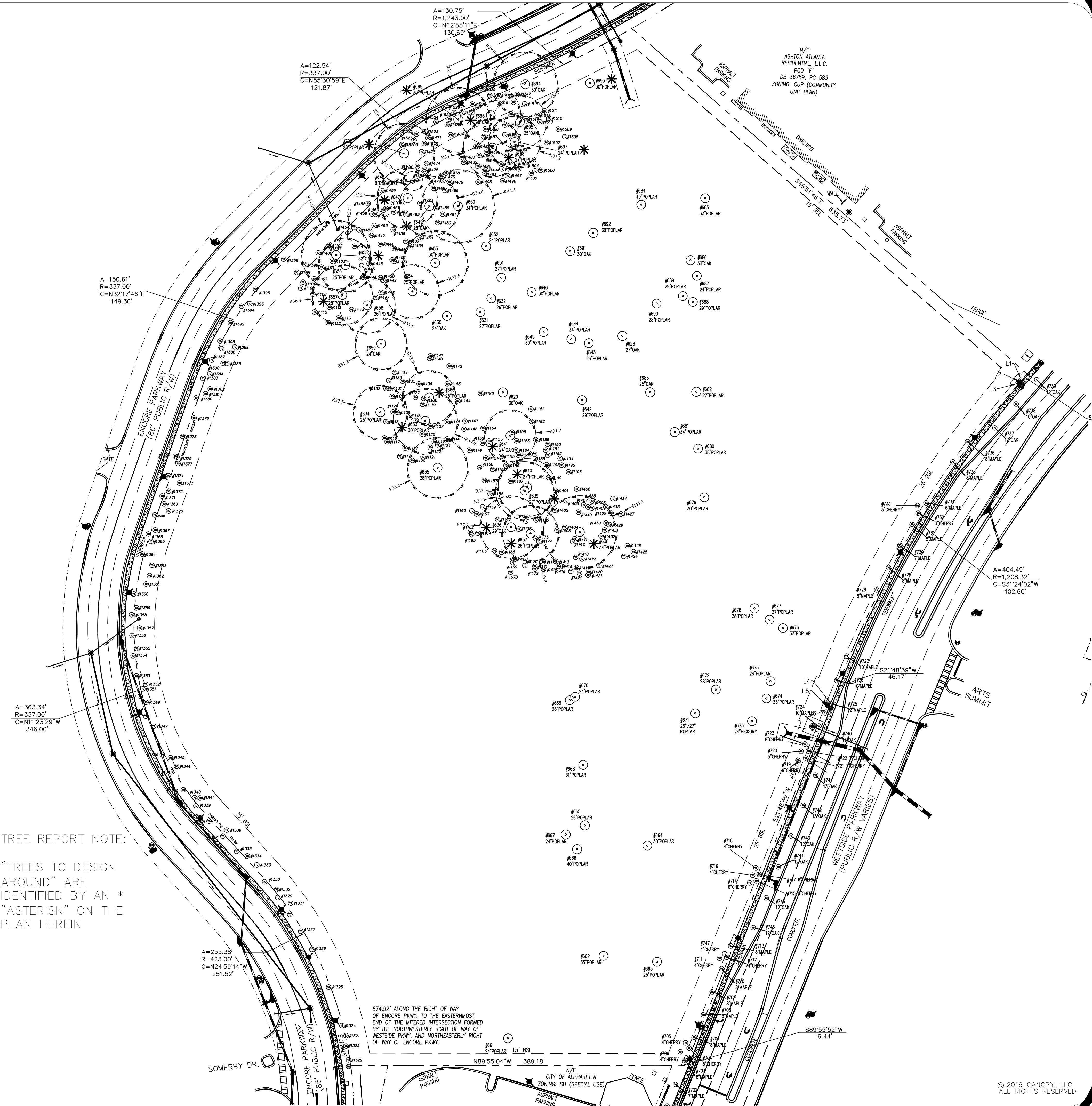


JESSE GUNNIN 8.10.16
GA RLS NO. 3079

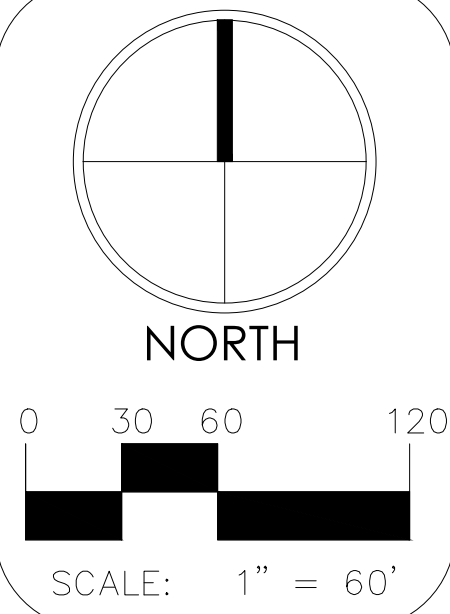


TREE REPORT NOTE:

"TREES TO DESIGN AROUND" ARE IDENTIFIED BY AN * "ASTERISK" ON THE PLAN HEREIN



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WESTSIDE PARKWAY
POD F: LAND LOTS 651, 652, 689 & 69
1ST DISTRICT 1ST SECTION
CITY OF ALPHARETTA, GEORGIA

REVISIONS	
1	
2	
3	
4	
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10	

PROJECT NO. 15-141
DATE: 08.10.16
DRAWN BY: SAH
CHECKED BY: SAH

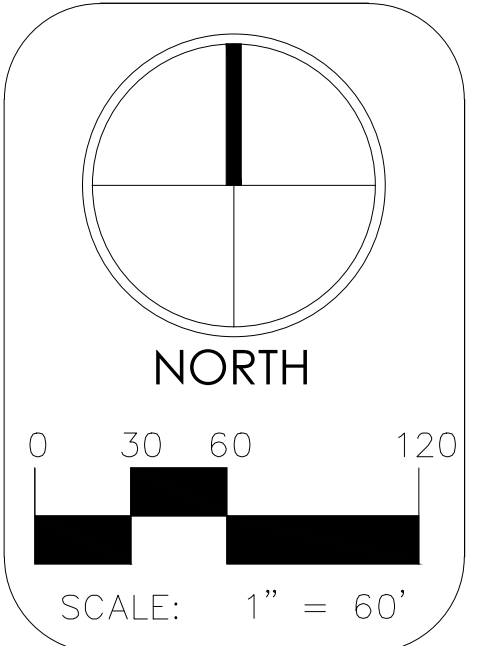
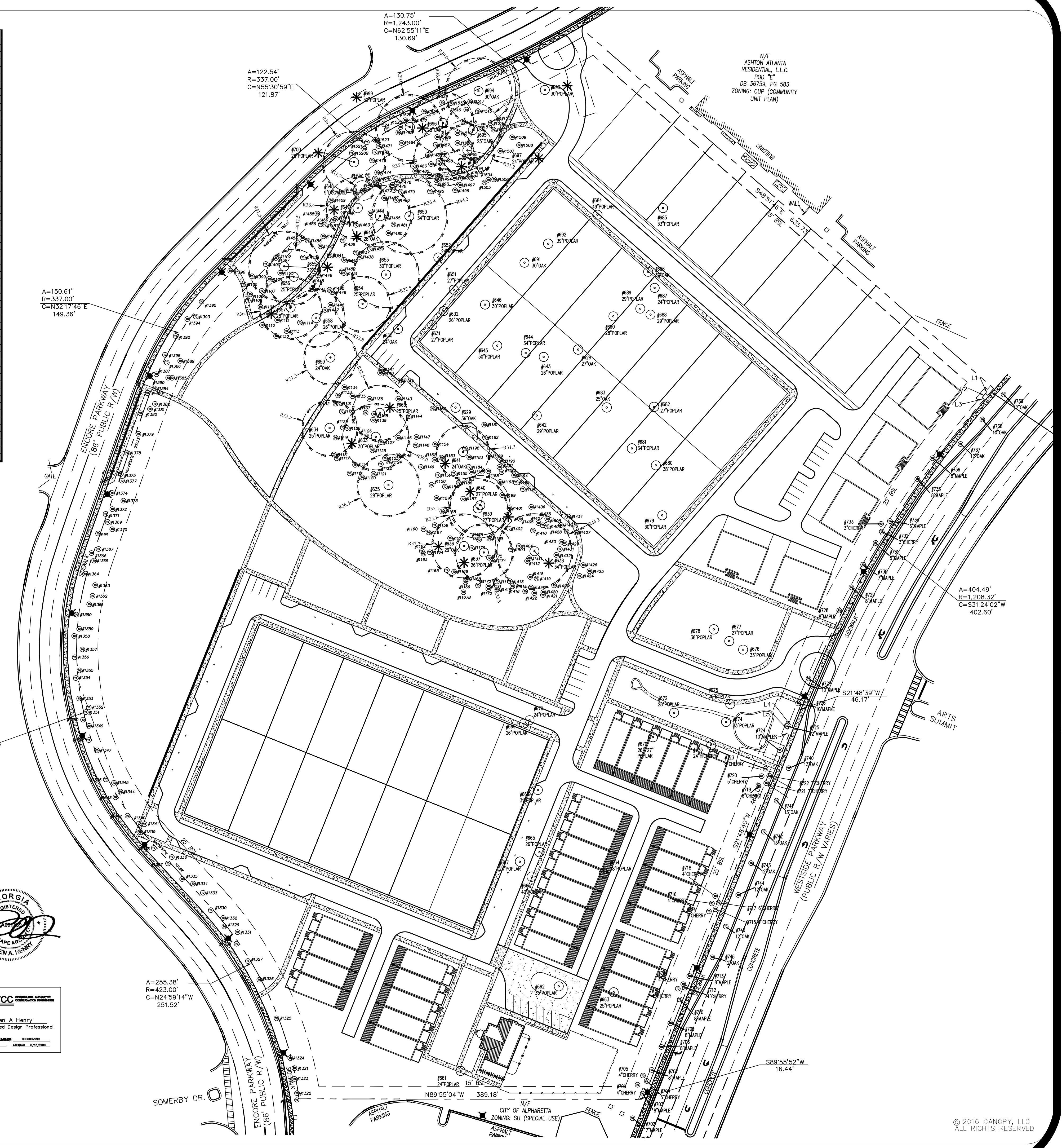
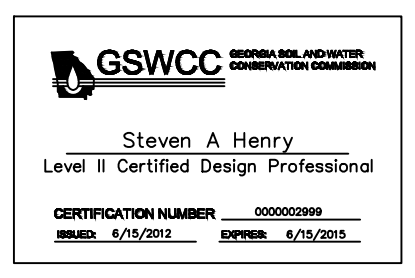
ZONING PLAN:
TREE SURVEY

TP-101
SHEET 1 of 2

TAG NUMBER/DBH	SPECIES	QUALITY
TREES OF QUALITY		
701	10.00 MAPLE	FAIR
702	7.00 MAPLE	FAIR
703	8.00 MAPLE	POOR
704	5.00 CHERRY	FAIR
705	4.00 MAPLE	FAIR
706	4.00 CHERRY	FAIR
707	8.00 MAPLE	FAIR
708	8.00 MAPLE	FAIR
709	8.00 MAPLE	FAIR
710	8.00 MAPLE	FAIR
711	4.00 CHERRY	GOOD
712	4.00 CHERRY	FAIR
713	8.00 MAPLE	FAIR
714	6.00 CHERRY	FAIR
715	6.00 CHERRY	FAIR
716	4.00 CHERRY	POOR
717	6.00 CHERRY	FAIR
718	4.00 CHERRY	FAIR
719	6.00 CHERRY	FAIR
720	5.00 CHERRY	FAIR
721	7.00 CHERRY	FAIR
722	7.00 CHERRY	FAIR
723	8.00 CHERRY	FAIR
724	10.00 MAPLE	FAIR
725	12.00 MAPLE	FAIR
726	10.00 MAPLE	FAIR
727	10.00 MAPLE	FAIR
728	8.00 MAPLE	FAIR
729	8.00 MAPLE	FAIR
730	7.00 MAPLE	FAIR
731	5.00 MAPLE	FAIR
732	3.00 CHERRY	GOOD
733	3.00 CHERRY	GOOD
734	6.00 MAPLE	FAIR
735	8.00 MAPLE	GOOD
736	8.00 MAPLE	GOOD
737	12.00 OAK	GOOD
738	10.00 OAK	GOOD
739	12.00 OAK	GOOD
740	13.00 OAK	GOOD
741	13.00 OAK	GOOD
742	13.00 OAK	GOOD
743	12.00 OAK	GOOD
744	12.00 OAK	GOOD
745	12.00 OAK	GOOD
746	12.00 OAK	GOOD
747	4.00 CHERRY	FAIR
1102	7.00 OAK	GOOD
1103	7.00 HARDWOOD	GOOD
1104	8.00 OAK	GOOD
1105	21.50 OAK	GOOD
1106	7.00 HICKORY	GOOD
1107	5.00 HARDWOOD	POOR
1108	15.50 PINE	GOOD
1109	13.00 PINE	GOOD
1110	6.00 HICKORY	GOOD
1111	7.00 OAK	GOOD
1112	10.00 HICKORY	GOOD
1113	8.00 HICKORY	GOOD
1114	9.00 HICKORY	GOOD
1115	7.00 HICKORY	GOOD
1116	9.00 HICKORY	GOOD
1117	5.00 HICKORY	GOOD
1118	11.00 HICKORY	GOOD
1119	21.00 POPLAR	GOOD
1120	8.00 HICKORY	GOOD
1121	18.00 POPLAR	GOOD
1122	4.00 OAK	GOOD
1123	9.00 OAK	GOOD
1124	6.00 HICKORY	GOOD
1125	19.00 POPLAR	GOOD
1127	8.00 OAK	GOOD
1128	7.00 OAK	GOOD
1129	7.00 OAK	GOOD
1130	6.00 POPLAR	GOOD
1131	5.00 DOGWOOD	GOOD
1132	11.00 POPLAR	POOR
1133	22.00 POPLAR	GOOD
1134	10.50 POPLAR	GOOD
1135	5.00 DOGWOOD	GOOD
1136	19.00 OAK	GOOD
1137	5.00 DOGWOOD	POOR
1138	21.50 POPLAR	GOOD
1139	4.00 OAK	GOOD
1140	9.00 HICKORY	GOOD
1141	12.00 HICKORY	GOOD
1142	13.50 POPLAR	GOOD
1143	15.50 HICKORY	GOOD
1144	18.00 HICKORY	GOOD
1145	9.50 POPLAR	GOOD
1146	19.00 POPLAR	GOOD
1147	18.00 HICKORY	GOOD
1148	20.00 POPLAR	GOOD
1149	6.00 HICKORY	GOOD
1150	5.00 DOGWOOD	POOR
1151	16.00 POPLAR	GOOD
1152	7.00 OAK	GOOD
1153	5.00 HICKORY	GOOD
1154	5.00 POPLAR	GOOD
1155	6.00 HICKORY	GOOD
1156	21.00 POPLAR	GOOD
1157	18.00 HICKORY	GOOD
1158	22.00 HICKORY	GOOD
1159	6.00 HICKORY	GOOD
1160	6.00 DOGWOOD	POOR
1161	21.50 OAK	GOOD
1162	4.50 DOGWOOD	POOR
1163	16.00 PINE	GOOD
1164	4.00 DOGWOOD	POOR
1165	6.00 DOGWOOD	GOOD
1166	13.50 PINE	GOOD
1167	6.00 POPLAR	GOOD
1168	21.50 PINE	GOOD
1169	4.00 DOGWOOD	POOR
1170	17.00 PINE	GOOD
1171	7.00 PINE	POOR
1172	4.50 DOGWOOD	GOOD
1173	18.00 PINE	GOOD
1174	11.00 HICKORY	GOOD
1175	6.00 DOGWOOD	GOOD
1176	6.00 POPLAR	GOOD
1177	6.00 POPLAR	POOR
1178	8.00 DOGWOOD	GOOD
1179	22.00 HICKORY	GOOD
1180	10.00 POPLAR	GOOD
1181	10.00 POPLAR	GOOD
1182	12.00 HICKORY	GOOD
1183	8.00 HICKORY	GOOD
1184	22.00 POPLAR	GOOD
1185	6.00 POPLAR	POOR
1186	6.00 HICKORY	GOOD
1187	8.00 OAK	GOOD
1188	8.00 HICKORY	GOOD
1189	5.00 POPLAR	GOOD
1190	16.00 POPLAR	GOOD
1191	5.00 HICKORY	GOOD
1192	8.00 POPLAR	GOOD
1193	7.00 POPLAR	GOOD
1194	17.00 POPLAR	GOOD
1195	9.00 HICKORY	GOOD
1196	8.00 HICKORY	GOOD
1198	8.00 POPLAR	GOOD
1199	5.50 HICKORY	GOOD
1311	9.00 PINE	GOOD
1312	7.00 PINE	GOOD
1320	4.50 MAPLE	GOOD

1321	6.00 PINE	GOOD
1322	6.00 POPLAR	POOR
1323	4.00 CHERRY	GOOD
1324	4.00 MAPLE	GOOD
1325	4.00 MAPLE	GOOD
1326	4.50 MAPLE	GOOD
1327	4.00 CHERRY	POOR
1328	5.50 MAPLE	POOR
1329	5.00 CHERRY	GOOD
1330	5.00 MAPLE	POOR
1331	12.00 PINE	GOOD
1332	5.00 CHERRY	GOOD
1333	5.00 PINE	GOOD
1334	4.00 PINE	GOOD
1335	6.00 MAPLE	GOOD
1336	5.00 PINE	GOOD
1337	4.50 CHERRY	GOOD
1338	6.00 MAPLE	GOOD
1339	5.00 CHERRY	GOOD
1340	4.00 CHERRY	GOOD
1341	5.00 PINE	GOOD
1342	6.00 MAPLE	GOOD
1343	5.00 CHERRY	GOOD
1344	5.00 PINE	GOOD
1345	4.00 PINE	GOOD
1346	6.00 MAPLE	GOOD
1347	6.00 PINE	GOOD
1348	5.00 MAPLE	GOOD
1349	4.00 CHERRY	GOOD
1350	4.00 CHERRY	GOOD
1351	5.00 CHERRY	GOOD
1352	6.50 PINE	GOOD
1353	4.00 MAPLE	GOOD
1354	5.00 CHERRY	GOOD
1355	5.00 CHERRY	GOOD
1356	5.50 MAPLE	GOOD
1357	4.00 PINE	GOOD
1358	5.00 CHERRY	GOOD
1359	4.50 CHERRY	GOOD
1360	6.00 MAPLE	GOOD
1361	4.00 PINE	GOOD
1362	4.00 PINE	GOOD
1363	5.00 PINE	GOOD
1364	6.00 MAPLE	GOOD
1365	4.00 CHERRY	GOOD
1366	5.50 CHERRY	GOOD
1367	4.00 CHERRY	GOOD
1368	5.00 MAPLE	POOR
1369	4.00 CHERRY	GOOD
1370	4.00 PINE	GOOD
1371	4.00 CHERRY	GOOD
1372	4.50 CHERRY	GOOD
1373	4.00 PINE	GOOD
1374	5.00 MAPLE	GOOD
1375	4.00 PINE	GOOD
1376	4.00 CHERRY	GOOD
1377	4.00 CHERRY	GOOD
1378	8.00 MAPLE	GOOD
1379	5.00 PINE	GOOD
1380	7.00 MAPLE	GOOD
1381	4.00 PINE	GOOD
1382	4.00 PINE	GOOD
1383	4.00 CHERRY	GOOD
1384	5.00 CHERRY	GOOD
1385	4.00 PINE	GOOD
1386	4.00 CHERRY	GOOD
1387	7.00 MAPLE	POOR
1388	11.00 PINE	GOOD
1389	12.00 PINE	GOOD
1390	7.00 MAPLE	GOOD
1392	7.00 MAPLE	GOOD
1393	4.00 CHERRY	GOOD
1394	5.00 CHERRY	GOOD
1395	6.00 MAPLE	GOOD
1396	7.50 MAPLE	GOOD
1397	8.00 HARDWOOD	GOOD
1398	15.00 PINE	GOOD
1399	7.00 OAK	GOOD
1400	18.00 OAK	GOOD
1401	17.00 POPLAR	GOOD
1402	6.00 DOGWOOD	POOR
1403	11.00 HICKORY	GOOD
1404	17.00 HICKORY	GOOD
1405	12.50 POPLAR	POOR
1406	10.00 POPLAR	GOOD
1407	12.00 POPLAR	GOOD
1408	5.00 HICKORY	GOOD
1409	14.00 POPLAR	GOOD
1410	5.00 HICKORY	GOOD
1411	5.00 HICKORY	GOOD
1412	15.00 HICKORY	GOOD
1413	6.00 SOUTHWOOD	GOOD
1414	5.00 PINE	GOOD
1415	4.50 SOUTHWOOD	GOOD
1416	9.00 PINE	GOOD
1417	6.50 DOGWOOD	GOOD
1418	6.00 DOGWOOD	GOOD
1419	15.00 PINE	GOOD
1420	5.00 DOGWOOD	GOOD
1421	14.50 PINE	GOOD
1422	17.50 PINE	GOOD
1423	15.50 PINE	GOOD
1424	16.00 PINE	GOOD
1425	19.00 PINE	GOOD
1426	9.00 SWEETGUM	GOOD
1427	15.50 POPLAR	GOOD
1428	18.00 POPLAR	POOR
1429	13.00 POPLAR	GOOD
1430	8.50 POPLAR	POOR
1431	6.00 POPLAR	GOOD
1432	12.50 POPLAR	POOR
1433	11.50 POPLAR	GOOD
1434	6.00 HICKORY	GOOD
1435	7.00 OAK	GOOD
1436	11.50 HICKORY	GOOD
1437	15.00 HICKORY	GOOD
1438	9.00 HICKORY	GOOD
1439	18.00 OAK	GOOD
1440	12.00 HICKORY	GOOD
1441	4.00 HICKORY	GOOD
1442	5.50 HICKORY	GOOD
1443	18.00 POPLAR	GOOD
1444	19.00 POPLAR	GOOD
1445	5.00 DOGWOOD	POOR
1446	11.00 HICKORY	GOOD
1447	12.00 OAK	GOOD
1448	4.00 DOGWOOD	POOR
1449	9.00 OAK	GOOD
1450	7.00 DOGWOOD	POOR
1451	5.50 DOGWOOD	POOR
1452	16.00 PINE	GOOD
1453	7.00 HICKORY	GOOD
1454	21.50 OAK	GOOD
1455	18.00 OAK	GOOD
1456	23.00 POPLAR	GOOD
1457	10.00 HICKORY	GOOD
1458	10.00 HICKORY	GOOD
1459	7.50 HICKORY	GOOD
1460	15.00 OAK	GOOD
1461	5.50 HICKORY	GOOD
1462	9.00 HICKORY	GOOD
1463	7.00 HICKORY	GOOD
1464	8.00 OAK	GOOD
1465	5.00 DOGWOOD	POOR
1466	5.00 HICKORY	GOOD
1467	12.00 OAK	GOOD
1468	6.00 HICKORY	GOOD
1469	9.00 DOGWOOD	POOR
1470	9.00 HICKORY	GOOD
1471	10.00 HICKORY	GOOD
1472	11.00 HICKORY	GOOD

1473	4.00 HICKORY	GOOD
1474	4.00 DOGWOOD	GOOD
1475	9.00 POPLAR	GOOD
1476	16.00 POPLAR	GOOD
1477	4.00 DOGWOOD	POOR
1478	9.50 HICKORY	GOOD
1479	6.00 HICKORY	GOOD
1480	15.00 POPLAR	GOOD
1481	7.00 OAK	GOOD
1482	5.50 DOGWOOD	POOR
1483	7.00 POPLAR	GOOD
1484	6.00 HICKORY	GOOD
1485	4.00 HARDWOOD	GOOD
1486	17.00 OAK	POOR
1487	18.00 POPLAR	GOOD
1488	8.00 OAK	GOOD
1489	5.00 HICKORY	GOOD
1490	18.00 POPLAR	GOOD
1491	8.50 OAK	GOOD
1492	14.00 HICKORY	GOOD
1493	4.00 DOGWOOD	POOR
1494	10.00 OAK	GOOD
1495	17.00 OAK	GOOD
1496	10.00 OAK	GOOD
1497	20.00 PINE	GOOD
1498	11.50 PINE	GOOD
1499	9.00 OAK	GOOD
1500	9.00 OAK	GOOD
1501	18.50 POPLAR	GOOD
1502	6.50 HICKORY	GOOD
1503	17.50 HICKORY	GOOD
1504	7.00 HICKORY	GOOD
1505	4.50 OAK	GOOD
1506	15.50 PINE	GOOD
1507	10.00 HICKORY	GOOD
1508	5.00 OAK	GOOD
1509	6.00 HICKORY	GOOD
1510	10.00 OAK	GOOD
1511	14.00 PINE	GOOD
1512	12.00 OAK	GOOD
1513	4.00 HARDWOOD	GOOD
1514	5.00 HICKORY	GOOD
1515	7.00 POPLAR	POOR
1516	6.00 HICKORY	GOOD
1517	9.00 HICKORY	GOOD
1518	4.00 DOGWOOD	GOOD
1519	4.50 HICKORY	GOOD
1521	4.50 CHERRY	GOOD
1522	7.00 CHERRY	GOOD
1523	5.00 CHERRY	GOOD
1524	10.00 MAPLE	GOOD
1525	5.00 CHERRY	GOOD
1526	7.00 CHERRY	GOOD
1527	6.00 CHERRY	GOOD
1528	12.00 MAPLE	GOOD
1529	6.50 CHERRY	GOOD
1530	6.00 CHERRY	GOOD
1531	5.50 HICKORY	GOOD
1532	9.00 MAPLE	GOOD



CANOPY
landscape architecture-land planning-contracting
PO BOX 70052
MARIETTA, GEORGIA 30007
www.canopyatlanta.com
678.233.8466

WESTSIDE PARKWAY
POD F: LAND LOTS 651, 652, 689 & 69
1ST DISTRICT 1ST SECTION
CITY OF ALPHARETTA, GEORGIA

REVISIONS	
1	
2	
3	
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7	
8	
9	
10	

PROJECT NO. 15-141
DATE: 08.10.16
DRAWN BY: SAH
CHECKED BY: SAH

ZONING
PLAN:
SITE PLAN
TP-102
SHEET 2 of 2

Mark Shaw

From: Mark Shaw
Sent: Monday, October 17, 2016 2:17 PM
To: Mark Shaw
Subject: FW: Westside Parkway

From: Mark Shaw
Sent: Monday, October 17, 2016 2:16 PM
To: Mark Shaw
Subject: FW: Westside Parkway

From: Trevor Ralph [<mailto:TrevorRalph@LiveNation.com>]
Sent: Friday, October 14, 2016 4:29 PM
To: Mark Shaw
Subject: Re: Westside Parkway

I have reviewed and we can chat, but I do not support the change of zoning to residential.

On Oct 14, 2016, at 2:45 PM, Mark Shaw <mshaw@easlancapital.com> wrote:

Trevor, do you have a few minutes to talk by phone today? if not, is it safe for me to write in my report that you have reviewed the site plan and have no objections to our proposal.

Thank you

Mark
404-395-5219

From: Mark Shaw
Sent: Tuesday, October 11, 2016 12:00 PM
To: Trevor Ralph
Subject: Re: Westside Parkway

That works for me, but I have a report due to the city by Monday. Can we speak by phone for a few minutes sometime in the next couple of days?

Sent from my iPhone

On Oct 11, 2016, at 10:31 AM, Trevor Ralph <TrevorRalph@LiveNation.com> wrote:

Next week is better

From: Mark Shaw [<mailto:mshaw@easlancapital.com>]
Sent: Monday, October 10, 2016 2:16 PM

To: Trevor Ralph <TrevorRalph@LiveNation.com>

Subject: RE: Westside Parkway

Also, are you available to meet this week?

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: Westside Parkway Pod F

Contact Name: Mark Shaw

Telephone: 404-395-5219

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.

see attached

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: _____

Mark Shaw
Southeast Real Estate Acquisitions, LLC

Date: _____

10/17/16

Print Form

CITIZEN PARTICIPATION FORM-PART B

The following adjacent neighborhoods were contacted to attend a group meeting to discuss the proposed rezoning request:

Parc at Alpharetta
Westwood Park
Westside Commons
Westside Villas
Atria at Northpoint(formerly Somerby)
Verizon Amphitheatre

Applicant has completed 3 group meetings with adjacent property owners. All residences were contacted via email and postings:

Westwood Park	October 11 th 6:30pm
Parc Alpharetta, Westside Villas, Westside Commons	October 12 th 6:30pm
Atria at Northpoint(Somerby)	October 16 th 2:00pm

Most all of the attendees were pleased to know the property, if approved, would be developed in a residential manner more consistent with the surrounding properties. Many were surprised to know the current zoning allows for approximately 600,000 SF of office, a 500 room hotel and 300,000 SF of retail.

Traffic seemed to be the most prevailing issue discussed. However, due to the proposed developed square footage being more than 75% less than the current approved zoning, the traffic impact will be significantly less than previously anticipated.(see attached memo)

The landscaped buffer along the northern boundary was discussed with several of the individuals that live along the common property line within the Westside Commons property. Applicant stated there would be a landscaped buffer consisting of evergreens and hardwood trees along with a fence to help screen the sight lines from each property. Applicant offered an additional meeting with owners to finalize the discussions regarding the landscaping along the northern property line.

Everyone was pleased to know of the proposed 6 acre public park which is planned for development. Applicant discussed additional parallel parking along Encore Parkway.

Also, a question was raised regarding the storm water flow and erosion control. Applicant stated the project will be subject to the current state and city laws requiring an approved erosion plan designed by a professional engineer and shall adhere to that plan. Applicant also stated it stays proactive throughout the development process to maintain erosion control measures throughout construction. Applicant stated the common detention pond is located east of site near GA 400.

Lastly, a comment was made concerning the level of noise created by the amphitheatre. Applicant stated it would make sure the purchasers of the homes were fully aware of the amphitheatre and the times of operation. Applicant compared these homes as being no different than the situation in and around Chastain's amphitheatre. New buyers know the venue is there and believe it is somewhat eclectic to live near such an amenity. In addition, the 6 acre park and elevation change work as a buffer to the sound.

All 3 meetings were very positive and resulted in neighborhood support of the zoning proposal. Of the individuals we met and spoke with, to our knowledge the manager of the Amphitheatre is the only individual not in support of the rezoning.

Trevor Ralph-by phone, email correspondence attached
Clinton Kurtz-by email, email correspondence attached

Meeting Attendees:

Cindi Peek
Rosa Trenkamp
Bill Scullion, email correspondence attached
Gus Plakiotis
Rose Webb
Gerda Gardener
Steve and JoAnn Hudson
Pearl Skolnick
Chin and Barb Lin
Elaine Kemp
Claire Bivings
Jane Holt
Justine Freud
Bill and Jeri Dreger
John and Dot Daly
Norma Cerullo
Michael Warner, email correspondence attached



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areneng.com

Memorandum

To: Ashton Woods
From: Abdul K. Amer, PE
Date: October 13, 2016
Subject: Trip Generation Memorandum for Westside Parkway Residential Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed residential development located between Westside Parkway and Encore Parkway in Alpharetta, Georgia. The proposed development will consist of 53 units of residential condominium/townhomes and 36 units of single-family detached housing. The development proposes one full-access driveway on Encore Parkway as well as one full-access driveway on Westside Parkway aligned with Arts Summit.



Figure 1 – Proposed Site Location

Trip generation estimates were based on the rates and equations published 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 preliminary trip generation for the site is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing*, and 230 – *Residential Condominium/Townhouse*. Table 1, below, shows the estimated trip generation for the proposed development.

TABLE 1 TRIP GENERATION – PROPOSED DEVELOPMENT								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Single-Family Detached Housing	36 units	9	26	35	26	16	42	410
Residential Condo/Townhouse	53 units	5	26	31	24	12	36	370
Total		14	52	66	50	28	78	780

Table 2, below, shows the trip generation for the type of development the parcel is entitled to under its current zoning.

TABLE 2 TRIP GENERATION – ENTITLED ZONING								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Shopping Center	298,035 sf	188	115	303	598	647	1,245	13,811
<i>Mixed-use Reduction</i>		-21	-17	-38	-66	-66	-132	-1,782
<i>Pass-by Trips (0%) 34%</i>		0	0	0	-181	-198	-379	-3,790
General Office Building	596,070 sf	702	96	798	127	619	746	5,098
<i>Mixed-use Reduction</i>		-3	-6	-9	-19	-15	-34	-534
Hotel	500 Rooms	156	109	265	153	147	300	4,102
<i>Mixed-use Reduction</i>		-16	-17	-33	-50	-54	-104	-1,350
Total without Reductions		1,046	320	1,366	878	1,413	2,291	23,011
Total with Reductions		1,006	280	1,286	562	1,080	1,642	15,555

As part of this memorandum, annual average daily traffic volumes were collected from the Georgia Department of Transportation traffic counter 1210938. Traffic volumes for 2010-2015 are listed below.

TABLE 3 AVERAGE ANNUAL DAILY TRAFFIC						
Year	2010	2011	2012	2013	2014	2015
Volume	21,580	21,260	21,220	12,180	12,200	13,100



Figure 2 – Location of Traffic Counter 1210938

Mark Shaw

From: Trevor Ralph <TrevorRalph@LiveNation.com>
Sent: Friday, October 14, 2016 4:29 PM
To: Mark Shaw
Subject: Re: Westside Parkway

I have reviewed and we can chat, but I do not support the change of zoning to residential.

On Oct 14, 2016, at 2:45 PM, Mark Shaw <mshaw@easlancapital.com> wrote:

Trevor, do you have a few minutes to talk by phone today? if not, is it safe for me to write in my report that you have reviewed the site plan and have no objections to our proposal.

Thank you

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404-395-5219

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Sent from my iPhone

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Next week is better

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Sent: Monday, October 10, 2016 2:16 PM
To: Trevor Ralph <TrevorRalph@LiveNation.com>
Subject: RE: Westside Parkway

Also, are you available to meet this week?

From: Trevor Ralph [<mailto:TrevorRalph@LiveNation.com>]
Sent: Friday, October 07, 2016 10:39 PM
To: Mark Shaw
Subject: RE: Westside Parkway

Thanks Mark.

I'm curious, have you visited the property during a concert at the Amphitheatre?

Mark Shaw

From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Tuesday, October 18, 2016 8:38 AM
To: Joe Ingram; Mark Shaw
Subject: FW: Public Hearing for Construction on Westside Parkway

This gentleman has comments regarding your development.

From: Clinton Kurtz [mailto:clintonkurtz@gmail.com]
Sent: Monday, October 17, 2016 5:29 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Public Hearing for Construction on Westside Parkway

Michael,

The idea of a park is a great start, but I wonder how much it will be utilized since it is a gated community and on street parking is very limited and people will not know it is there.

It seems like this whole area is being built up with all residential properties. We have Parc Alpharetta, Overture at Encore, Somerby of Alpharetta, Westwood Park, Creekside and Westwood, Westside Villas, and two more large developments being built at the corner of Encore, Westside and Maxwell.

I know you do not want to pull customers from downtown Alpharetta and the mall so retail may not work, and I see the constraints with the elevation change of 80 feet for a large commercial project, but I feel like this spot is perfect for something. If you look at the map it is surrounded by homes, has Verizon amphitheater behind it and is connected to the mall.

Since you are building a parking deck in downtown Alpharetta, why not create a new food truck alley here in the park? This draws thousands of people each week, and I know you are getting a lot of backlash for removing the food truck location. You could have Ashton incorporate it into the park. You would need more on street parking, but this would create a new space for all the food truck people, and an amazing place for tailgating at concerts. The area is surrounded by homes so I know it could be supported.

I think whatever we build in this location it should be a feature attraction in Alpharetta.

Clinton J. Kurtz | 904-497-7215

Please consider the environment before printing this e-mail.

On Mon, Oct 17, 2016 at 3:38 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Clinton,

You can ask questions now or at the hearing. I would recommend that you ask now and voice any concerns at the public hearings.

They are setting aside and developing a 6-acre public park on the side of the development closest to the Amphitheater. The purpose of the park is to provide needed park land to the area residents. However, people can use the park for picnicking before a concert at the Amphitheater. The site is currently approved for a mix of hotel/office/retail. While the City would like to see office development on this property, the site has some considerable topography constraints. The City has concerns with over-building hotels, so I'm not sure hotel is the best use. Retail is difficult in this area due to the proximity to North Point Pkwy once the Encore Pkwy bridge is re-opened. The applicant (Ashton Woods) will have to make their argument to City Council. If you would like, I would be more than happy to ask the applicant to call you so they can hear your concerns and try to address them. Just let me know.

Regards,

Michael A. Woodman, AICP

Senior Planner

City of Alpharetta

Community Development Department

2 Park Plaza

Alpharetta, Georgia 30009

[\(678\) 297-6072](tel:6782976072)

www.alpharetta.ga.us

From: Clinton Kurtz [mailto:clintonkurtz@gmail.com]

Sent: Monday, October 17, 2016 2:55 PM

To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Public Hearing for Construction on Westside Parkway

Michael,

This is the right location. Thank you for the prompt response.

Can we ask questions at the hearing?

Since this is across from Verizon why aren't we trying to incorporate Verizon into the development? Like making an area for food trucks or tailgating? Encore Parkway is also the anchor of Alpharetta. Why not incorporate a more modern mixed use development that incorporates the community?

Clinton J. Kurtz | [904-497-7215](tel:904-497-7215)

273 Milton Avenue, Alpharetta GA 30009

Please consider the environment before printing this e-mail.

On Mon, Oct 17, 2016 at 12:51 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Clinton,

If you are talking about the request across from the Verizon Amphitheater, see attached. If this is not the correct site, please let me know.

Regards,

Michael A. Woodman, AICP

Senior Planner

City of Alpharetta

Community Development Department

2 Park Plaza

Alpharetta, Georgia 30009

[\(678\) 297-6072](tel:6782976072)

www.alpharetta.ga.us

From: Clinton Kurtz [mailto:clintonkurtz@gmail.com]
Sent: Monday, October 17, 2016 12:45 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Public Hearing for Construction on Westside Parkway

Michael,

Good afternoon. Do you have a plan on what the new development will look like?

Clinton J. Kurtz | [904-497-7215](tel:9044977215)

Please consider the environment before printing this e-mail.

On Mon, Oct 17, 2016 at 12:30 PM, <homesideproperties@cincsystems.net> wrote:

Dear Residents

Please see attached important information about the construction on Westside Parkway. Thank you.

Mark Shaw

From: William Scullion <Bill.Scullion@atriaseniorliving.com>
Sent: Monday, October 17, 2016 11:42 AM
To: Mark Shaw; Rosa Trenkamp
Cc: Gus Plakiotis
Subject: RE: meeting

Mark,

I heard it went very well. I have the board in my office so when you are driving by just stop in and ask for me, Gus or Rosa and we'll give it back.

Again, thanks so much.

Bill Scullion

Assistant Executive Director

Atria North Point

100 Somerby Drive

Alpharetta, GA 30009

Cell: 678.860.9332

Office: 770.650.9577

Fax: 678.987.7068

www.atria-northpoint.com

www.thecostofwaiting.com

Virtual Dementia Tour-8 Minutes Video-ABC News Special:

<http://abcnews.go.com/Nightline/video/virtual-dementia-tour-families-understanding-alzheimers-disease-11226182>

From: Mark Shaw [mailto:mshaw@easlancapital.com]
Sent: Monday, October 17, 2016 11:32 AM
To: Rosa Trenkamp; William Scullion
Cc: Gus Plakiotis
Subject: RE: meeting

Would like to thank you all for having me to Atria at Northpoint to present our proposed zoning request. Everyone was quite nice and I really appreciate all the comments. We look forward to being good neighbors.

If there are any further questions or comments, please do not hesitate to call or email. I can pick up the board anytime.

Again, thank you for your time.

Mark Shaw
404-395-5219

From: Rosa Trenkamp [mailto:Rosa.Trenkamp@atriaseniorliving.com]
Sent: Friday, October 14, 2016 2:39 PM
To: Mark Shaw; William Scullion

Mark Shaw

From: Michael Warner <mwarner43@gmail.com>
Sent: Tuesday, October 18, 2016 9:18 AM
To: Mark Shaw
Subject: Re: Alpharetta zoning meeting

You are welcome! You have my full support, I believe this plan is the best plan for our community.

Mike

On Oct 18, 2016, at 8:57 AM, Mark Shaw <mshaw@easlancapital.com> wrote:

Thank you for attending. Please let me know if any concerns. Supporting comments are always welcome.

Mark

Sent from my iPhone

On Oct 18, 2016, at 8:55 AM, Michael Warner <mwarner43@gmail.com> wrote:

Hi Mark, I attended the zoning meeting last week.

Thank you,

Mike Warner

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith
e-mail esmith@hnzw.com

October 3, 2016

BY HAND DELIVERY

Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application for Master Plan Amendment No. MP-16-12 ("***Application***") by Southeast Real Estate Acquisitions, LLC, with respect to that approximately 19.869-acre parcel of unimproved property located on Westside Parkway and commonly known as "Parcel F" of the Cousins Westside Proposal (the "***Property***")

AMENDMENT AND SUPPLEMENT TO APPLICATION

Ladies and Gentlemen:

Please accept this Amendment and Supplement to the Application on behalf of Southeast Real Estate Acquisitions, LLC ("***Applicant***"). Generally, this amendment and supplemental information reflects input from staff as to certain adjustments to the site plan and particularly to reflect the park design and improvements in connection with this Application.

Applicant hereby submits the enclosed documents and substitutes them in lieu of the site plan and tree survey previously filed in connection with the Application:

- (1) Updated tree survey per City Arborist requirements;
- (2) Updated "Trees of Quality" Survey and Analysis; and
- (3) Revised Site Plan.

As previously indicated, the 19.869-acre Parcel F Property was originally designated for an office or hotel/convention center use. But, since Parcel F has sat vacant since master plan approval more than a decade ago, it is clear that these uses are not viable uses for this Property. Instead, Applicant is proposing to develop a mix of residential units on the Property with 36 single family detached lots, 33 townhome lots and 20 manor home lots for a total number of 89 units, and an improved 6-acre park, all as more particularly shown on the enclosed site plan.

Given the Property's location directly across Encore Parkway from the Verizon Wireless Amphitheatre at Encore Park outdoor concert venue, Applicant's proposed park takes advantage of significant topography on the Property to create a tiered park and walking trail scenario that concert-goers and residents alike will be able to enjoy. Although the original master plan and zoning conditions contemplated a 6.5 acre park in Parcel F, Applicant's proposal for a 6 acre park improved with amenities to include a significant grassy lawn area, large enough for many team sports, walkways and showcase

HOLT NEY ZATCOFF & WASSERMAN, LLP

Community Development Office

City of Alpharetta

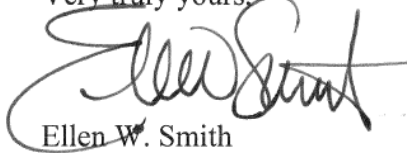
October 3, 2016

Page 2 of 2

opportunities for artwork will be a significant, useable amenity to the area. In addition to its site plan, Applicant has engaged the services of landscape architecture firm Pollock & Associates, Inc. to prepare a concept plan for the proposed 6-acre public park and to coordinate with the City's Park's Director to design a park that includes passive and active use opportunities that take advantage of existing topography and compliment the area.

This Amendment and Supplemental LOI and the enclosed documents support the Application. Applicant respectfully requests that the Department recommend approval of the Application. We are happy to answer any questions or provide any additional information that the Department may have with regard to this Application.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ellen W. Smith", written over a horizontal line.

Ellen W. Smith

EWS/ews

Enclosures

cc: Mr. Joe Ingram

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: Southeast Real Estate Acquisitions, LLC (Mark Shaw)

Telephone: 404.395.5219

Address: 3525 Piedmont Road

Suite: Bldg 8 Suite 205

City Atlanta

State: GA

Zip: 30305

Fax: _____

Mobile Tel: 404.395.5219

Email: mshaw@easlanccapital.com

Subject Property Information:

Address: Westside Parkway

Current Zoning: CUP

District: 1

Section: 1

Land Lot: 651,652,689,690

Parcel ID: 12-248006520514

Proposed Zoning: CUP

Current Use: Vacant (Approved Office/Retail)

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The Applicant proposes to develop six acres of the property, primarily along the northern and central area of the site as a publicly accessible park. The park would be improved with a trail system and provide a pedestrian connection through the entire site to Westside Parkway. The balance of the property would be developed with a mixture of residential units consisting of 31 detached lots (50 feet in width), 33 townhomes (24 feet in width) and 10 manor homes, each of which would contain 4 condominium units.

Applicant's Request (Please itemize the proposal):

This Application requests a master plan amendment for Parcel F of what was originally the Cousins Westside Proposal, approved in 2003. When approved, Parcel F was designated with a primary use of office/retail and a secondary use of hotel/convention center. Over 12 years have passed since the original approval of this project and over that period, it has become abundantly clear, as evidenced by development on the balance of the Westside project, that there is not a market for office or retail in this corridor. As this parcel is located directly across Encore Parkway from the Amphitheater, the design and location of the proposed park area will serve as an amenity not only to residents in the Westside Parkway area, but also for those attending events at the Amphitheater. Therefore, this request is to allow attached and detached residential uses within Parcel F.

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

See above.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal will be compatible with the surrounding properties along Westside Parkway, almost all of which have been developed for a variety of residential uses. The six-acre park to be developed on this parcel is proposed to be publicly accessible and will provide an amenity for residents in the area as well as those attending events at the Amphitheater.

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

The proposed park area will constitute a valuable amenity to the residential properties along Westside Parkway. As the residential use is consistent with others which have been developed in the area, it will complement and not adversely affect the use and value of other parcels.

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

The conditions for Parcel F will call for office/retail as the primary use with hotel/convention center as a secondary use. Over the 12 years since the original approval of these conditions, the development of the balance of the Westside tract has clearly demonstrated that there is no market for office and retail uses in this area. Likewise, there has been no proposal for a hotel/convention center in the area and it would be incompatible at this point to propose such a use on the parcel, given the residential development of the balance of the Westside parcels.

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

There would, of course, be an increased population from those would live in the proposed 104 residences on the property, but the traffic impact would be minimal, particularly when compared to the existing approved uses of office/retail or hotel/convention center on the property.

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

The developer expects that there would be a minimal impact to schools, given the mix of residential types proposed for the parcel and all utilities are in place and adequate to serve the development.

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

The proposal is consistent with the sections of the plan describing the need for higher density for sale housing, particularly that which would provide opportunities for first time buyers. It is also consistent with the plan's intent to provide additional park areas and on the land use map, a park is shown generally in the area as proposed on this plan. The balance of the site is designated for office on the land use plan which, as proven by the market over the last 12 years, is not realistic at this

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

As noted, development since the original 2003 zoning of the property support not only the request for residential use on the property, but also make clear that the originally proposed uses on the property are infeasible and would be inconsistent with the kind of development in this area over the last 12 years.

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 / Bill Bassett

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Southeast Real Estate Acquisitions, LLC (Mark Shaw)

Telephone: 404.395.5219

Address: 3525 Piedmont Road

Suite: Bldg 8 Suite 205

City Atlanta

State: GA

Zip: 30305

So Sworn and Attested:

Owner Signature:

Date:

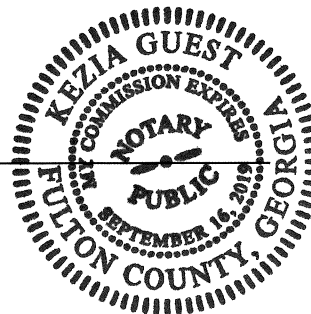
7-13-16

Notary:

Notary Signature:

Date:

7.13.16



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: Cousins Properties Incorporated

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

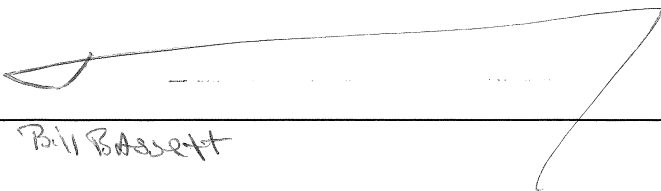
Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:


Bill Bassett

Date:

7-13-16

DISCLOSURE FORM

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Name of Applicant or Opponent: Southeast Real Estate Acquisitions, LLC (Mark Shaw)

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

7/14/16

DISCLOSURE FORM

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Name of Applicant or Opponent: Southeast Real Estate Acquisitions, LLC (Mark Shaw)

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: _____

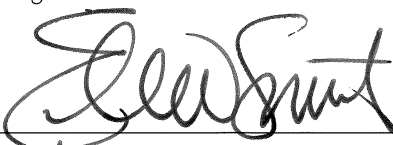
Description of Contribution: _____ Value: _____

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: 
Attorney for Applicant

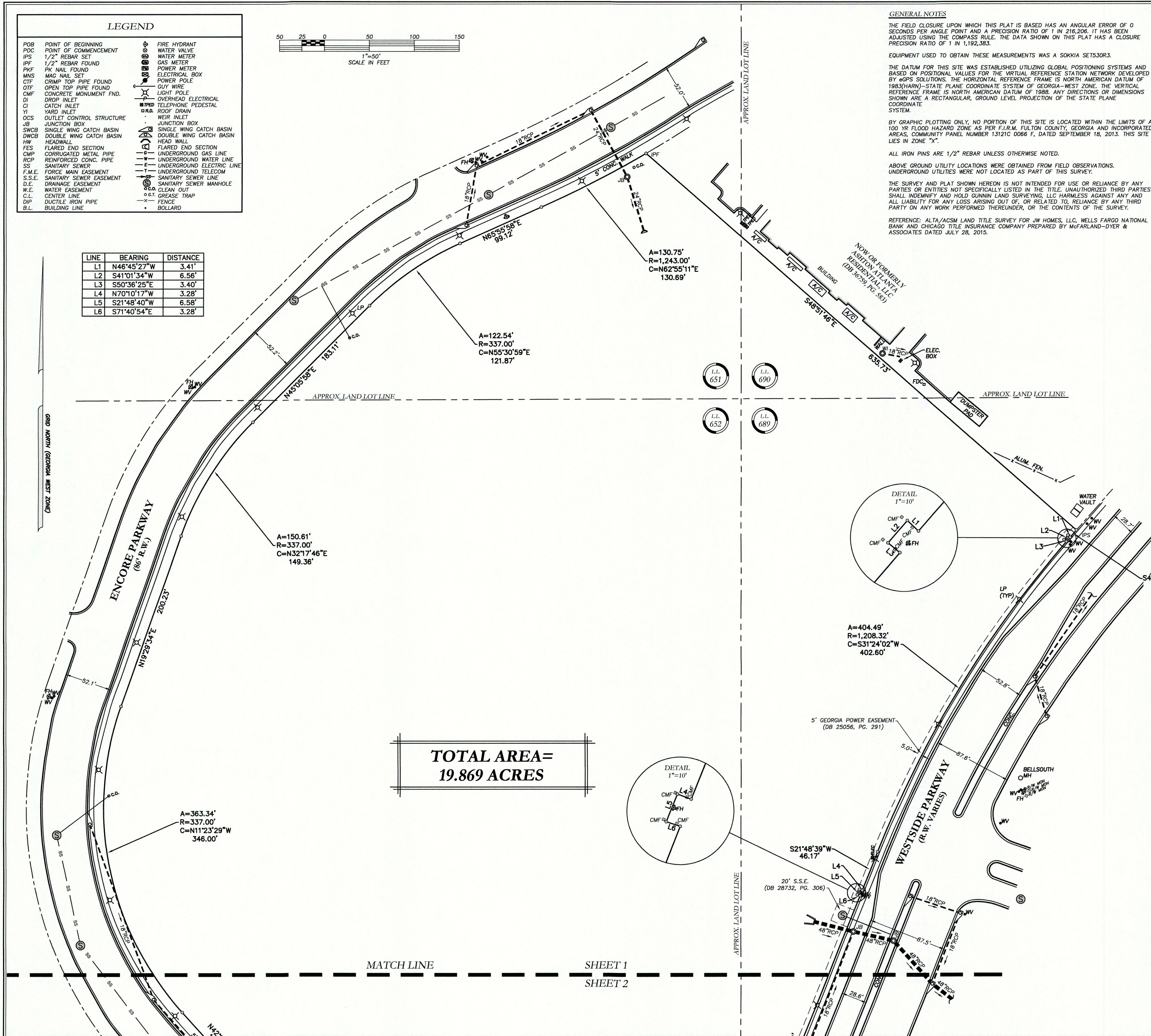
Date: July 15, 2016

Legal Description

All that tract or parcel of land lying and being in Land Lots 651, 652, 689 and 690 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin set (1/2" rebar) located on the easterly right-of-way line of Encore Parkway (an 86' right-of-way width) which is also located 874.92 feet northerly along the easterly right-of-way line of Encore Parkway from the eastern end of the mitered intersection of Westside Parkway (a variable width right-of-way) and Encore Parkway; thence run northwesterly, northerly and northeasterly along the easterly right-of-way line of Encore Parkway the following courses and distances: along the arc of a curve to the left an arc distance of 255.38 feet to a point, said curve having a radius of 423.00 feet and being subtended by a chord bearing N24°59'14"W and a chord distance of 251.52 feet; N42°16'57"W a distance of 101.89 feet to a point; along the arc of a curve to the right an arc distance of 363.34 feet to a point, said curve having a radius of 337.00 feet and being subtended by a chord bearing N11°23'29"W and a chord distance of 346.00 feet; N19°29'34"E a distance of 200.23 feet to a point; along the arc of a curve to the right an arc distance of 150.61 feet to a point, said curve having a radius of 337.00 feet and being subtended by a chord bearing N32°17'46"E and a chord distance of 149.36 feet; N45°05'58"E a distance of 183.11 feet to a point; along the arc of a curve to the right an arc distance of 122.54 feet to a point, said curve having a radius of 337.00 feet and being subtended by a chord bearing N55°30'59"E and a chord distance of 121.87 feet; N65°55'58"E a distance of 99.12 feet to a point; along the arc of a curve to the left an arc distance of 130.75 feet to a point, said curve having a radius of 1243.00 feet and being subtended by a chord bearing N62°55'11"E and a chord distance of 130.69 feet to an iron pin found (1/2" rebar); thence leave the southerly right-of-way line of Encore Parkway and run S48°51'46"E a distance of 635.73 feet to an iron pin set (1/2" rebar) located on the northwesterly right-of-way line of Westside Parkway; thence run southwesterly along the northwesterly right-of-way line of Westside Parkway the following courses and distances: S41°08'14"W a distance of 10.67 feet to a point; N46°45'27"W a distance of 3.41 feet to a point; S41°01'34"W a distance of 6.56 feet to a point; S50°36'25"E a distance of 3.40 feet to a point; along the arc of a curve to the left an arc distance of 404.49 feet to a point, said curve having a radius of 1208.32 feet and being subtended by a chord bearing S31°24'02"W and a chord distance of 402.60 feet; S21°48'39"W a distance of 46.17 feet to a point; N70°10'17"W a distance of 3.28 feet to a point; S21°48'40"W a distance of 6.58 feet to a point; S71°40'54"E a distance of 3.28 feet to a point; S21°48'40"W a distance of 466.06 feet to an iron pin found (1/2" rebar); thence leave the westerly right-of-way line of Westside Parkway and run S89°55'52"W a distance of 16.44 feet to an iron pin set (1/2" rebar); thence run N89°55'04"W a distance of 389.18 feet to an iron pin set (1/2" rebar), said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 19.869 acres.



ALTA/ACSM LAND TITLE SURVEY FOR:
ASHTON ATLANTA RESIDENTIAL, LLC & CHICAGO TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 651, 652, 689 & 690
1st DISTRICT, 2nd SECTION, CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

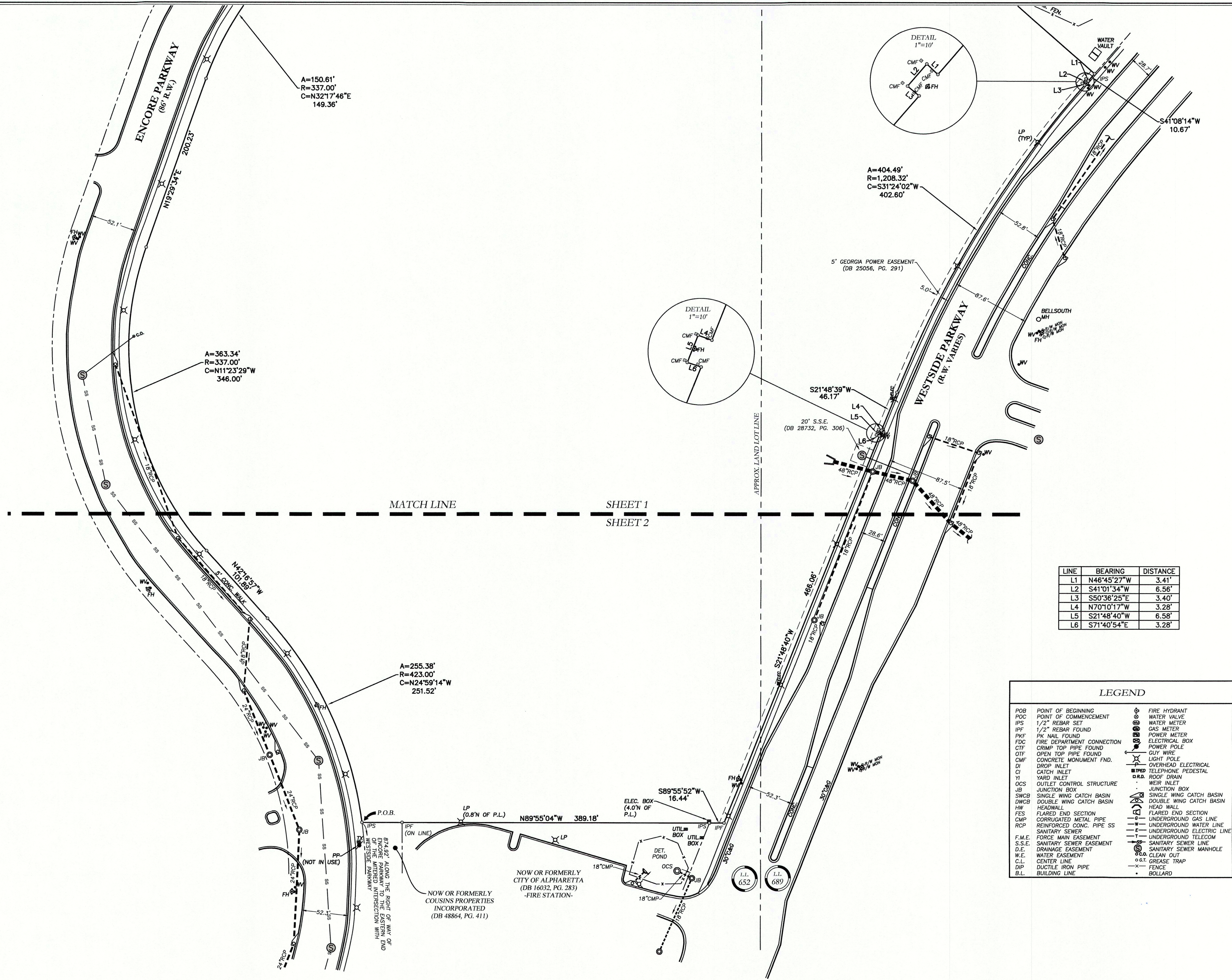
DATE	DESCRIPTION
01.21.16	ALTA/ACSM LAND TITLE SURVEY

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS ADOPTED BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE ALTA/ACSM LAND SURVEYING PRACTICE ACT O.C.G.A. 15-6-67.



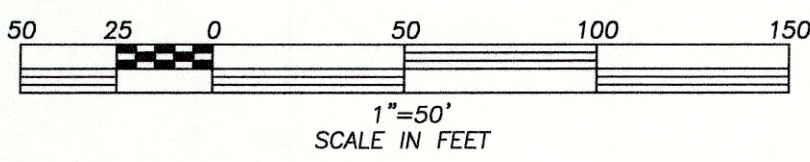
Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE, SUITE 104
ALPHARETTA, GEORGIA 30005
TEL: 678.680.7901
FAX: 678.609.4731
www.gunninlandsurveying.com
Land Surveyor Firm License No. LP000033

SHEET	OF
1	2
PROJECT NO. 16001	



LINE	BEARING	DISTANCE
L1	N46°45'27"W	3.41'
L2	S41°01'34"W	6.56'
L3	S50°36'25"E	3.40'
L4	N70°10'17"W	3.28'
L5	S21°48'40"W	6.58'
L6	S71°40'54"E	3.28'

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	1/2" REBAR SET
IPF	1/2" REBAR FOUND
PKF	PK NAIL FOUND
FDC	FIRE DEPARTMENT CONNECTION
CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FND.
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
OMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONC. PIPE SS
S.S.	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
C.L.	CENTER LINE
D.I.P.	DUCTILE IRON PIPE
B.L.	BUILDING LINE
FH	FIRE HYDRANT
WV	WATER VALVE
GM	GAS METER
PM	POWER METER
EB	ELECTRICAL BOX
PP	POWER POLE
GW	GUY WIRE
LP	LIGHT POLE
OE	OVERHEAD ELECTRICAL
TP	TELEPHONE PEDESTAL
RD	ROOF DRAIN
WI	WEIR INLET
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
OMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONC. PIPE
S.S.	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
C.L.	CENTER LINE
D.I.P.	DUCTILE IRON PIPE
B.L.	BUILDING LINE



GRID NORTH (GEORGIA WEST ZONE)

ALTA/ACSM LAND TITLE SURVEY FOR:
**ASHTON ATLANTA RESIDENTIAL, LLC &
CHICAGO TITLE INSURANCE COMPANY**
LOCATED IN LAND LOTS 651, 652, 689 & 690
1st DISTRICT, 2nd SECTION, CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

DESCRIPTION
ALTA/ACSM LAND TITLE SURVEY

DATE
01.21.16

THIS SURVEY WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN
THE STATE OF GEORGIA, ADOPTED
1897-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Gunnin
LAND SURVEYING, LLC
155 KENNEDY DR. SUITE 104
CANTON, GA 30115
Tel: 678.880.7502
Fax: 678.609.4731
www.gunninlandsurveying.com
Land Surveyor Firm License No. LSF000033

SHEET
2
OF
2
PROJECT NO. 16001

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW
100 GALLERIA PARKWAY, SUITE 1800
ATLANTA, GEORGIA 30339-5960
TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith
e-mail esmith@hnzw.com

July 15, 2016

BY HAND DELIVERY

Department of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application for Master Plan Amendment (“**Application**”) by Southeast Real Estate Acquisitions, LLC, with respect to that approximately 19.869-acre parcel of unimproved property located on Westside Parkway and commonly known as “Parcel F” of the Cousins Westside Proposal, as more particularly shown on the survey submitted herewith (the “**Property**”)

LETTER OF INTENT

Ladies and Gentlemen:

On behalf of Southeast Real Estate Acquisitions, LLC (“**Applicant**”), we respectfully submit for your consideration the Application, the approval of which will allow the development of the Property with a mixture of residential units including 31 detached single family lots, 33 townhomes and 10 manor homes (which will each include 4 condominium units).

The Property

The Property is an approximately 19.869-acre unimproved tract that was originally designated under the 2003 master plan approved in connection with the Cousins Westside Proposal as “Parcel F”. The Property is zoned CUP (Community Unit Plan) and is bounded on the east by Westside Parkway and on the West by Encore Parkway. The Property is located directly across Encore Parkway from the Verizon Wireless Ampitheatre at Encore Park outdoor concert venue. As currently shown on the master plan, Parcel F was designated with a primary use of office/retail and a secondary use for hotel / convention center. But, after more than a decade after the original master plan approval, the most viable use of the property is for this mix of residential units. In fact, the existing property owner has received no interest for the development of hotel, office or retail on the Property.

Proposed Master Plan Amendment

Applicant is proposing that the master plan uses be amended to allow for 104 new residential units, broken into a mix of single family, townhome and manor home condominium buildings as more particularly shown on the site plan submitted herewith. Among other amenities proposed, Applicant is proposing that approximately six acres of the Property be developed with a park and improved trail system, including a pedestrian connection to Westside Parkway. Applicant has more particularly outlines

HOLT NEY ZATCOFF & WASSERMAN, LLP
Community Development Office
City of Alpharetta
July 15, 2016
Page 2 of 2

its responses to the review criteria and provided all information required by the City to process this Application.¹

This Letter of Intent and the enclosed documents support the Application. Applicant respectfully requests that the Department recommend approval of the Application. We are happy to answer any questions or provide any additional information that the Department may have with regard to this Application.

Sincerely,
HOLT NEY ZATCOFF & WASSERMAN, LLP



Ellen W. Smith

EWS/ews
Enclosures
cc: Mr. Joe Ingram

¹ Applicant hereby notifies the City of its constitutional concerns with respect to the Applications. Specifically, if the Council denies the Applications in whole or in part, then the Property does not have a reasonable economic use under The Unified Development Code of the City of Alpharetta, Georgia (the "**Code**"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Council denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Council amends the zoning of the Property to some classification other than the requested residential use requested without Applicant's consent, or if the Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant's consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Code allows such an action by the Council, the Code is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and the owner of the Property and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation Applicant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the Constitution of the United States (see U.S. Const. Amend. 5 and 14). Applicant further challenges the constitutionality and enforceability of the Code (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City's discretion in considering or deciding applications for master plan amendments. Nevertheless, Applicant remains optimistic that the City's consideration of the Application will be conducted in a constitutional manner.

CP & E

CHRISTOPHER PLANNING
& ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2018)
280 SETTLDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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CONCEPT PLANS
FOR:

WESTSIDE PARKWAY Pod F

TAX ID 12 248006520514
LAND LOTS 651, 652, 689, 690
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FOR:



ASHTON WOODS™

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

01.27.2016 ADDED SURVEYED TREES

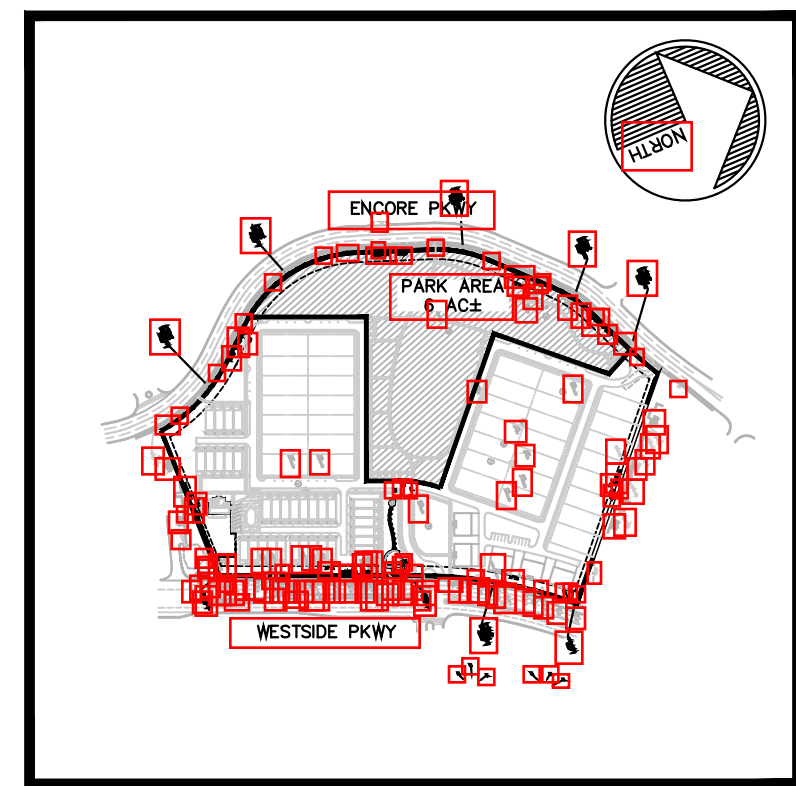
DATE:
JANUARY 4, 2016

CP&E DRAWING NO:
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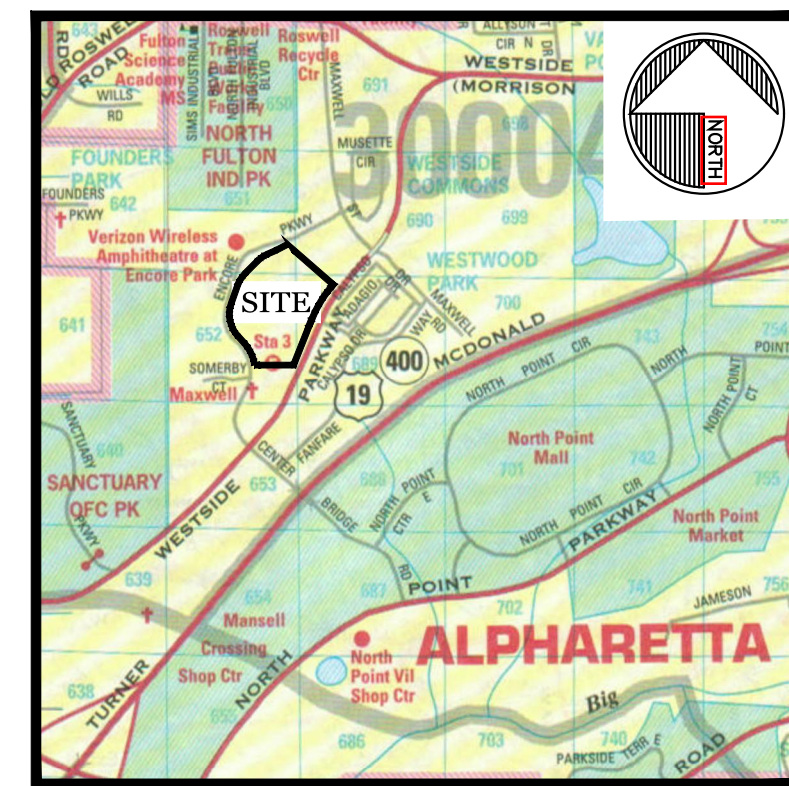
ZONING SITE PLAN

SHEET NO

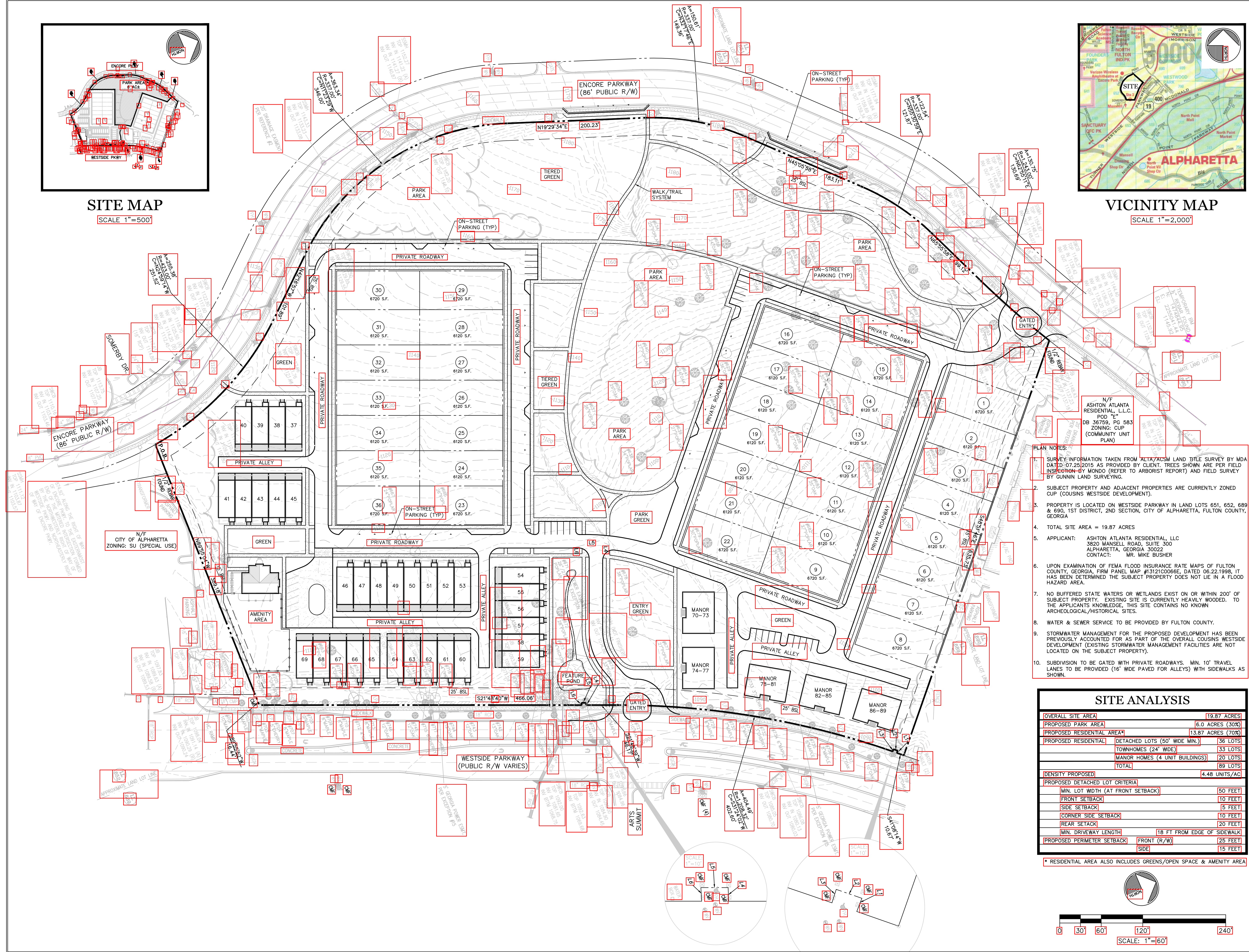
Z.2



SITE MAP
SCALE 1"=500'



VICINITY MAP
SCALE 1"=2,000'

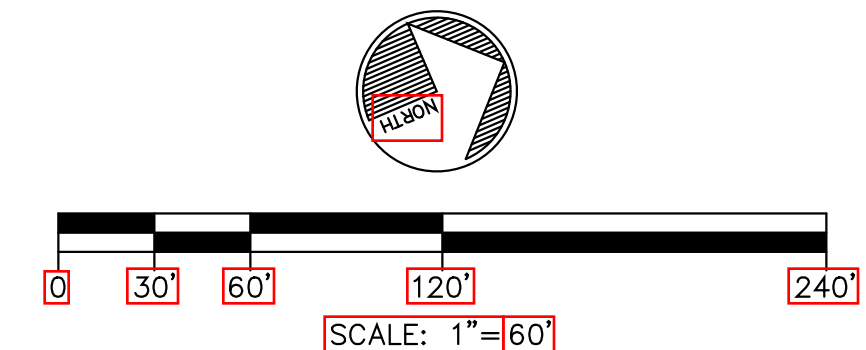


- PLAN NOTES:
1. SURVEY INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY BY MDA DATED 07.25.2015 AS PROVIDED BY CLIENT. TREES SHOWN ARE PER FIELD INSPECTION BY MONDO (REFER TO ARBORIST REPORT) AND FIELD SURVEY BY GUNNIN LAND SURVEYING.
 2. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE CURRENTLY ZONED CUP (COUSINS WESTSIDE DEVELOPMENT).
 3. PROPERTY IS LOCATED ON WESTSIDE PARKWAY IN LAND LOTS 651, 652, 689 & 690, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
 4. TOTAL SITE AREA = 19.87 ACRES
 5. APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GEORGIA 30022
CONTACT: MR. MIKE BUSHAR
 6. UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, FIRM PANEL MAP #13121C0066E, DATED 08.22.1998, IT HAS BEEN DETERMINED THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
 7. NO BUFFERED STATE WATERS OR WETLANDS EXIST ON OR WITHIN 200' OF SUBJECT PROPERTY. EXISTING SITE IS CURRENTLY HEAVILY WOODED. TO THE APPLICANTS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL/HISTORICAL SITES.
 8. WATER & SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.
 9. STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT HAS BEEN PREVIOUSLY ACCOUNTED FOR AS PART OF THE OVERALL COUSINS WESTSIDE DEVELOPMENT (EXISTING STORMWATER MANAGEMENT FACILITIES ARE NOT LOCATED ON THE SUBJECT PROPERTY).
 10. SUBDIVISION TO BE GATED WITH PRIVATE ROADS. MIN. 10' TRAVEL LANES TO BE PROVIDED (16' WIDE PAVED FOR ALLEYS) WITH SIDEWALKS AS SHOWN.

SITE ANALYSIS

OVERALL SITE AREA	19.87 ACRES
PROPOSED PARK AREA*	6.0 ACRES (30%)
PROPOSED RESIDENTIAL AREA*	13.87 ACRES (70%)
PROPOSED RESIDENTIAL	DETACHED LOTS (50' WIDE MIN.)
	36 LOTS
	TOWNHOMES (24' WIDE)
	33 LOTS
	MANOR HOMES (4 UNIT BUILDINGS)
	20 LOTS
	TOTAL
	89 LOTS
DENSITY PROPOSED	4.48 UNITS/AC
PROPOSED DETACHED LOT CRITERIA	
MIN. LOT WIDTH (AT FRONT SETBACK)	50 FEET
FRONT SETBACK	10 FEET
SIDE SETBACK	5 FEET
CORNER SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
MIN. DRIVEWAY LENGTH	18 FT FROM EDGE OF SIDEWALK
PROPOSED PERIMETER SETBACK	FRONT (R/W)
	25 FEET
	SIDE
	15 FEET

* RESIDENTIAL AREA ALSO INCLUDES GREENS/OPEN SPACE & AMENITY AREA



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: Westside Parkway Pod F

Contact Name: Mark Shaw

Telephone: 404-395-5219

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 adjoining property owners will be notified of the

application. Any civic organizations identified by the City of

Alpharetta as having an interest in the property will also be

contacted.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

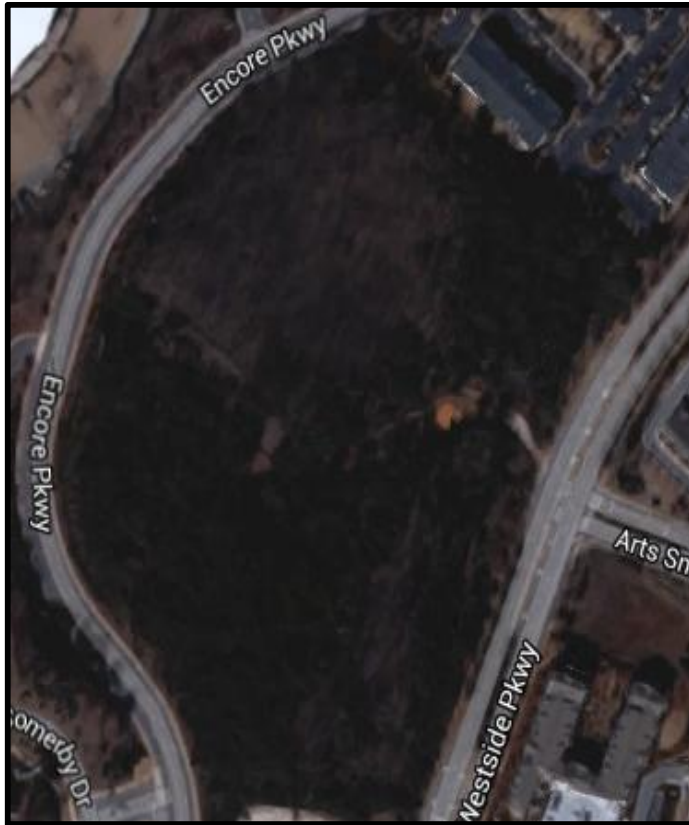
Other (Please Specify)

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.

The letter submitted will describe the project and provide contact information for the applicant or his attorney to respond to questions or concerns.

Tree Inventory & Analysis

Project:



WESTSIDE POD F

On-Site Evaluation Date (s):

DECEMBER 31, 2015

Report Date:

JANUARY 3, 2016

DESCRIPTION OF PROJECT SITE

The project site is 19.870 acres with sloping terrain and mixed hardwoods and softwoods.

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 # 628

Species Oak

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: 1412



Tree # 629

Species Oak

Size (DBH) 36

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: 22/17



Tree # 630

Species Oak

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 # 631

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:



Tree # 632

Species Poplar

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:



Tree # 633

Species Poplar

Size (DBH) 30

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 # 634

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:



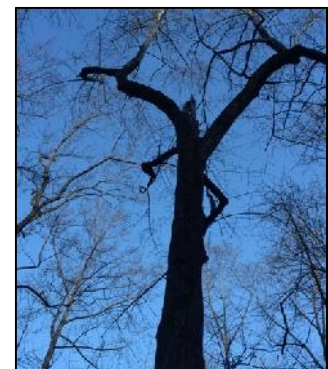
Tree # 635

Species Poplar

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:



Tree # 636

Species Oak

Size (DBH) 29

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 # 637

Species Poplar

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:



Tree # 638

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:



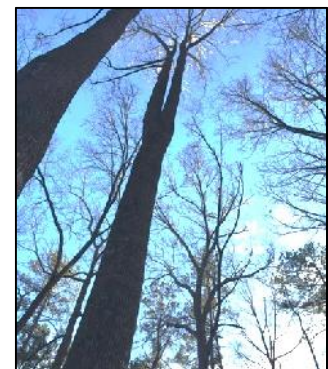
Tree # 639

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:



Tree # 640

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: Twist in trunk



Tree # 641

Species Oak

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 # 642

Species Poplar

Size (DBH) 29

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 # 643

Species Poplar

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: Twist in leader



Tree # 644

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 # 645

Species Poplar

Size (DBH) 30

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: Twist in leader



Tree # 646

Species Poplar

Size (DBH) 30

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: Twist in leader



Tree # 647

Species Oak

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:



Tree # 648

Species Dogwood

Size (DBH) 9

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 # 649

Species Oak

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:



Tree # 650

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 # 651

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:



Tree # 652

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 # 653

Species Poplar

Size (DBH) 30

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 # 654

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:



Tree # 655

Species Oak

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:



Tree # 656

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							
Surface Roots	☐	Target	☒	Conk/Mushroom	☐		☐
Root Decay	☐	Slope	☒	Open Wound	☐		☐

Notes:



Tree # 657

Species Poplar

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							
Surface Roots	☐	Target	☐	Conk/Mushroom	☐		☐
Root Decay	☐	Slope	☐	Open Wound	☐		☐

Notes:



Tree # 658

Species Poplar

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:



Tree # 659

Species Oak

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 # 660

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:



Tree # 661

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 # 662

Species Poplar

Size (DBH) 35

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 # 663

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:



Tree # 664

Species Poplar

Size (DBH) 38

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 # 665

Species Poplar

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:



Tree # 666

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: Multiple trees growing together. Cavity with water.



Tree # 667

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 # 668

Species Poplar

Size (DBH) 31

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 # 669

Species Poplar

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:



Tree # 670

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 # 671

Species Poplar

Size (DBH) 26/27

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: Two trees



Tree # 672

Species Poplar

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:



Tree # 673

Species Hickory

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: Ivy



Tree # 674

Species Poplar

Size (DBH) 33

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



Tree # 675

Species Poplar

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:



Tree #	676	Species	Poplar	Size (DBH)	33
GOOD	☐	FAIR	☐	POOR	☐
				Non-Specimen / DDH	☒
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☒
Decay	☒	Dead Branches	☐	Dead Branches	☒
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree #	677	Species	Poplar	Size (DBH)	27
GOOD	☒	FAIR	☐	POOR	☐
				Non-Specimen / DDH	☐
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree # 678

Species Poplar

Size (DBH) 38

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: 15/25



Tree # 679

Species Poplar

Size (DBH) 30

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 # 680

Species Poplar

Size (DBH) 38

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 # 681

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 # 682

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:



Tree # 683

Species Oak

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:



Tree # 684

Species Poplar

Size (DBH) 49

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 # 685

Species Poplar

Size (DBH) 33

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 # 686

Species Oak

Size (DBH) 33

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: Split In trunk



Tree # 687

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: Twist in trunk



Tree # 688

Species Poplar

Size (DBH) 29

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 # 689

Species Poplar

Size (DBH) 29

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: Twist In leader, 14/21



Tree #	690	Species	Poplar	Size (DBH)	28
GOOD	☐	FAIR	☐	POOR	☐
				Non-Specimen / DDH	☒
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☒	Broken Branches	☒
Decay	☐	Dead Branches	☐	Dead Branches	☒
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes: Curve in main leader



Tree #	691	Species	Oak	Size (DBH)	30
GOOD	☐	FAIR	☒	POOR	☐
				Non-Specimen / DDH	☐
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☒
Decay	☐	Dead Branches	☐	Dead Branches	☒
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree #	692	Species	Poplar	Size (DBH)	39
GOOD	☐	FAIR	☐	POOR	☒
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☒
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes: 7/18/12/7



Tree #	693	Species	Poplar	Size (DBH)	30
GOOD	☒	FAIR	☐	POOR	☐
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree #	994	Species	Oak	Size (DBH)	30
GOOD	☐	FAIR	☐	POOR	☐
				Non-Specimen / DDH	☒
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage	☐	Ooze
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐
					☒

Notes:



Tree #	695	Species	Oak	Size (DBH)	25
GOOD	☐	FAIR	☐	POOR	☐
				Non-Specimen / DDH	☒
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☒	Broken Branches	☐
Decay	☒	Dead Branches	☒	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage	☐	Ooze
Surface Roots	☐	Target	☒	Conk/Mushroom	☐
Root Decay	☐	Slope	☒	Open Wound	☐
					☒

Notes:



Tree # 696

Species Oak

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:



Tree # 697

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: Twist in main leader



Tree #	698	Species	Poplar	Size (DBH)	27
GOOD	☒	FAIR	☐	POOR	☐
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☐	Target	☒	Conk/Mushroom	☐
Root Decay	☐	Slope	☒	Open Wound	☐

Notes:



Tree #	699	Species	Poplar	Size (DBH)	30
GOOD	☐	FAIR	☒	POOR	☐
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☒	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☐	Target	☒	Conk/Mushroom	☐
Root Decay	☐	Slope	☒	Open Wound	☐

Notes:



Tree # 700

Species Poplar

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: 24/9



Tree # 701

Species Maple

Size (DBH) 10

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: Needs pruning. Planted to high.



Tree # 702

Species Maple

Size (DBH) 7

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 # 703

Species Maple

Size (DBH) 8

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 # 704

Species Cherry

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: prune



Tree # 705

Species Cherry

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: prune



Tree # 706

Species Cherry

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: prune



Tree # 707

Species Maple

Size (DBH) 8

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: prune



Tree # 708

Species Maple

Size (DBH) 8

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: prune



Tree # 709

Species Maple

Size (DBH) 8

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: prune



Tree # 710

Species Maple

Size (DBH) 8

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 # 711

Species Cherry

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 # 712

Species Cherry

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: Prune



Tree # 713

Species Maple

Size (DBH) 8

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: prune



Tree # 714

Species Cherry

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: prune



Tree # 715

Species Cherry

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: Prune



Tree #	716	Species	Cherry	Size (DBH)	4
GOOD	☐	FAIR	☐	POOR	☒
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐
			Codominant ☐		
			Included Bark ☐		
			Heartwood Decay ☐		
			Canker/Gall ☒		
			Ooze ☐		

Notes: prune



Tree #	717	Species	Cherry	Size (DBH)	6
GOOD	☐	FAIR	☒	POOR	☐
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐
			Codominant ☐		
			Included Bark ☐		
			Heartwood Decay ☐		
			Canker/Gall ☐		
			Ooze ☐		

Notes: prune



Tree # 718

Species Cherry

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: prune



Tree # 719

Species Cherry

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: Prune



Tree # 720

Species Cherry

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 # 721

Species Cherry

Size (DBH) 7

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: Prune



Tree #

Species

Size (DBH)

Notes:

Blank Intentionally

Tree # 722

Species Cherry

Size (DBH) 7

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: prune



Tree # 723 Species Cherry Size (DBH) 8

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: Prune



Tree # 724 Species Maple Size (DBH) 10

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: Prune



Tree # 725

Species Maple

Size (DBH) 12

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: Prune. Girdling root.



Tree # 726

Species Maple

Size (DBH) 10

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: Prune



Tree #	727	Species	Maple	Size (DBH)	10
GOOD	☐	FAIR	☒	POOR	☐
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☒	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes: prune



Tree #	728	Species	Maple	Size (DBH)	8
GOOD	☐	FAIR	☒	POOR	☐
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage		
Surface Roots	☒	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes: prune



Tree # 729

Species Maple

Size (DBH) 8

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: prune



Tree # 730

Species Maple

Size (DBH) 7

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: Prune



Tree #	731	Species	Maple	Size (DBH)	5
GOOD	☐	FAIR	☒	POOR	☐
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☒	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree #	732	Species	Cherry	Size (DBH)	3
GOOD	☒	FAIR	☐	POOR	☐
			Non-Specimen / DDH ☐		
Canopy			Trunk		
Multi-Leaders	☐	Conk/Mushroom	☐	Weak Attachment	☐
Included Bark	☐	Open Wound	☐	Broken Branches	☐
Decay	☐	Dead Branches	☐	Dead Branches	☐
Canker/Gall	☐	Unbalanced Crown	☐	Tip Dieback	☐
Roots/Sight Conditions			Lightning Damage ☐		
Surface Roots	☐	Target	☐	Conk/Mushroom	☐
Root Decay	☐	Slope	☐	Open Wound	☐

Notes:



Tree # 733

Species Cherry

Size (DBH) 3

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 # 734

Species Maple

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: Prune



Tree # 735

Species Maple

Size (DBH) 8

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 # 736

Species Maple

Size (DBH) 8

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 # 737

Species Oak

Size (DBH) 12

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 # 738

Species Oak

Size (DBH) 10

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 # 739

Species Oak

Size (DBH) 12

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 # 740

Species Oak

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 # 741

Species Oak

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 # 742

Species Oak

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 # 743

Species Oak

Size (DBH) 12

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 # 744

Species Oak

Size (DBH) 12

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 # 745

Species Oak

Size (DBH) 12

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 # 746

Species Oak

Size (DBH) 12

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 # 747

Species Cherry

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: Prune



Tree #

Species

Size (DBH)

Notes:

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



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Memorandum

To: Ashton Woods
From: Abdul K. Amer, PE
Date: January 8, 2015
Subject: Trip Generation Memorandum for Westside Parkway Residential Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed residential development that is to be located between Westside Parkway and Encore Parkway in Alpharetta, Georgia. The proposed development will consist of 71 units of residential condominium/townhome and 33 units of single-family detached housing. The development proposes one full-access driveway on Encore Parkway as well as one full-access driveway on Westside Parkway.

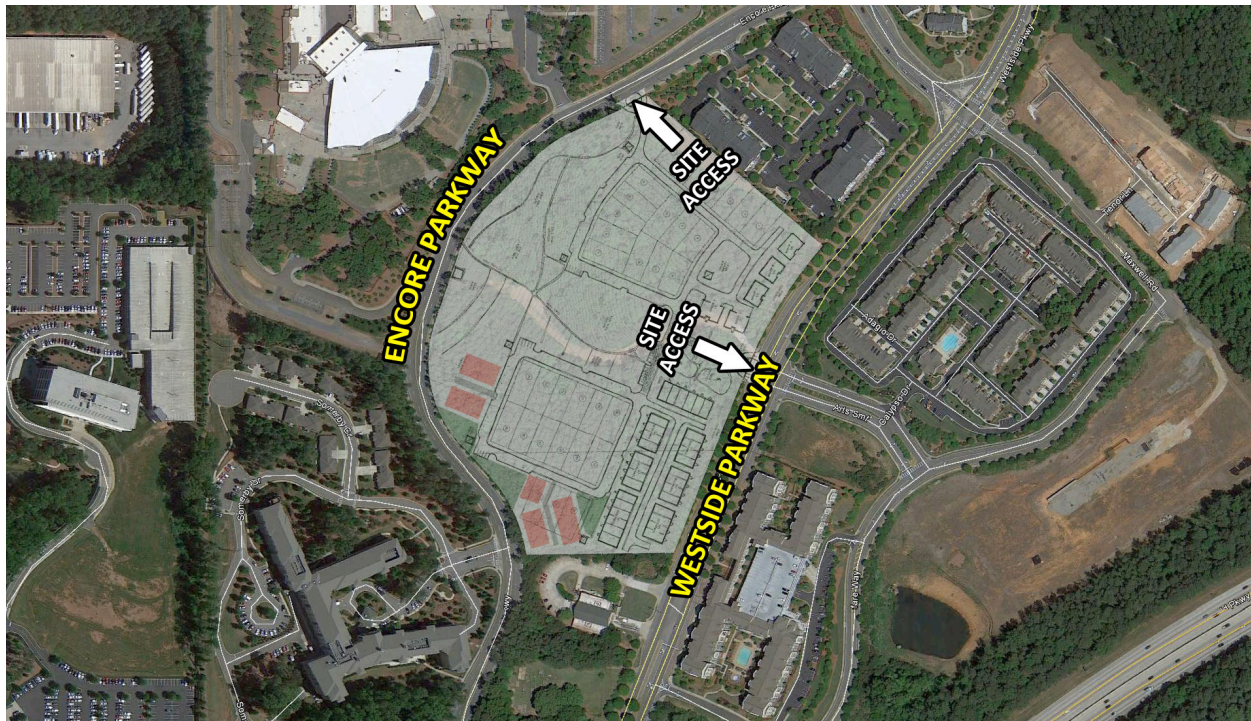


Figure 1 – Proposed Site Plan

Trip generation estimates were based on the rates and equations published 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 preliminary trip generation for the site is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing*, and 230 – *Residential Condominium/Townhouse*. Table 1, below, shows the estimated trip generation for the proposed development.

MP-16-12/CLUP-16-08
COUSINS WESTSIDE PODF

TABLE 1 TRIP GENERATION								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
Single-Family Detached Housing	33 units	8	25	33	24	15	39	379
Residential Condominium/Townhouse	71 units	7	32	39	30	15	45	477
Total		15	57	72	54	30	84	856

As part of this memorandum, annual average daily traffic volumes were collected from the Georgia Department of Transportation traffic counter 1210938. Traffic volumes for 2012-2014 are listed below.

TABLE 2 AVERAGE ANNUAL DAILY TRAFFIC			
Year	2012	2013	2014
Volume	21,220	12,180	12,200



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ERIC GRAVES

I. PH-16-12 Tree and Landscape Ordinance Amendments:

Consideration of text amendments to the UDC to consolidate landscape and tree requirements into one location within section 3.2 of the UDC; clarify and simplify certain requirements to provide for ease of use and implementation; and, increase incentives and options to save trees during land development.

PLANNING COMMISSION: NOVEMBER 3, 2016

CITY COUNCIL: NOVEMBER 14, 2016

II. RECOMMENDATION:

Adopt Proposed text amendments consolidating landscape and tree requirements into section 3.2 of the UDC.

III. Report In Brief:

City Codes, Ordinances, and portions of the Unified Development Code (UDC) pertaining to tree protection, landscaping, and buffer plantings have been reviewed for consistency, simplicity and relevance. Landscape Architects from Kimley-Horn and Associates were commissioned with reviewing our current ordinances, organizing pertinent information from the City's Code and sections throughout the UDC into one section of the UDC, and adding current best-practices as well as additional guidance where necessary.

Staff has incorporated input from the consultants and have produced a strikethrough version of the UDC Update. Modifications to the Unified Development Code are being proposed in order to achieve the following:

- Consolidate the various planting, landscape, and tree requirements in one location within the Alpharetta Unified Development Code;
- 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.
- Some of the specific items identified for significant change include:
 - Changing "Density Units" to "Inches" of tree caliper;
 - Provide additional differentiation of Specimen Trees to recognize quick growing species;
 - Provide better incentives for preservation of significant clusters of trees (other than specimen trees); and,
 - Not require a tree removal permit for dead trees.

In addition to the UDC Code Revisions, Staff has proposed additional measures to assist the development community and City's residents in the form of administrative initiatives:

- Development of a "guidance document" that contains specific tree information such as appropriate locations for types of trees that may need to be updated from time and time.
- Development of a "Preferred Vender List" for residential tree removal that would allow the resident to contract with a preferred vendor and not have to submit for a tree removal permit. The vendor would be allowed to perform the work, but would also be required to input the application for the City records.

IV. ATTACHMENTS:

UDC Section 3.2: Tree Protection, Landscape, And Buffer Requirements

SECTION 3.2 - ~~TREE PROTECTION~~ TREE PROTECTION, LANDSCAPE, AND BUFFER REQUIREMENTS

3.2.1 General.

In order to maintain and promote the public health, safety and welfare, the City has established regulations governing the conservation, planting, and replacement of trees. The importance of trees is recognized for their contribution toward quality of life, visual quality of the city, and improved property values. It is the City's intent to prevent the indiscriminate removal of trees without denying the reasonable use and enjoyment of real property. ~~The importance of trees is recognized for their contribution toward quality of life.~~ It is also the intent of these regulations that all applicable sites within the City maintain or obtain minimum tree density, as defined herein. Consistent with the expressed purpose of these regulations, all persons shall make reasonable efforts to preserve and retain certain existing, self-supporting trees as defined herein. Each person shall be responsible for the normal care of trees located on its premises.

The importance of trees is recognized for their contribution toward quality of life.

- A. Willful injury or disfigurement of any tree growing within the City shall be a violation of this Ordinance.
- B. No person shall:
 - 1. Attach any sign, notice or other object to any tree or fasten wires, cables, nails or screws to any tree in a manner that could prove harmful to the tree, except as necessary in conjunction with activities in the public interest.
 - 2. Pour any material on any tree or on nearby ground which could be harmful to the tree.
 - 3. Cause or encourage any unnecessary fire or burning near or around any tree.
 - 4. Construct a concrete, asphalt, brick or gravel sidewalk, significantly compact the soil, place fill material, or create other impervious or semi-impervious surfaces around any tree so as to cut off air, light or water from the roots of the tree so as to adversely impact the tree's root system.
 - 5. Pile building material or equipment around any tree so as to cause injury thereto.
 - 6. Deny routine maintenance, watering and reasonable arboricultural care to existing and newly established trees as may be required as a result of activities taking place under this Section.
 - 7. Remove any tree without an Approval Letter (Permit) from the Director.
 - 8. Remove or prune a tree on commercial property during non-development activity unless they follow ISA industry standard protocols ~~from~~ for pruning or have written approval from the Director.
 - 9. Park any vehicle on the unpaved area underneath existing tree canopies.

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

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

~~Basal Area: The cross-sectional area expressed in square inches, of a tree trunk at diameter breast-height (DBH) expressed herein in terms of "units" per acre.~~

Buffer. An area required to remain undisturbed or replanted where existing vegetation is sparse, as determined by the director. pursuant to the Subdivision Regulations, the Zoning Ordinance, a condition of Zoning or this section.

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.

~~Certified Professional. An International Society of Arboriculture (ISA) Certified Arborist, an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.~~

Conifer Tree. Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ). The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. **EXAMPLE:** The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Density Factor. A unit of measure used to prescribe the calculated tree coverage on a site.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Development Activity. Any alteration of the natural environment, which requires the approval of a development or site plan and issuance of a Land Disturbance Permit. ~~By way of illustration but not limitation,~~ Development Activity shall also include the "thinning" or removal of trees from land in conjunction with a forest management program, the removal or destruction of trees incidental to the development of land or to the marketing of land for development, the removal or destruction of trees in conjunction with any grading activity, including the removal or filling (stockpiling) of soil, and logging or the removal of trees not in conjunction with an ongoing forest management program. Nothing in this definition shall be deemed to require or authorize the issuance of a permit for any activity described herein.

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 and half~~ 4 1/2; feet above the ground. If a tree splits into multiple trunks below ~~4 and half~~ 4 1/2; feet, ~~measure~~ the trunk is measured at its most narrow point beneath the split.

Director. The Director of Community Development or designee shall administer and enforce the provisions of this Ordinance; provided, however, that a designee shall have no authority to revoke permits.

Georgia 400 Tree Protection Zone. All property within a horizontal distance of 120 feet of the right-of-way of Georgia 400. At major intersections on Georgia 400 having exit and/or entrance ramps the protection zone shall be reduced to 60 feet. The reduction shall apply for the length of each such ramp. The Georgia 400 Tree Protection Zone is a Buffer ~~Area~~.

Grading Activity. Altering ground surfaces to specified elevations, dimensions and/or slopes; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes recommendations and technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist

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.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Land Disturbance Permit. A permit issued by the City that authorizes Development Activity and includes, but is not limited to, Soil Erosion Protection, clearing and grubbing, land disturbance and building construction.

Landscape Strip: A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No parking will be allowed within a required landscape strip.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Lot Building Area. The area of a lot encompassed by front sides and rear yard setbacks or buildup line as required by City Ordinance and Subdivision Regulations.

Mulch: An organic material spread around the base of a plant or on a plant bed to enrich and insulate the soil. Types of mulch include Pine Straw, Shredded Hardwood, Wood Chips, and Bark Chips. Mulch should be free of disease and pests. Synthetic or artificial mulches are not acceptable for use in the City of Alpharetta.

Non-Development Activity. Any alteration of the natural environment which does not require development or site plan approval, but which would include the proposed removal or destruction of any tree(s). Any removal of trees that constitutes Development Activity as that term is herein defined shall not constitute non-development activity.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree. Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height of greater than 40 feet and typically have a spreading canopy.

Permit (Tree Removal Permit). An official Permit for tree removal issued by the City of Alpharetta.

Pervious Surface. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by man-made materials or structures such as buildings or paving.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Plantable Area. The pervious surface area available for the preservation or planting of trees. Plantable Area shall not include that portion of the lot that is covered by buildings and structures permitted pursuant to the maximum lot coverage standards of this Ordinance.

Planted Area: An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Certified Qualified Professional. An International Society of Arboriculture (ISA) Certified Arborist, an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Recompense: Replacement of trees or payment into the City held tree fund for the removal of Specimen Trees. Recompense cannot count towards any other tree related requirements.

Plantable Area. The pervious surface area (expressed in square footage) available for the preservation or planting of trees on a 'For-Sale' residential subdivision lot. Plantable Area shall not include that portion of the lot that is covered by buildings and structures permitted pursuant to the maximum lot coverage standards of this Ordinance.

Replacement Planting. The planting of trees on a site that before development had more trees, and after development shall have less trees per acre.

Comment [DS1]: Add this back to be more generic.

Responsible Party. Any individual, firm, principal, or other entity who is a signatory to a Tree Removal Permit Application or Land Disturbance Permit for Development Activity or any person or company caught in the act of tree removal without a City-issued permit, or who violates any other provision of this Ordinance.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Semi-Pervious. Hardscape, aggregate or porous paver that allows at least fifty percent (50%) of surface water to pass through the man-made material and into the underlying soil.

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 and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'

24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

See additional requirements for Specimen Trees in Appendix A The Guidance Document

Street Tree: Any tree located or proposed to be located within the public right of way along a street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director..

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.-

Timber Harvest. Harvesting of timber from sites as a timber management activity as part of a demonstrated ongoing agricultural land use.

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.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional an ISA certified arborist and conform to the requirements of ANSI A300 and the Guidance Document

Tree Density: A measurement of trees on a property, expressed as inches per acre. For existing trees density is calculated based on DBH. For proposed trees tree density is calculated based on the caliper.

Tree Grouping: A community of trees as determined by the Director sufficiently uniform in composition, structure, age, and condition to merit special consideration as and an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees may be included in tree groupings.

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

Tree Removal or Removal of Trees. Any act which causes a tree to die within 2 years after commission of the act or impedes the ability of the tree to sustain itself, including but not limited to damage inflicted upon the root system ~~or~~, trunk, or canopy as a result of:

1. The improper use of machinery on the trees;
2. The storage of materials in or around the trees;
3. Soil compaction;
4. Altering the natural grade to expose the roots or to cover the tree's root system with more than 4 inches of soil;
5. Causing the infection or infestation of the tree by pests, fungus or harmful bacteria;
6. Pruning judged to be excessive by the Director or not in accordance with the standard set forth by the International Society of Arboriculture (ISA);
7. Paving with concrete, asphalt or other impervious surface within such proximity as to be harmful to the tree or its root system; and
8. Application of herbicides or defoliants to any tree without first obtaining a permit.

~~Tree Planting List. Guidance document provided by City with suggested plantings for the City.~~ List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area. An area encompassing the critical root zone of a tree that shall remain in an a pervious state.

Tree Save Area. An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a pervious state.

Understory Trees. Those trees that grow beneath the overstory, and will generally reach a mature height of ~~under less than 40 feet.~~ feet. Understory trees may include coniferous trees that meet these same height characteristics.

Zoning Districts. Those areas as defined in the Zoning Ordinance and shown on the Zoning Map.

(Ord. No. 685, 1-6-2013)

3.2.3 Exemptions.

A. The following shall be exempt from the provisions of this section:

1. The removal of trees with a ~~Permit n approval letter other than specimen trees~~ from an owner-occupied, residential lot, provided that the removal does not reduce the tree density of the lot below the minimum specified in this section; an approval letter will not be granted for the removal of specimen trees, buffer trees, or street / landscape strip trees unless the tree(s) are in declining health, as determined by a qualified professional.
2. The removal of trees from horticultural properties such as farms, nurseries or orchards. This exception shall not be interpreted to include timber harvesting incidental to development of the land;

3. The necessary removal of trees by a utility company within dedicated utility easements;
4. The removal of trees on public rights-of-way conducted by, on behalf of, or any activity pursuant to work to be dedicated to, a federal, state, county, municipal or other governmental agency in pursuance of its lawful activities or functions in the construction or improvement of public rights-of-way;
5. The removal of trees from lakes and detention ponds, and drainage easements, unless specifically planted to be part of the stormwater system; or
6. The removal of any tree which is dead or has become or threatens to become a danger to human life or property;

B. ~~a.~~ Notwithstanding the foregoing, all reasonable efforts shall be made to save specimen trees and trees of quality, and tree groupings.

~~C.b.~~ Nothing in this section shall be deemed to authorize, directly or indirectly, the removal of a tree from the Georgia 400 Tree Protection Zone or any buffer ~~area~~.

3.2.4 ~~Approval letter or Permit~~ required for non-development activity (activity which does not require a building permit, etc.).

A. Except for routine or seasonal pruning or transplanting of trees, and except as exempted, no person shall engage in any Non-Development Activity as defined without first obtaining a an approval letter permit. The request for an approval letter a permit shall be submitted to the Director in the form of a tree removal permit application through the currently accepted City process ~~and shall be, unless waived submitted to the Director, in the form of a brief written narrative stating and should include~~

1. ~~t~~ The reason for the proposed work ~~and~~

2. ~~E~~ Either a site sketch or photograph of the tree(s) proposed to be removed, identifying such tree(s) by size and species.

3. ~~Specimen Trees shall only be approved for removal if they are in declining health or as approved by the Director. If a request includes a Specimen Tree, the applicant shall provide a risk assessment report, following the currently accepted industry standards and protocols, prepared by a qualified professional outlining the condition of the trees and associated risks.~~

If the request for an approval letter application is complete, complies with the Ordinance, and requests tree removal for one of the purposes identified in Paragraph B. below, t, t ~~The~~ Director shall issue an approval letter not later than ten (10) working days from receipt of a complete request, and shall inform applicant if replanting will be required. If the request application is incomplete or denied, the Director shall notify applicant in writing regarding the specific reason for denial.

B. The Director shall issue an approval letter for the following:

1. The removal of dead, substantially injured, damaged or diseased trees;
2. The removal of any non-specimen tree, provided the tree is not a required landscape strip tree, buffer tree, or other code required trees etc. and that the applicable minimum tree density requirement is maintained.

3.2.5 Land disturbance permit for development activity.

A. No person shall engage in a Development Activity and no Land Disturbance Permit shall be issued without first obtaining an approved site plan stamped and signed by the Director.

B. Except as provided in Section 3.2.4 and Paragraph (c) of this subsection, no tree removal shall be approved for any site not under active development. For the purposes of this Ordinance, a site is not

under active development unless there exists an approved development plan delineating the improvements to be constructed on the site consistent with the use for which the site is zoned, and there is a reasonable certainty that construction is imminent.

- C. A Land Disturbance Permit may be issued for Grading Activity on a site not under active development provided that:
1. The sole purpose of the Grading Activity is for the storage, removal or altering of soil for fill balancing on another site under active development;
 2. The site not under active development must be under common ownership or common development control with the site that is under active development;
 3. The site not under active development must be contiguous to, or located within one (1) mile of, the site under active development. For the purposes of this Section, the measurement of distances shall be from property line to property line along the most direct route of travel on a public road;
 4. The proposed Grading Activity shall not result in the damage or removal of more than ten percent (10%) of the total tree density (inches per acre) units (as defined in Tables 3.1 and 3.2, Minimum Tree Density Requirements) on the site not under active development;
 5. The proposed Grading Activity shall not decrease the tree density below the minimum tree density inches per acre required for the site. For the purposes of this Section, trees in Buffers that will be required shall be excluded from minimum density calculations;
 6. The area to be disturbed within the site shall be the area that will have the least adverse impact on existing trees, as determined by the Director. In addition, the area must be visually screened from public or private roads and drives, developed residential and commercial properties, by a one hundred foot (100') buffer or a buffer of sufficient depth to provide reasonable visual screening. In order to provide reasonable visual screening, it may be necessary to locate access roads to the impacted area in a winding manner to prevent a straight line of site to the impacted area; and
 7. The disturbed area within the site shall be replanted with trees to a tree density of 130 inches twenty (20) units per acre no later than eighteen (18) months from the issuance of the Land Disturbance Permit authorizing the Grading Activities. A tree replacement plan and a bond shall be submitted and approved by the Director prior to the issuance of the permit authorizing the Grading Activities. The bond shall be held for one (1) year and to the end of the succeeding Planting Season to ensure survival of the replacement trees. The applicant shall be responsible for the irrigation (watering) of trees during the period of the bond. The replanting requirements of this Section shall not apply, and the bond shall be released, if, on or before fifteen (15) months from the issuance of the permit authorizing the Grading Activity, the site becomes under active development pursuant to the issuance of a Land Disturbance Permit and the approval of development plans in compliance with the provisions of this Ordinance.
- D. Nothing in this Section shall be deemed to authorize any Grading Activity or similar activity not otherwise in compliance with the Land Subdivision Regulations of the City of Alpharetta, including, the Soil and Sedimentation Control Ordinance. Further, nothing in this Section shall be deemed to eliminate the requirement that all reasonable efforts must be taken to save and not adversely impact the Critical Root Zones of Specimen Trees, trees of quality, and tree groupings and that all applicable sites from the City shall maintain or obtain the minimum tree density required by this Ordinance.

3.2.6 Application requirements.

- A. When a person applies for a Land Disturbance Permit as defined herein, such person shall ~~also file an application providing~~ provide the following information:
1. A complete tree survey and inventory, which shall contain the following information; ~~as described in subsection 3.2.8;~~

- a. The location of all trees within the area to be modified from its natural state and to a minimum of 30 feet beyond in each direction;
 - b. All Specimen Trees, Trees of Quality, Tree Groupings, Landscape Trees, and Boundary Trees with an indication whether they are to be retained or removed;
 - c. All trees that are to be counted toward the tree density requirement greater than 2" DBH, including size (Caliper or DBH) and species. Sampling methods may be used to determine tree densities for forested areas (over 5 acres); that are to be preserved. Sampling methods must conform to industry standards and protocols and be no less than a 10% sample;
 - d. Tree Protection Zones and Tree Save Areas must be delineated on the plan;
 - e. All buffers with existing trees to be delineated on plans as Tree Save Areas. Land Disturbance within any Buffer is subject to Planning Department approval.
 - f. The tree survey and inventory shall be a to-scale map or a site plan prepared and sealed by a registered surveyor or registered engineer.
2. An integrated site plan showing Specimen Trees, Trees of Quality, Tree Groupings, Boundary Trees, the trees to be saved and those to be removed, utilities to be installed, grading, the approximate location of all structures, driveways and curb cuts and proposed tree plantings and other landscaping. It is required that all reasonable efforts be made to save Specimen trees, Trees of Quality, Tree Groupings. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location and the like).
 - a. If a Specimen Tree, Tree of Quality, or Tree Grouping cannot be saved a hardship justification in the form of a letter shall be submitted to the Director for review and approval and be included within the plan set;
 - b. If a Boundary Tree cannot be saved or results in an encroachment into the Critical Root Zone of greater than 10% notification to the owner of the tree will be required to be provided to the Director. This notification shall generally include the current condition of the tree, % encroachment, potential outcomes of the encroachment, and proposed tree care to offset the encroachment. In no way does this authorize any encroachment into the Structural Root Plate of a Boundary Tree.
3. A detailed plan to protect and preserve trees before, during and for a period of two (2) years after construction, which plan shall contain the following information:
 - a. All items found on the Arborist Checklist, Section B, located in the Arborist Guidance Document; ~~the Erosion and Sedimentation Control Submittal checklist pertinent to normal plan review;~~
 - b. Existing roads, utility lines, drainage and detention facilities, and other pertinent items in the vicinity of the site. Site area (roads, utility lines, detention ponds, etc.);
 - c. The locations of existing and proposed structures, paving, driveways, cut and fill areas, detention areas, etc.
 - d. Phase lines or limits of construction;
 - e. A delineation of all protected zones with any required dimensions;
 - f. Calculations showing compliance with the required Tree Density and Recompense per section 3.2.7—Site Density Factor using existing trees, replacement trees, and/or contributions to the City of Alpharetta Tree Replacement Fund (see Density Factor Analysis, Appendix A and Table 3.2);
 - g. Locations of all existing and proposed utility lines and easements;

- h. Locations of any boring sites for underground utilities;
- i. Locations of all Specimen Trees, [Trees of Quality](#), [Groupings of Trees](#), [Landscape Trees and Boundary Trees](#) and indications whether they are to be removed or preserved;
- j. Locations of all tree protection devices, materials to be used in each location and details;
- k. A delineation of tree save areas in which trees have been inventoried for density calculations;
- l. If applicable, locations and details of all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.); and
- m. [A tree care plan developed by a Qualified Professional designed specifically for each tree to be saved that warrants care due to the changes in site conditions or as approved by the Director. The tree care plan shall be prepaid prior to issuance of the land disturbance permit and an invoice provided to the City. In the event of a change in ownership, arrangements must be made to allow access for the tree care to continue throughout the required timeframe.](#)
- n. [Additional information as required on a case-by-case basis.](#)

[ADD NOTES, TREE CARE PLAN \(MUST BE PREPAID PRIOR ISSUANCE OF LDP, INVOICE TO BE PROVIDED\)](#)

The above items may be integrated into the normal application requirements and submittals.

- B. Minor additions to existing development require only a sketch showing changes to be submitted to the Director for review and approval.

3.2.7 Minimum tree density [and recompense](#) requirements.

[The intent and goal of these regulations is to insure that a minimum density of trees is maintained on all developed sites and that there is a no net loss of tree canopy coverage throughout the City. The density requirement must be met whether or not a property or site had trees prior to development or any tree removal. The density may be achieved by counting existing trees 2" in diameter or greater to be preserved, planting new trees in accordance with the minimum standards of this Section, or some combination of the two. Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in the Guidance Document.](#)

- A. ~~The intent of these regulations is to insure that a minimum density of trees is maintained on all developed sites.~~ All sites within the City other than 'For-Sale' residential lots shall maintain [or achieve](#) a Minimum Tree Density of [130 inches](#) twenty (20) units per acre. All sites within the City other than 'For-Sale' residential lots shall maintain a minimum tree density of 20 units per acre. The term "unit" is an expression of basal area as defined herein, and is not synonymous with "tree". ~~The density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees in accordance with the minimum standards of this Section Ordinance, or some combination of the two. Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in the Arborist Guidance Document. Appendix A to this Ordinance.~~ The ~~developer~~ owner shall be subject to the minimum tree density requirement set forth in this paragraph, but the ~~developer~~owner shall base [its](#) ~~the~~ density calculations on the net site area excluding the acreage required for Buffers and infrastructure improvements (roads, utility lines, detention ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.
- B. All ~~newly constructed~~ 'For-Sale' residential lots in the City shall maintain a minimum tree density [of 130 inches per acre or provide a calculation as described in the Guidance Document that shows the](#)

lot meets or exceeds a 30% canopy coverage within the property lines. For new construction or new plantings this calculation may be based upon the mature spread of the newly planted trees at 20 years after planting, based upon the maximum number of trees that can be maintained within thirty percent (30%) of the lot's plantable area, taking into consideration the standards established in this Section Ordinance for tree size and separation. The density requirement must be met whether or not the individual lot had trees prior to development. The density requirement is calculated by determining lot size and deducting the impervious area, assigning the necessary root zone for trees (400 sq. ft. for Overstory trees and 200 sq. ft. for Understory trees). All 'For-Sale' residential lots constructed prior to the effective date of this Ordinance are required to maintain the requirements of this Section at a twenty percent (20%) level, rather than the thirty percent (30%) requirement used for new construction. ~~If replacement planting is required on a 'For-Sale' residential lot, replacement planting shall be provided through 5" caliper trees planted in the front yard. The required trees may be used as street trees or landscape strip trees if space allows.~~

~~If replacement planting is required on a 'For-Sale' residential lot, it is encouraged to provide a two-inch (2") caliper tree or larger in the lawn area in the front yard. replacement planting shall be provided through 5" caliper trees planted in the front yard. The required trees may be used as street trees or landscape strip trees if space allows.~~

- C. The density may be achieved by counting existing trees to be preserved, planting new trees according to the minimum standards of this Section Ordinance, or some combination of the two. In addition, replanting on such lots shall be at a ratio of not less than one (1) Overstory tree (minimum two-inch (2") caliper) for every three (3) Understory trees (minimum one-inch (1") caliper). ~~No more than thirty percent (30%) of any one genus may be included in any replanting plan.~~
- D. Notwithstanding the foregoing, it is required that all reasonable efforts be made to save Specimen trees. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location and the like). Owners ~~Developers-Owners~~ shall receive a density credit of two (2) times the ~~inches~~ assigned unit value for each Specimen Tree saved ~~or~~ by utilizing an alternate design ~~during development~~. Specimen trees that cannot be saved must be replaced with ~~recompense plantings~~ trees having a total density equal to three (3) times the DBH unit-value of the tree removed. ~~Recompense trees shall have be with a minimum of four-inch (4") tree caliper at time of planting.~~ Specimen Trees removed without prior approval shall be ~~subject to the recompense replanting requirements as described in section 3.2.10 Tree Damage replaced with recompense planting trees equal to eight (8) times the unit value DBH of the trees removed with a minimum four-inch (4") tree caliper and~~ and subject to the applicable penalties as described in Section 3.2.17.49.
- D. At the discretion of the Director, an owner may request a reduction in recompense plantings. The maximum reduction shall be calculated using the total DBH inches of Specimen Trees, Trees of Quality, or Groupings of Trees that are saved utilizing an approved alternative design. However, as many trees as can reasonably be expected to survive and thrive must be planted on the subject property.
- E. The intent of these Regulations is to insure that a minimum density of trees is maintained on all developed sites. Occasionally, this intent cannot be met because a project site will not bear the required density of trees. ~~In the event that Specimen Tree Recompense cannot be achieved through planting on the subject property.~~ To provide some alternatives in such cases, two alternative methods of compliance may, at the discretion of the Director, be approved: planting at a location remote from the project site; or, ~~a recompense payment to~~ contributing to the City of Alpharetta Tree Replacement Fund. ~~The following standards have been established for administering these alternative recompense methods.~~
1. The following standards have been established for administering these alternative compliance methods. The director must review and approve all requests for alternative ~~recompense~~ compliance. In no instance shall 100% of the required ~~site density recompense~~ be met through ~~these alternative methods recompense~~ compliance. As many trees as can reasonably be expected to survive ~~and thrive~~ must be planted on the ~~subject property~~ ~~ite in question~~. ~~No permit~~

Comment [YD2]: Moved to the Tree Replanting Section

shall be issued until the Director has approved the request and received the necessary documentation and/or funds.

2. ~~No permit shall be issued until the Director has approved the request and received the necessary documentation and/or funds.~~ If trees are to be planted at another location, the off-site location should be in the same area of the City as the project site and a tree replacement plan meeting all applicable standards must be provided by the owner and reviewed and approved by the City Arborist. If tree planting is proposed on City property all specifications for such planting shall be met as determined by the Director of Public Works or the Director of Recreation and Parks. A completion bond in the amount of 100% of the installation and materials cost shall be provided prior to issuance of any land disturbance permit.
3. If a recompense payment donation to the City of Alpharetta Tree Replacement Fund is approved, the amount of the donation shall be established by the Director. The amount of the donation shall be based upon the number, size and type of trees that cannot be planted at the site. ~~The Director shall estimate the cost to the City for the materials, labor and 18 months maintenance requirements associated with the trees.~~ The amount of the recompense payment donation shall be 100% of the estimated costs of the average 3 2 bids from reputable landscape contractors, licensed to do business in the City, for the materials, installation, and care during the trees establishment period (18 months) provided by the owner and reviewed and approved by the City. and labor. The funds shall be used by the City for the sole purpose of planting and maintaining trees on public property.

3.2.8 Tree survey plan and inventory.

- A. ~~A tree survey shall be provided in the form of a to-scale map or a site plan prepared and sealed by a registered surveyor or registered engineer, noting the location of all trees within the area to be modified from its natural state and twenty-five feet (25') beyond in each direction.~~
- B. ~~All Specimen Trees and all trees that are to be counted toward meeting density requirements must be shown on the survey and inventoried by size (Caliper or DBH, whichever is applicable) and species. sampling methods may be used to determine tree densities for forested areas (over five (5) acres). Specimen Trees must be shown on the plan with an indication whether they are to be retained or removed. All Tree Protection Zones and Tree Save Areas must be delineated on the plan. All Buffers with existing trees must be delineated on plans as Tree Save Areas. Land disturbance within any Buffer is subject to Planning Department approval.~~

3.2.8 14 Tree Replanting, Buffer, and Landscape replanting standards.

A. Tree Replanting

1. Unless otherwise approved by the Director, it is recommended that trees selected for replanting must be on the Recommended Tree Planting List. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor and form in order to assure a reasonable expectation of survivability. Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication Tree and Shrub Transplanting Manual or similar publication. Reference the American Association of Nurserymen publication American Standard for Nursery Stock (ANSI Z60.1-2014, 1973) for plant material quality specifications. Reference the Manual of Woody Landscape Plants (Michael Dirr, 19832009, Castle BooksStipes Pub LLC.) or similar publication for information on tree species and site requirements.

- ~~B2.~~ It is desirable that replanted trees be ecologically compatible with the site and neighboring sites. Accordingly, the replanted trees shall be of the same or similar species as those removed when practical.
- ~~C3.~~ All replanted overstory trees shall be at least six (6) feet tall and have a trunk of not less than two (2) caliper inches. All replanted understory trees shall be at least four (4) feet tall or have a trunk not less than two (2) caliper inches. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved by the Director.
- ~~1a.~~ Overstory trees—200 square feet of pervious root zone.
 - ~~2b.~~ Understory trees—75 square feet of pervious root zone. (However, up to 30% of root zone may be impervious area.)
 - ~~c.~~ No more than 25% of any one genus may be included in any replanting plan.
 - ~~d.~~ A minimum of 40% of the required tree density on a site shall be met through overstory tree planting.

B. Buffer Requirements

1. A lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses or occupied by a non 'For-Sale' residential use shall provide a fifty foot wide undisturbed buffer along all property lines adjoining property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the same buffer requirements apply. The undisturbed buffer shall be in addition to the required building setback line.
 - a. When a new, 'For-Sale' development is proposed adjacent to an existing, non-residential use with no buffer present, the 50' buffer must be provided by the residential development.
 - b. If a 50' buffer has been provided on the property adjacent to a proposed, non-residential development, the buffer requirement may be waived with the approval of the Director.
2. Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must consist of trees, shrubs, and groundcover plants meeting the ~~(-OR- MUST BE PLANTED PER BUFFER PLANTING STANDARDS AS OUTLINED IN THE ARBORIST GUIDANCE DOCUMENT)~~ must meet the following standards:
 - a. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
 - b. ~~Plants~~Deciduous trees must be a minimum of 2 inch caliper five (5) feet in height at time of installation;
 - c. Evergreen trees must be a minimum of 9-10 foot tall at time of installation;
 - d. Shrubs must be a minimum of 3 foot tall at time of installation;
 - e. ~~Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;~~

- f. Plants will be spaced a maximum of eight (88) feet on center or as approved by the Director;
 - g. Plantings shall be designed with plant pallet containing a mixture of colors, textures, and heights.
- 3. Undisturbed buffers shall not contain any surface parking or storm water, detention facilities, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.
- 4. Stream buffers must be replanted where disturbed for approved access, detention and utility crossing. Replacement plantings must be native and be arranged to have a natural appearance and approved by the aArborist.
- 5. All buffer plantings are subject to the approval of the Director.

C. Parking Lot Landscaping Screening

- 1. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. ~~Islands shall be excavated~~ FIND TEXT FROM DETAIL AND INSERT HERE. Islands shall be excavated to 3 feet deep or to a depth 6 inches greater than the height of the root ball and backfilled with a minimum of 600 cubic feet of friable soil. Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree~~have 2 required trees~~. Parking lot trees must be 2" caliper minimum at time of planting and have a clear trunk to a minimum height of 6 feet. The remainder of a landscape island shall be planted with shrubs, ornamental grasses, and ground covers; and mulch shall be applied. Turf grass will not be accepted. Utilities and lighting shall not be allowed within required parking lot landscape islands. ~~ADD TEXT ABOUT VISIBILITY CLEARANCE FOR SAFETY~~
- 2. Alternate landscape configurations may be approved if the ~~Community Development~~ Director determines that the alternate design exceeds the standards above. An alternate configuration could include the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements; which are deemed of community value by the Director; and ~~which would~~shall result in a minimum of 50% parking lot canopy coverage within 15 years.
- 3. The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the city arborists.
- 4. Shrubs shall be provided to screen paved areas and parking lots from the public right of way, private drives and adjacent property year round. Shrubs shall be 2 feet tall at time of planting, 2 rows deep and shall provide a screen within 3 years of planting. Alternate screening methods such as fencing may be approved by the Director.

D. Landscape Strips

- 1. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public ~~right-of-ways~~ and private roads. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within

the Downtown Overlay District. ~~Historic Business District~~ which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

MAIN STREETS:

Highway 9

Mansell Road

Windward Parkway

Northpoint Parkway

Westside Parkway

Old Milton Parkway

Haynes Bridge Road

Kimball Bridge Road

2. No permanent structures other than signage are permitted within the landscape strip. This includes pavement, retaining walls, drainage structures, detention ponds, flumes, curbing, etc.etc. unless approved by the Director.
 - a. Retaining walls built with decorative masonry and designed as a landscape feature may be located within the landscape strip subject to approval by the Director. All required plantings must be installed so as not to interfere with the structural integrity of the wall.
 3. ~~One (1) shade tree with a minimum 4 inch caliper shall be provided for every twenty-five (25) linear feet of landscape strip.~~ Actual spacing of street trees is based on the average canopy spread of the species selected as outlined in the Arborist Guidance document. If the spacing of shade trees exceeds 25 feet on center understory trees shall be required to fill in the gaps between each shade tree. Spacing of shade trees shall not exceed 40 feet on center. ~~The use of a combination of shade trees and ornamental trees is recommended.~~ Shade trees shall be a minimum 4" caliper; ornamental trees shall be a minimum 3" caliper. The use of a combination of shade trees and ornamental trees is recommended.

~~Shrubs and trees in quantities as specified above, shall be provided to screen all parking lots, utility areas, dumpsters and detention ponds.~~
 4. For commercial development and for master plan subdivisions, a minimum of five (5) foot landscape strip shall be provided along all property lines which do not adjoin a public right-of-way or private road. One (1) shade tree, minimum 4" caliper, shall be provided for every fifty (50) linear feet of landscape strip. For master plan subdivisions, this requirement is only required along the external property line of the overall project.
 5. Shrubs shall be provided in all landscape strips. Shrubs shall be a minimum of 2 feet tall at time of planting, ~~2 rows deep and shall provide a screen within 3 years of planting.~~ Shrubs located in landscape strips may be used to meet the parking lot screening requirement.
- E. Additional screening shall be provided around all utility areas, detention facilities, ~~and~~ dumpster / refuse areas, drive through areas, loading and unloading zones, etc. to screen views from the public right of way, private roads, and adjacent properties year round. Screening shall be provided in any combination of the standards below or as approved by the Director. ~~Screening shall be provided through a double row of evergreen shrubs, 2 feet tall at planting.~~

1. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
2. Deciduous trees must be a minimum of 2 inch caliper at time of installation;
3. Evergreen trees must be a minimum of 6 foot tall at time of installation;
4. Shrubs must be a minimum of 4 foot tall at time of installation;
5. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.
5. Screening for detention facilities must incorporate an alternating double row of evergreen shrubs 4 foot tall at time of planting.
6. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.

~~combination of decorative walls, fences, and landscape material may be used with the approval of the Director.~~

- F. Lighting Fixtures shall be arranged so that the source of any light is screened from residential views and located as to not interfere with the tree canopy at time of planting or in the future.
- G. All required landscape areas shall be provided with a minimum of 1 water spigot or other water source within 150 feet.
- H. A bond shall be required for a minimum of 18 months to ensure the maintenance and irrigation of the landscaping materials.
- I. All landscape plans and tree planting plans for non "For Sale" residential properties shall be prepared as a to-scale map or a site plan prepared and sealed by a Registered Landscape Architect in the State of Georgia.

3.2.9 Tree survey inspection.

Following the receipt of the completed tree removal application and supporting data, the Director shall schedule and conduct an inspection of the proposed development site. The applicant or his designee shall be advised as to the date and time of the inspection and given an opportunity to participate. Following inspection, the Director shall advise the applicant of any recommended changes in the applicant's proposed tree removal, protection or replanting plans necessary to make the plans comply with the provisions of this Ordinance.

3.2.10 Tree removal approval applications, approval and expiration.

- A. The Director shall review all applications and supporting data and take one (1) of the following actions: approve, approve with conditions or disapprove. Applications, which meet the requirements of this Ordinance, shall be approved.
- B. Development Activity will not be authorized until such time as appropriate Land Disturbance Permits have been issued and approval granted.
- C. Tree removal and replacement shall begin no later than one hundred eighty (180) days after issuance of the permit and shall be completed no later than two (2) years after the issuance of the permit. Except as provided in these regulations authorizing certain cut and fill activities. The Director may refuse to issue any permit for tree removal until the submission of all development plans and receipt of other evidence satisfactory to the Director that there is a reasonable certainty that the Development is imminent.

3.2.9 11 Tree ~~Protection and Conservation~~ Standards.

Prior to commencement of any grading, construction, or tree removal authorized through the issuance of a land disturbance permit any tree removal or commencement of construction on a site and continuing until a final subdivision plat has been recorded or a certificate of occupancy has been issued, the following system shall be used:

A. A tree protection area shall be required for any tree located within 25-30 feet of any proposed grading, construction or tree removal; and shall be established by physical barriers and maintained until such work is complete.

BA. Location and Types of Tree Protection Devices.

1. Tree protection devices are to be installed as shown on the plan or otherwise completely surrounding the Critical Root Zone of all trees to be preserved.
2. The plan shall indicate which types of tree protection are to be installed and where they are to be installed. The types identified on the plan shall be consistent with the City's Tree Protection Details, available in the Arborist Guidance Document. whether the tree protection device is to be active or passive.
3. ~~Active protection (see Materials subsection) is required where Tree Save Areas are located in proximity to construction activity.~~
4. ~~Passive protection (see Materials subsection) may be used in more remote locations and in all protected zones not designated as Tree Save Areas.~~
35. The locations of all tree protection devices will be verified by the City prior to the issuance of the construction permit for clearing and/or grading.
46. Once Protected Zones are established and approved, any changes are subject to Development and Inspections Department review.

CB. Materials. Tree Protection measures are to be installed as shown on the City's Tree Protection Details, available in the Arborist Guidance Document.

1. ~~Active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material. In addition to fencing, where tree trunks are in jeopardy of being damaged by equipment, the Director shall require 2 inch by 4 inch boards to be strapped around the trunks of trees. In addition, where active tree protection is required, each tree to be saved shall be marked at the base of the trunk with blue colored water-based paint.~~
2. ~~Passive protection shall consist of heavy mil. Plastic flagging, a minimum of 4 inches wide with dark letters on a bright background reading "Tree Protection Area—Do Not Enter" or equivalent signage on a continuous, durable restraint.~~

DG. Sequence of Installation and Removal. All tree protection devices shall be installed prior to any land disturbance permit authorizing tree removal. The EngineeringCommunity Development Department must inspect the installation of tree protection and erosion and sedimentation control devices prior to the issuance of the land disturbance permit. Tree protection must remain in functioning condition until the certificate of occupancy is issued.

E. The cleaning of equipment, storage of materials or dirt, disposal of waste materials such as paint, oil, solvents or other harmful substances, or any other such act which may be harmful to the continued vitality of the tree(s) within the tree protection area, is prohibited.

3.2.12 Tree protection.

- A. The cleaning of equipment, storage of materials or dirt, disposal of waste material such as paint, oil solvents or other harmful substances, or any other such act which may be harmful to the continued vitality of the tree(s) within the tree protection area, is prohibited.
- B. Prior to commencement of any grading, construction or tree removal authorized through the issuance of a land disturbance permit, a Tree Protection Area for any tree located within 25 feet of any proposed grading, construction or tree removal must be established by physical barriers and maintained until such work is completed.

3.2.10 13 Tree damage.

Any tree designated in the plan to be saved that is damaged during construction, or as a result of such construction, shall be treated according to accepted [International Society of Arboriculture Standards](#), [National Arborists Association Standards](#), or replaced with a tree(s) equal to the [unit value DBH](#) of the tree removed. However, any Specimen Tree damaged as described above shall be replaced with a tree(s) eight (8) times the [unit value DBH](#) of the tree removed with a minimum four-inch (4") tree Caliper. In the event that a damaged specimen tree must be removed, the location occupied by the tree's Critical Root Zone must remain in a pervious state with no structures or buildings placed in this area and violations shall be subject to the applicable penalties as described herein. Any specimen tree damaged on "For-Sale" residential lots as the result of failure to receive tree removal approval for non-construction tree removal or as a result of failure to protect a specimen tree during non-construction tree removal will result in up to three (3) times recompense [planting](#).

3.2.14 Tree replanting standards.

- A. Unless otherwise approved by the Director, trees selected for replanting must be on the Tree Planting List. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor in order to assure a reasonable expectation of survivability. Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication Tree and Shrub Transplanting Manual or similar publication. Reference the American Association of Nurserymen publication American Standard for Nursery Stock (ANSI Z60, 1973) for plant material quality specifications. Reference the Manual of Woody Landscape Plants (Michael Dirr, 1983, Castle Books) or similar publication for information on tree species site requirements.
- B. It is desirable that replanted trees be ecologically compatible with the site and neighboring sites. Accordingly, the replanted trees shall be of the same or similar species as those removed when practical.
- C. All replanted overstory trees shall be at least six (6) feet tall and have a trunk of not less than two (2) caliper inches. All replanted understory trees shall be at least four (4) feet tall or have a trunk not less than one (1) caliper inch. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved by the Director.
 - 1. Overstory trees—200 square feet of pervious root zone.
 - 2. Understory trees—75 square feet of pervious root zone. (However, up to 30% of root zone may be impervious area.)

3.2.11 Tree survey inspection.

Following the receipt of the completed tree removal application and supporting data, the Director shall schedule and conduct an inspection of the proposed development site. The applicant or his designee shall be advised as to the date and time of the inspection and given an opportunity to participate. Following inspection, the Director shall advise the applicant of any recommended changes in the applicant's proposed

Comment [DS3]: Would rather leave this as recompense if they want to pay into the tree fund

tree removal, protection or replanting plans necessary to make the plans comply with the provisions of this Ordinance.

3.2.12 Tree removal approval applications, approval and expiration.

- A. The Director shall review all applications and supporting data and take one (1) of the following actions: approve, approve with conditions or disapprove. Applications, which meet the requirements of this Ordinance, shall be approved.
- B. Development Activity will not be authorized until such time as appropriate Land Disturbance Permits have been issued and approval granted.
- C. Tree removal and replacement shall begin no later than one hundred eighty (180) days after issuance of the permit and shall be completed no later than two (2) years after the issuance of the permit. Except as provided in these regulations authorizing certain cut and fill activities. The Director may refuse to issue any permit for tree removal until the submission of all development plans and receipt of other evidence satisfactory to the Director that there is a reasonable certainty that the Development is imminent.

3.2.13 15 Tree removal and landscaping compliance inspection.

- A. Following the issuance of a Land Disturbance Permit for the development site, the Director shall from time to time inspect the site for the purpose of certifying compliance with the requirements of the tree removal. In the event of non-compliance, the Director may revoke or modify any City permit pertaining to the Development Activity for which the Land Disturbance Permit has been issued. No certificate of occupancy shall be issued until actual compliance is obtained.
- B. If any required Land Disturbance Permit conditions have not been met within the time specified in the Land Disturbance Permit, and provided the Director has not granted a written extension, the City may use the cash or bond proceeds to insure that these conditions are met. The bond will have an expiration date no longer than one (1) year, and the proceeds will go to the City of Alpharetta Tree Replacement Fund.
- C. After development is complete, the Director shall continue to make random inspections to insure that required trees and landscaping are maintained. Replacement shall be required or bond/letter of credit posted within thirty (30) days of notice by the Director should any of these tree or landscapings die, be removed or be destroyed ~~within two (2) years after completion of development.~~
- D. Notwithstanding any other provision of this Ordinance to the contrary, a home builder's responsibility to replace a newly planted tree or trees shall terminate upon the issuance of a certificate of occupancy or at the end of the maintenance bond time frame, whichever is longer, provided longer, provided that an inspection conducted immediately prior to the issuance of the certificate of occupancy confirms that the replanted tree or trees were planted properly as established in the ISA (International Society of Arboriculture) standards, and are healthy and free of pests and disease. Nothing in this Ordinance shall be deemed to eliminate any other obligation the homebuilder may have pursuant to any private agreement between the homebuilder and homeowner, or any restrictive covenants that are applicable to the property.

3.2.14 16 Approval letter fee; permit fee.

The fee for review of a request for an approval letter shall be \$5.00. The fee for review of an application for a Land Disturbance Permit (which only applies to Development Activity and Grading Activity) shall be \$50.00 per acre and a maximum of \$500.00. These fees may be revised from time to time by resolution of the City Council, or delegated to the Director to be administratively established and revised from time to time.

3.2.15.17 Enforcement, appeals and variances.

- A. Enforcement. All requests for ~~approval letters~~ permits and all applications for tree removal shall initially be submitted to and reviewed by the City Arborist. The City Arborist shall be responsible for recommending to the Director and to the Director of Community Development the approval or denial of applications for Land Disturbance Permits.
- B. Appeals.
1. Written requests for appeal of any administrative decision are permitted and must be submitted to the Board of Zoning Appeals within ten (10) days after notice of such decision. Such written appeal shall be made in the form of a letter, which outlines the salient points upon which the appeal is based.
 2. The Board of Zoning Appeals shall schedule a hearing as soon as reasonably practicable to consider the appeal, and shall issue a written decision within thirty (30) days of the hearing.
 3. If the appeal concerns an administrative decision regarding Specimen Trees, Trees of Quality, Tree Groupings, or Boundary Trees it shall be the applicant's burden to demonstrate that reasonable alternatives ~~have been considered in order to save said trees~~ Specimen Trees (as described herein). Documented evidence shall be filed by the applicant with the written request for appeal and shall include, but not be limited to the following:
 - a. Boundary survey showing topography, easements, creeks and other features of the property.
 - b. Two alternative development plans, which include the Specimen Tree(s), Trees of Quality, Groupings of Trees, or Boundary Trees.
 - c. An itemized estimate of additional costs associated with saving the trees.
- C. Variance.
1. Written requests for a variance are permitted.
 2. The Director shall have the authority to grant variances not to exceed twenty percent (20%) of the minimum or maximum standards of this Ordinance.
 3. Variances that exceed twenty percent (20%) or variances that exceed the allowance of administrative variances shall be heard by the Board of Zoning Appeals.
 4. Variances can be granted only in the case of extreme hardship or unusual circumstance. The factors to be taken into consideration by the Board may include the following, but shall not be solely economic:
 - a. The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing trees.
 - b. The economic hardship that would be imposed upon the applicant were the variance denied.
 - c. The heightened desirability of preserving tree cover in densely developed or densely populated areas.
 - d. The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial unsightliness or any other visual affront.
 - e. Whether the continued presence of the tree or trees is likely to cause danger to a person or property.
 - f. Whether the topography of the area in which the tree is located is of such a nature to be damaging or injurious to trees.
 - g. Whether the removal of the trees is for the purpose of thinning a heavily wooded area where some trees will remain.

- h. Whether tree removal would have an adverse impact upon existing biological and ecological systems.
 - i. Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance may be anticipated or a violation of the noise control ordinance will occur.
 - j. Whether the general health and life expectancy of the tree or trees warrant the measures necessary to prolong the life of the trees based upon accepted ISA practices.
- D. Appeal from the Decisions of the Board of Appeals shall be by Writ of Certiorari to the Fulton Superior Court, and must be filed within thirty (30) days of the date of the Board's decision.

3.2. ~~16~~ ~~48~~ Natural ~~resources~~ Resources commission Commission.

The Mayor and each City Council member shall appoint one (1) member to a seven (7) member Natural Resources Commission.

- A. The Natural Resources Commission shall give advice to the Council based on an annual re-evaluation of experience under the Ordinance, provide leadership in the development of understanding of the objectives and methods of the tree program, and assist the Director in the development and maintenance of technical specifications and guidelines. In addition, the natural Resources Commission primary objectives shall be:
 - 1. To promote the benefits of maintaining a healthy tree canopy for the City of Alpharetta;
 - 2. To provide educational outreach activities for the purpose of informing the community about resource conservation, protection of the environment, and the maintenance of the city's natural amenities, in particular its trees;
 - 3. To plan and organize Arbor Day and facilitate other events, activities, meetings and projects that support environmental awareness and education;
 - 4. To encourage Alpharetta's citizens to take greater responsibility for improving their community through litter prevention, waste reduction, recycling, tree plantings and other, similar means.
 - 5. To oversee the following:
 - a. Alpharetta's Tree Protection Ordinance.
 - b. Tree City USA designation.
 - c. Keep America Beautiful affiliation.
- B. The Natural Resources Commission shall assist the Arborist in produceing and maintainig a list of proposed changes to the kinds and species of trees described in the Tree Planting List to this Section Ordinance. Any such changes may be adopted and may be changed from time to time.
- C. The Natural Resources Commission shall enlist technical advisors in the fields of land development, landscape architecture and horticulture or related professions.
- D. The Natural Resources Commission shall have the power and authority to maintain the Tree City USA and Keep America Beautiful (KAB) certifications by:
 - 1. Strengthening environmental outreach opportunities associated with the Tree City USA and KAB organizations by promoting community participation and acting as an advocate of tree and environmental conservation efforts;
 - 2. Supporting the City's efforts through public/private partnerships;
 - 3. Making recommendations for the enhancement of public outreach and education programs concerning environmental and tree related issues;

4. Developing and implementing a sustainable program for their environmental accomplishments; and
5. Providing regular updates to City Council regarding Natural Resources Commission activities.

3.2.17 19 Penalties.

Any person, firm, corporation, limited liability company, Responsible Party, or other entity found guilty of violating or knowingly assisting in the commission of a violation of this [Section Ordinance](#) shall be subject to the penalties specified herein. Each day any violation of any provision of this [Section Ordinance](#) shall occur and each day any violation shall continue shall constitute a separate offense of this [Section Ordinance](#).

- A. A violation of this Section shall constitute a misdemeanor punishable by a fine of up to one thousand dollars per incident. Replacement plantings shall also be required. Penalties and fines, including replacement plantings must be satisfied within the timeline stated on the violation and/or stop work order. Appeals can be filed with the [Board of Zoning Appeals](#) Code Enforcement Board.
- B. In the event that a Specimen Tree is damaged or removed in violation of this Section on non "For-Sale" residential property or as part of a construction project, violators shall be subject to replace Specimen Trees with trees having a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Furthermore, the location and extent of the tree's Critical Root Zone shall permanently remain in a previous state with no structures or buildings placed on it. In the event that a Specimen Tree is damaged or removed in violation of this Section on a "For-Sale" residential property not in conjunction with a construction project, violators shall be subject to replace Specimen Trees with trees having a total density up to three (3) times the unit value of the tree removed. The city shall take into consideration the amount of trees that can be reasonably placed on the property in violation. If the ~~dbh~~ DBH of the removed tree cannot be determined the measurement shall be taken at the upper most portion of the remaining stump.
- C. In the event that a non-specimen tree is damaged or removed in violation of this Section, violators shall be subject to replacement plantings equal to one (1) times the [unit DBH value](#) of the tree removed with a minimum two inch (2") caliper trees. If the ~~dbh~~ DBH of the removed tree cannot be determined the measurement shall be taken as stated in Section 3.2.197.B.
- D. In addition to A. and B., upon notice from the Director, work on any development that is being done contrary to the provisions of this Section shall immediately cease. The stop-work notice shall be in writing and shall go to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. When an emergency exists, the Director shall not be required to give written notice prior to stopping the work. Further, in the event that work on any development is being done contrary to the provisions of this Section, the Director may revoke any permit pertaining to the development activity for which the Land Disturbance Permit has been issued and may refuse to issue any further permit until, at the discretion of the Director, the work on the development is brought into compliance with the provisions of this Section.

TABLE 3.1 TREE DENSITY CALCULATION

~~A basic requirement of the Tree Conservation and Replacement Ordinance is that all applicable sites maintain a minimum tree density of 20 units per acre. The term "unit" is an expression of the Basal area (a standard forest inventory measurement), and is not synonymous with "tree".~~

~~This density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees, or some combination of the two as represented by the formula.~~

$$\text{SDF} - \text{EDF} = \text{RDF}$$

Where:

SDF (Site Density Factor)—The minimum tree density required to be maintained on a developed site (units per acre).

EDF (Existing Density Factor)—Density of existing trees to be preserved on a site.

RDF (Replacement Density Factor)—Density of new trees to be planted on a site.

The SDF is calculated by multiplying the number of acres by andhellip;

EXAMPLE: A 2.2 acre site has a SDF of $2.2 \times 20 = 44$

The EDF is calculated by converting the diameter of individual trees to density factor units. Using Table A below does this.

EXAMPLE: A total of 15 trees will remain on the 2.2 acre site. The tree inventory is as follows:

7—12 inch diameter pines

3—14 inch diameter pines

3—18 inch diameter pines

1—21 inch diameter hickory

1—30 inch diameter oak

Converting diameters (DBH) to density units, the EDF is determined as follows:

DBH	UNITS		NO. OF TREES		TOTALS
12 inch	0.8	×	7	=	5.6
14 inch	1.2	×	3	=	3.6
18 inch	1.8	×	3	=	5.4
21 inch	2.6	×	1	=	2.6
30 inch	4.4	×	1	=	4.4
					21.6

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See section 3.2.7.B for Tree Density Requirements and calculation for "For-Sale" residential lots.

TABLE 3.2 TREE DENSITY CONVERSION CHART

Conversion of Tree Diameters (DBH) to Density Factor Units	
Tree Size (DBH)	Unit Value
2"	0
3"	0
4"	.1
5"	.1
6"	.2
7"	.2
8"	.4
9"	.4
10"	.6
11"	.6
12"	.8
13"	.8
14"	1.2
15"	1.2
16"	1.8
17"	1.8
18"	1.8
19"	1.8
20"	2.6

21"	2.6
22"	2.8
23"	2.8
24"	3.4
25"	3.4
26"	3.8
27"	3.8
28"	4.0
29"	4.0
30"	4.4
31"	4.4
32"	4.6
33"	4.6
34"	5.0
35"	5.0
36"	5.4
37"	5.4
38"	5.8
39"	5.8
40"	6.2
41"	6.2

42"	7.0
43"	7.0
44"	8.0
45"	8.0
46"	9.0
47"	9.0
48" inches or greater	10.0

Note: DBH is rounded to nearest inch (.5 and higher to next full inch, .4 and lower is truncated to lower inch).

Note: Values for tree sizes 24 inch and greater are for trees that do not qualify as Specimen Trees and are not subject to Specimen Tree designation under Appendix A. Trees qualifying as Specimen Trees are subject to the benefits and restrictions note in the previously cited section.

The RDF is calculated by subtracting the EDF from the SDF.

EXAMPLE: $RDF = 44 - 21.6 = 22.4$

The density factor credit for each Caliper size of replacement (new) trees is shown in TABLE 3.3.

~~TABLE 3.3 TREE REPLACEMENT CHART~~

~~Conversion of Replacement Tree Caliper to Density Factor Units~~

Caliper Size (at 12 inches height)	Density Credit	Number of trees required to meet 20 units/acre standard ⁽⁴⁾
1	0	N/A
2	.4	50
3	.5	40
4	.6	33

5	.7	29
6	.8	25
7	1.0	20
8	1.1	19
Greater than 8	1.1	19

Note: This column represents the number of trees that would need to be replanted if all one-size tree was used. This is provided for information purposes only, as it is likely that a variety of tree sizes would be used.

Tree Replacement Requirements:

1. No more than 30% of all trees planted for replacement density credit may be of any one species.
2. Seven-gallon Pine trees to be planted to meet required replacement densities must be at least one-inch (1") in Caliper and greater than or equal to four feet (4') tall.
3. Specimen Tree replacement/recompense trees must be at least four inch (4") Caliper.

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 3.3. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles or as described in section 3.2.11.

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 3.2.11) 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.~~

~~Specimen trees removed on "For Sale" Residential lots not in conjunction with construction projects shall follow sections 3.2.13 and 3.2.19 for approval, replanting, and violation requirements.~~

~~APPENDIX C – TIMBER HARVEST PERMITTING~~

~~Tree cutting, clearing, or clearing and grubbing projects, which result in the sale of timber, shall conform to state law regarding payment of taxes. A Georgia Department of Revenue Form PT-283T, along with the required payment, must be submitted to the Fulton County Tax Assessor's Office within the time frame prescribed by law. Failure to do so shall be considered a violation of the Fulton County Erosion and Sedimentation Control Ordinance as well as the tax law. Call the Fulton County Tax Assessor's Office for more information.~~

- ~~• Provided documentation regarding the type of timber sale, estimated date of purchase, and estimated PT-283T submittal date when submitting plans to the Engineering Public Works Department for review.~~

~~Applications for tree cutting, clearing, or clearing and grubbing shall be in accordance with current land disturbance permit plan review procedures.~~

~~Plans and other supportive documents submitted for a land disturbance permit for tree cutting in areas greater than five (5) acres shall bear the signature of a Georgia Registered Forester.~~

~~The minimum size of plans shall be 11 × 14 inches. The maximum size shall be 24 × 36 inches.~~

~~Plans shall include the following information:~~

- ~~• Owner's name, address and phone number.~~
- ~~• Consultant's and Contractor's names, addresses and phone numbers.~~
- ~~• Location/vicinity map.~~
- ~~• Land Lot(s) and Districts(s).~~
- ~~• North Arrow.~~
- ~~• Scale (minimum 1" = 100').~~
- ~~• Closed property boundary showing bearings and distances of all property lines.~~
- ~~• Current zoning of property.~~
- ~~• Current zoning of adjacent properties.~~
- ~~• Total acreage of property and approximate acreage of area to be disturbed.~~
- ~~• 24-hour emergency contact name and phone number(s) in bold type (no smaller than 20 point type).~~
- ~~• Names of adjoining roadways.~~

- ~~Location of and detail for the trunk exit (Co or crushed stone pad).~~
- ~~Approximate location of the following land features:~~
 - ~~All state waters.~~
 - ~~Topography at 20 ft. intervals (U.S.G.S. Quadrangle Map).~~
 - ~~Forest cover areas.~~
 - ~~100-year floodplain.~~
 - ~~Wetlands.~~
- ~~Limits of land disturbance.~~
- ~~Approximate locations and dimensions of any logging decks.~~
- ~~Location of any state water buffers (dimension 25 ft. undisturbed zones from the top of each bank).~~
- ~~Location of Streamside Management Zone (dimension required width).~~
- ~~Approximate locations of any haul roads.~~
- ~~Approximate locations of any stream crossings showing approximate width of crossing (bank to bank) and method of sediment control (rock riprap or culvert).~~
- ~~Approximate locations of any historical features including cemeteries; or, a note indicating the absence of such on the site.~~
- ~~Delineation and labeling of any required buffer zones around the perimeter of the property.~~
- ~~A detail of the method to be used to delineate all buffers on the site.~~
- ~~Expected time frame in which the operation will occur.~~
- ~~Additional information as may be required by City of Alpharetta staff to perform a proper review of the project and assure that the intent of the Soil and Erosion and Sediment Control Ordinance is met.~~

The Following Notes:

- ~~The City of Alpharetta Engineering/Public Works Department reserves the right to require additional erosion and sedimentation control measures deemed necessary.~~
- ~~The contractor shall implement all Best Management Practices for forestry as prescribed by the Georgia Forestry Commission and the U.S. Environment Protection Agency.~~
- ~~No trees may be cut in buffer zones marked "undisturbed." Tree cutting shall be limited to the non-mechanical removal of pine (Pinus spp.) or yellow-poplar (Liriodendron tulipifera) trees with stump diameters greater than fifteen (15) inches; provided that a minimum of fifty (50) square feet of basal area remains in good condition in the buffer area at completion of the project. The non-mechanical removal of dead, diseased or insect infested trees is also allowed in this buffer (subject to verification by the City of Alpharetta Arborist).~~
- ~~All buffers of state waters shall remain undisturbed except for haul road crossing points.~~
- ~~Projects, which are restricted to a "Residential Thinning", must leave a minimum density of thirty (30) square feet of basal area throughout all areas not designated as buffers or logging decks. Trees to be preserved to meet this requirement must be identifiable both before and after the harvest either by species~~

or by a continuous marking around the trunk at 4.5 feet and at .5 feet above the ground. These trees must be left in good condition with no injuries to the trunk, crown or root system, which would predispose them to disease or pest infestation.

—All pine logging slash with stems larger than five (5) inches in diameter shall be chipped and returned to the site or removed from the site to reduce the possibility of insect infestation.

- Logging decks, temporary haul roads, skid trails and any other disturbed areas left idle for two to four weeks will be restored to their contours and established to temporary vegetation (DsD). These disturbed areas left idle for four weeks or more will be established to permanent vegetation (Ds3). All areas remaining at the end of the project will be established to permanent vegetation within two weeks.

- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.

- During unstable growing seasons, mulch will be used as a temporary cover (Ds1). On slopes that are 4:1 or steeper, mulch will be anchored.

- The City of Alpharetta Land Disturbance Permit must be displayed on site at all times during the project operation and in plain view from an adjacent county road or street.

Before any activity can begin an inspection must be performed for basal area confirmation, erosion control devices and buffer area delineation. At this time, the contractor must show a current City of Alpharetta business license or registration certificate. At completion of the project, a final inspection must be performed.