City Council Meeting
OCTOBER 18, 2021

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10-4-2021)

B. Financial Management Report: Month Ending August 31, 2021

V. PUBLIC HEARING

A. V-21-22 Lakeview / TPA Variance to Waiting Period
Consideration of a variance to reduce the waiting period from 12 months to 6 months for City Council consideration of a public hearing request on the same property. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

B. PH-21-15 Lakeview / TPA Change to Conditions of Zoning
Consideration of a change to previous conditions of zoning to increase the building height of 'For-Sale' townhomes from 3 stories to 4 stories, increase the height of parking decks from 5 to 6 levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

C. MP-21-08 Adora Day Care Center KB/400 Partners
Consideration of a master plan amendment to add 'Day Care Center' as a permitted use in Pod B of the KB/400 Partners Master Plan. The property is located at 5750 North Point Parkway and is legally described as being located in Land Lot 808, 2nd District, 1st Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Wills Park Improvements- Sitework at Equestrian Center and Maintenance Facility, ITB 22-003

B. Wills Park Improvements: Equestrian Center Arena Construction, ITB 22-004

C. A Resolution of the Mayor and Council of the City of Alpharetta, Georgia Appointing Lauren Shapiro as City Clerk of the City of Alpharetta

D. A Resolution of the Mayor and Council of the City of Alpharetta, Georgia In Support of the McGinnis Ferry Road Widening Project

E. Appointment of Alternate Member to Planning Commission

VII. WORKSHOP

A. Kimball Bridge Road at Park Brooke Drive Intersection Improvements

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION

City Council Meeting
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 10-4-2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 10-4-2021

City Council Meeting
October 4, 2021
Office of the City Clerk

CITY HALL 2 PARK PLAZA | 6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Michael Stacy, City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Kathi Cook, Director of Community Development
  - John Robison, Director of Public Safety
  - Pete Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. Proclamation: Education Partnership Between Auburn University And Fulton County Schools

B. Proclamation for Arts & Humanities Month

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 9-27-2021)

- Mayor Pro Tem Mitchell offered a motion to approve the consent agenda
  - The motion received a second from Council Member Merkel
  - The motion was approved unanimously (7-0)

VI. OLD BUSINESS

A. PH-21-14 UDC Text Amendments - Permitted and Conditional Uses and Temporary Uses (Second Reading)

- Director of Community Development, Kathi Cook, came forward to present this item.

- This item was considered at the 9/2/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0

- Staff is asking for consideration of text amendments to Unified Development Code (UDC) Article II Use of Land and Structures, to amend permitted and conditional uses in several zoning districts and to amend temporary uses, including outdoor tent sales, not-for-profit seasonal events, religious meetings, and open lot sales of Christmas trees, fruits and vegetables and other harvested products.

- In conjunction with a recent request for a 'Church', Staff reviewed the List of Permitted and Conditional Uses in the Unified Development Code (UDC) for compliance with the "equal terms" provision of the Religious Land Use and Institutionalized Persons Act (RLUIPA). While the UDC generally complies with the "equal terms" provision, a few uses were identified as needing to be changed from permitted to conditional use. Those uses include, 'Club, Association, or Lodge', 'Public Building', 'Recreation Facilities, Indoor', 'Recreational Facilities, Outdoor' and 'Theater, Cinema'.

- Staff recommends an amendment to the 'Builder's Equipment/Material' use to change it from permitted to conditional use in the C-2 (General Commercial) district. There are many C-2 properties in the Downtown, of which 'Builder's Equipment/Material' is not appropriate.

- Staff also identified some general cleanup items in Table 2.2, List of Permitted and Conditional Uses, which included adding two (2) designations to the table for Accessory Uses and Subordinate Uses. In addition, some uses were consolidated, such as 'Junk Yard' and 'Salvage Yard' and 'Automotive Service' and 'Automotive Service Station'. Support retail uses in the O-P (Office-Professional) zoning district were consolidated, since many of the uses that were listed are not identified elsewhere in the UDC.

- Staff recommends amendments within the Temporary Uses subsection to limit certain temporary uses to properties that are zoned or used for non-residential use and to add regulations for seasonal events associated with a for-profit entity.

- This item was presented during the September 27, 2021, City Council Meeting and no changes have been made since the first reading.

- City Attorney, Michael Stacy, read the ordinance aloud.

❖ Council Member Richard offered a motion to approve PH-21-14 UDC Text Amendments - Permitted and Conditional Uses and Temporary Uses and the ordinance as presented

  - The motion received a second from Council Member Merkel

  - The motion was approved unanimously (7-0)

B. PH-21-16 UDC Text Amendments - Medical Marijuana Production and Dispensary Use

- Director of Community Development, Kathi Cook, came forward to present this item.

- This item was considered at the 9/2/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0

- Staff is asking for consideration of text amendments to Unified Development Code (UDC) Article II Use of Land and Structures, to add definitions for Medical Marijuana Dispensary and Production Facility and assign uses to zoning districts.

- In response to the State's recent selection of licensed medical marijuana producers, Staff proposes definitions of Medical Marijuana Dispensary and Production, as well as assigning uses to zoning districts within the Unified Development Code (UDC). Staff proposes to allow 'Medical Cannabis or Marijuana Dispensary' in the LI (Light Industrial) zoning district with approval of a conditional use and to prohibit 'Medical Cannabis or Marijuana Production Facility' in all zoning districts.

- This item was presented during the September 27, 2021, City Council Meeting and no changes have been made since the first reading.

- City Attorney, Michael Stacy, read the ordinance aloud.

❖ Council Member Richard offered a motion to approve PH-21-16 UDC Text Amendments - Medical Marijuana Production and Dispensary Use and the ordinance as presented

  - The motion received a second from Council Member Burnett

  - The motion was approved (6-1); Council Member Burnett voting in opposition

VII. NEW BUSINESS

A. Microsoft Azure Cloud Services (IaaS) - FY2022 Renewal

- Director of Information Technology, Randy Bundy, came forward to present this item.

- Staff is recommending that Council approve the request to renew and award SHI the Microsoft Azure Cloud Services (IaaS) using the Statewide Contract (SWC) 99999-SPD-SPD0000060-003 for Cloud Solutions for all City Departments in FY2022 in an amount not to exceed $240,000 and authorize the Mayor to execute all necessary documents.

- This is a request for approval for the Azure Cloud Services - FY2022 renewal. These cloud services provide a large percentage of our servers and data storage for City of Alpharetta information technology systems. This is a critical part of our hybrid data center infrastructure.

- The procurement uses the Microsoft negotiated Statewide Contract (SWC) 99999-SPD-T20190814-0002 for Cloud Solutions ensuring the best pricing possible. This is fully funded in the FY2022 budget approved by the City Council.

- **Public Comment:** No Public Comment

❖ Council Member Burnett offered a motion to approve the request to renew and award SHI the Microsoft Azure Cloud Services (IaaS) using the Statewide Contract (SWC) 99999-SPD-SPD0000060-003 for Cloud Solutions for all City Departments in FY2022 in an amount not to exceed $240,000 and authorize the Mayor to execute all necessary documents

  - The motion received a second from Council Member Merkel

  - The motion was approved unanimously (7-0)

B. McGinnis Ferry Road Widening Condemnation

1. A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13029 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-092-2) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway

- City Attorney, Michael Stacy, read the resolution aloud.

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to approve a Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13029 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-092-2) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway

  - The motion received a second from Council Member Richard

  - The motion was approved unanimously (7-0)

2. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13021 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-094-8) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

   ❖ Mayor Pro Tem Mitchell offered a motion to approve a Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13021 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-094-8) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway

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

3. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13013 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-096-3) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

   ❖ Mayor Pro Tem Mitchell offered a motion to approve a Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13013 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-096-3) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway

      - The motion received a second from Council Member Binder
      - The motion was approved unanimously (7-0)

4. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13009 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-097-1) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

- ❖ Mayor Pro Tem Mitchell offered a motion to approve a Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13009 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-097-1) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway
    - The motion received a second from Council Member Richard
    - The motion was approved unanimously (7-0)

5. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13005 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-098-9) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

- City Attorney, Michael Stacy, read the resolution aloud.
- **Public Comment:** No Public Comment

- ❖ Council Member Burnett offered a motion to approve a Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13005 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-098-9) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway
    - The motion received a second from Mayor Pro Tem Mitchell
    - The motion was approved unanimously (7-0)

VIII. WORKSHOPS

A. Webb Bridge Road Corridor Improvements Update

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented as a workshop and will not require a formal vote.
- Staff from the Department of Public Works presented an update on the Webb Bridge Road TSPLOST projects.
- Morris Road to North Point Parkway:
    - The roadway will be resurfaced and restriped to provide a 4' bike lane in each direction.
    - Existing 12' wide travel lanes will be reduced to a 10' width to achieve this.
    - Curb lines, sidewalks, and planting areas/grass stripes will remain as they are today.
- East of North Point Parkway to Big Creek Greenway (Design Underway):
    - The existing roadway bridge and pedestrian bridge will be replaced with a new bridge immediately downstream (south) of the existing roadway bridge.
    - New bridge will provide pedestrian accommodations along both sides.

    - Design will avoid impacts to existing detention ponds and maintain the East Gate Subdivision's streetscape along Webb Bridge Road.
    - Design is anticipated to be complete in April 2022 pending any revisions resulting from right of way negotiations.

- Big Creek Greenway to Roundabout at Webb Bridge Way (Design Underway):
    - Design plans are anticipated to be complete in the first quarter of 2022 pending any revisions resulting from right of way negotiations.
    - Right of way phase is anticipated to begin in late 2021 with the acquisition of title reports and appraisals.
    - Submission of offers to property owners for required right of way and easements is anticipated to begin by Spring 2022.
    - Acquisition of all required right of way and easements is anticipated to be complete in late Fall 2023.
    - Project is anticipated to go out for bid for construction at the end of 2023.

- Roundabout at Webb Bridge Way:
    - Design plans are anticipated to be complete in the first quarter of 2022 pending any revisions resulting from right of way negotiations.
    - Right of way phase began on September 1, 2021, with the ordering of title reports for 16 parcels.
    - Acquisition of all title reports and appraisals is anticipated to be completed by early 2022.
    - Submission of offers to property owners for required right of way and easements is anticipated to begin in early Spring 2022.
    - Acquisition of all required right of way and easements is anticipated to be complete in early Summer of 2022.
    - Project is anticipated to go out for bid for construction in late Summer 2022.

IX. PUBLIC COMMENT

- Tim Becker, 97 Canton Street, Alpharetta, GA 30009, came forward to comment on the Proclamation regarding the education partnership between Auburn University and Fulton County Schools.

X. REPORTS

- City Administrator, Bob Regus, announced that tonight was City Clerk, Erin Cobb's, last City Council Meeting.

- Mayor Pro Tem Mitchell announced that October is breast cancer awareness month.

XI. ADJOURNMENT TO EXECUTIVE SESSION

- Council Member Binder offered a motion to adjourn into Executive Session
  - The motion received a second from Council Member Richard
  - The motion was approved unanimously (7-0)
- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting into Executive Session at 7:28 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting
STAFF REPORT

Submitting Department: Finance
Submitted By:
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING AUGUST 31, 2021

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending August 31, 2021 (period 2 of Fiscal Year 2022).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

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

In addition, this report includes:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (August 2021)

City of Alpharetta, GA

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

Financial Management Reports

THE CITY OF ALPHARETTA GEORGIA

for the month ending
August 31, 2021
(period 2 of 12 – unaudited)

Financial Management Reports
Fiscal Year 2022

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR

DATE: OCTOBER 18, 2021

RE: FINANCIAL MANAGEMENT REPORTS AS OF AUGUST 31, 2021

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending August 31, 2021.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2021 (FY 2021). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2022 revenues are budgeted at $69 million (net of Carryforward Fund Balance totaling $6 million). As of August 31, 2021, actual revenue collections total 11% or $8 million.

Collection trends indicate a net gain over budget of $3 million with the detail as follows:

• Property Taxes (current):	$ 1,800,000
• Motor Vehicle Title Tax:	200,000
• LOST:	800,000
• Hotel Taxes:	375,000
• Other:	267,370
Estimated Gain:	$ 3,442,370

The October 1st billing for property taxes (operations) totals roughly $26.7 million. Adjusting that billing for additional appeal reductions (outside of the allowances already included within the billable digest), historical allowances for non-collections, etc., staff forecasts property tax revenue of $25.8 million which is $1.8 million greater than budget.

Motor Vehicle Title Tax collections is trending 13% higher than FY 2021 ($2.5 million). Collection estimates for FY 2022 conservatively total $2 million which is $200,000 greater than budget.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

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

CITY
ADMINISTRATOR
ROBERT J. REGUS

Local Option Sales Tax collections is trending 22% higher than FY 2021 ($17 million). Collection estimates for FY 2022 conservatively total $16.5 million which is $800,000 greater than budget.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

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

As of August 31, 2021, city departments (not including General Government[1]) have encumbered and expensed 26%, or $17 million, of their FY 2022 budget appropriations.

Contingency: The General Fund contingency balance totals $700,000.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2022 revenues are budgeted at $5.5 million (net of carryforward fund balance totaling $1.3 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or $2.4 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; $1.3 million for debt service on the Series 2016 Convention Center Bonds, and $879,022 for eligible initiatives such as Equestrian Center and Wills Park Master Plan Improvements); and the city (37.5% or $2.1 million).

Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals $137,518 (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above). This reserve figure dipped below the $1.5 million target level in 2019 due to the impact of the COVID-19 pandemic on the hospitality industry and will be replenished once revenues within the Fund strengthen.

Hotel tax collections is trending 200% higher than FY 2021. Collection estimates for FY 2022 conservatively total $6.5 million which is $1 million greater than budget. The distribution of this additional revenue is as follows: General Fund ($375,000); ACVB ($437,500); and Facilities ($187,500).

E-911 Fund: FY 2022 revenues are budgeted at $6.2 million (net of carryforward fund balance totaling $1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of August 31, 2021, the city has collected 15% or $698,320.

Expenditures/encumbrances during the same time period total $1.5 million and represent general operations and blanket purchase orders that will sustain operations.

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

Debt Service Fund

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

FY 2022 revenues are budgeted at $4.8 million (net of carryforward fund balance totaling $841,542). As of August 31, 2021, actual revenue totaled less than 1% of budget and will remain low until property tax collections in November-December.

The October 1st billing for property taxes (bonds) totals roughly $5.2 million. Adjusting that billing for additional appeal reductions (outside of the allowances already included within the billable digest), historical allowances for non-collections, etc., staff forecasts property tax revenue of $5 million which is $275,000 greater than budget.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals $150,405 and represents unencumbered/unspent project appropriations of $65,145 and a non-allocated reserve for future projects (including grant matches) of $85,260.

Capital Grants Fund (Fund 340): Available funding totals $1.7 million and primarily represents unencumbered/unspent capital project appropriations.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals $15.9 million and represents unencumbered/unspent capital project appropriations of $9.5 million, non-allocated reserve (including grant matches) of $2.5 million, and a reserve totaling $3.9 million representing proceeds recaptured from the recent Conference Center Hotel sale (this figure will be reduced through required distributions to the Internal Revenue Service).

Stormwater Capital Fund (Fund 302): Available funding totals $2 million and represents unencumbered/unspent capital project appropriations of $1.9 million and a non-allocated reserve for future capital project appropriations of $73,974.

American Rescue Act Capital Fund (Fund 303): Available funding totals $6.6 million and is fully allocated towards capital projects. The city received the 1st tranche of $3.3 million as set forth under the Act. However, accounting rules dictate treatment of this source as a deferred revenue that will be recognized as earned. In other words, the revenue will be recorded as the underlying projects are expensed.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals $1.8 million and represents unencumbered/unspent capital project appropriations.

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TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals $31.6 million.

Enterprise Fund

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

Solid Waste Fund: FY 2022 revenues are currently budgeted at $4.8 million (net of carryforward fund balance totaling $750,000 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of August 31, 2021, the city has collected $1.3 million representing the 1st quarter advanced billing.

Other Items

Council Member Stipend Activity Listing: The FY 2022 budget includes appropriations of $7,200 for the Mayor and $4,000 for each City Council Post and the available balances as of August 31, 2021 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	$ 7,200	$ 491	$ 6,709
Post #1: Donald Mitchell	$ 4,000	$ 65	$ 3,935
Post #2: Ben Burnett	$ 4,000	$ 44	$ 3,956
Post #3: Karen Richard	$ 4,000	$ 196	$ 3,804
Post #4: John Hipes	$ 4,000	$ 71	$ 3,929
Post #5: Jason Binder	$ 4,000	$ 37	$ 3,963
Post #6: Dan Merkel	$ 4,000	$ 150	$ 3,850

Development Authority[2] (Component Reporting Unit)

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

As of August 31, 2021, the Development Authority has $132,619 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

- Listing of Payments $5,000 and greater; Listing of POs between $5,000 and $50,000; and Bid/RFP Status.

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

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of August 31, 2021

	Current Fiscal Year					Prior Fiscal Year		
	2022 Budget	2022 YTD	% Collected	2022 Estimated	Variance	2021 Actual	2021 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 24,000,000	$ -	0.0%	$ 25,800,000	$ 1,800,000	$ 26,299,010	$ -	0.0%
Delinquent	237,000	55,408	23.4%	237,000	-	132,379	14,774	11.2%
Motor Vehicle Tax	60,000	13,340	22.2%	60,000	-	80,118	8,084	10.1%
Motor Vehicle Title Fee	1,800,000	528,524	29.4%	2,000,000	200,000	2,486,803	237,358	9.5%
Local Option Sales Tax	15,700,000	3,243,937	20.7%	16,500,000	800,000	15,326,225	1,295,679	8.5%
Franchise Tax	6,620,000	710,462	10.7%	6,645,000	25,000	6,157,773	(7,786)	-0.1%
Insurance Premium Tax	4,650,000	-	0.0%	4,650,000	-	4,608,513	-	0.0%
Alcohol Beverage Excise Tax	2,025,000	482,946	23.8%	2,025,000	-	2,093,301	184,410	8.8%
Building Permit Fees	1,700,000	353,018	20.8%	1,700,000	-	1,971,207	324,459	16.5%
Business and Occupational Tax	950,000	48,772	5.1%	1,000,000	50,000	1,129,781	20,812	1.8%
Court/Traffic Fines	2,054,000	434,244	21.1%	2,001,500	(52,500)	2,366,641	307,419	13.0%
Recreation/Special Event Fees	2,280,500	627,577	27.5%	2,376,300	95,800	1,894,099	376,169	19.9%
Hotel/Motel Tax (City portion)	2,062,500	513,388	24.9%	2,437,500	375,000	1,237,440	98,181	7.9%
subtotal	$ 64,139,000	$ 7,011,616	10.9%	$ 67,432,300	$ 3,293,300	$ 65,783,292	$ 2,859,557	4.3%
Other Revenues	4,523,265	748,555	16.5%	4,672,335	149,070	5,099,812	498,790	9.8%
Total Revenues	$ 68,662,265	$ 7,760,171	11.3%	$ 72,104,635	$ 3,442,370	$ 70,883,104	$ 3,358,347	4.7%
Carryforward Fund Balance	5,836,799							

THE CITY OF
ALPHARETTA
GEORGIA

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GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of August 31, 2021

	Current Fiscal Year						Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 386,092	$ 3,794	$ 70,639	$ 311,659	19.3%	18.3%	$ 366,640	$ 69,798	19.0%
City Administration	2,128,802	82,294	564,818	1,481,689	30.4%	26.5%	1,270,382	339,823	26.7%
Finance	3,478,691	126,452	820,741	2,531,498	27.2%	23.6%	3,364,187	934,199	27.8%
City Attorney	750,000	-	-	750,000	0.0%	0.0%	760,392	-	0.0%
Information Technology	2,022,562	69,040	407,972	1,545,550	23.6%	20.2%	2,035,495	470,177	23.1%
Human Resources	689,600	22,650	128,071	538,879	21.9%	18.6%	523,535	125,236	23.9%
Municipal Court	1,055,011	186,901	162,999	705,111	33.2%	15.4%	907,030	174,080	19.2%
Public Safety	31,846,772	921,883	6,435,619	24,489,270	23.1%	20.2%	29,505,001	6,529,642	22.1%
Public Works	9,022,696	933,392	1,486,802	6,602,502	26.8%	16.5%	8,537,192	1,492,943	17.5%
Recreation, Parks & Cultural Svcs	10,089,025	1,583,441	1,863,011	6,642,573	34.2%	18.5%	8,887,346	1,733,986	19.5%
Community Development	3,773,624	81,076	762,881	2,929,667	22.4%	20.2%	3,875,229	767,501	19.8%
subtotal	$ 65,242,875	$ 4,010,924	$ 12,703,552	$ 48,528,399	25.6%	19.5%	$ 60,032,429	$ 12,637,386	21.1%
General Government:									
Insurance Premiums (Risk)	$ 779,750	$ -	$ 129,958	$ 649,792	16.7%	16.7%	$ 720,250	$ 120,042	16.7%
Gwinnett Tech Bond P&I	289,640	-	-	289,640	0.0%	0.0%	290,490	-	0.0%
Transfer(s) to other Funds	7,486,799	-	1,247,800	6,238,999	16.7%	16.7%	4,541,862	756,977	16.7%
Contingency	700,000	-	-	700,000	0.0%	0.0%	37,426	610	1.6%
subtotal	$ 9,256,189	$ -	$ 1,377,758	$ 7,878,431	14.9%	14.9%	$ 5,590,028	$ 877,629	15.7%
Total Expenditures	$ 74,499,064	$ 4,010,924	$ 14,081,310	$ 56,406,830	24.3%	18.9%	$ 65,622,457	$ 13,515,014	20.6%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of August 31, 2021

	Current Fiscal Year						Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 28,806,309	$ -	$ 3,949,752	$ 24,856,557	13.7%	13.7%	$ 27,042,397	$ 4,330,501	16.0%
Overtime	1,929,887	-	338,641	1,591,246	17.5%	17.5%	1,864,837	290,526	15.6%
Group Insurance	9,473,883	-	1,804,530	7,669,353	19.0%	19.0%	8,305,182	1,773,135	21.3%
FICA and Social Security	2,291,331	-	308,067	1,983,264	13.4%	13.4%	2,096,504	334,022	15.9%
Defined Benefit Pension	2,818,660	-	2,818,660	-	100.0%	100.0%	2,677,438	2,675,532	99.9%
401(A) Retirement/Match	2,367,862	-	455,424	1,912,438	19.2%	19.2%	2,022,431	435,382	21.5%
(2) Other	1,429,296	-	705,602	723,694	49.4%	49.4%	1,410,855	739,871	52.4%
subtotal	$ 49,117,228	$ -	$ 10,380,676	$ 38,736,552	21.1%	21.1%	$ 45,419,645	$ 10,578,969	23.3%
Maintenance & Operations:									
Professional Services	$ 2,700,538	$ 863,578	$ 598,737	$ 1,238,223	54.1%	22.2%	$ 2,042,443	$ 247,048	12.1%
Legal Services	750,000	-	-	750,000	0.0%	0.0%	760,392	-	0.0%
Vehicle Fuel/Maintenance	870,100	5,956	186,428	677,716	22.1%	21.4%	855,463	121,043	14.1%
Maintenance Contracts	2,851,778	1,581,835	422,187	847,756	70.3%	14.8%	2,605,672	408,577	15.7%
IT Professional Services	2,027,570	973,588	421,542	632,439	68.8%	20.8%	1,868,562	647,053	34.6%
General Supplies	873,631	125,268	118,375	629,988	27.9%	13.5%	786,769	110,410	14.0%
Utilities	2,953,175	-	213,930	2,739,245	7.2%	7.2%	2,829,894	241,591	8.5%
Insurance Premiums (Risk)	779,750	-	129,958	649,792	16.7%	16.7%	720,250	120,042	16.7%
Other	2,416,310	460,699	361,677	1,593,935	34.0%	15.0%	2,256,219	282,695	12.5%
subtotal	$ 16,222,852	$ 4,010,924	$ 2,452,834	$ 9,759,094	39.8%	15.1%	$ 14,725,663	$ 2,178,459	14.8%
Capital:									
OSSI/Fire Truck Leases	$ 654,595	$ -	$ -	$ 654,595	0.0%	0.0%	$ 582,963	$ -	0.0%
Other	27,950	-	-	27,950	0.0%	0.0%	24,407	-	0.0%
subtotal	$ 682,545	$ -	$ -	$ 682,545	0.0%	0.0%	$ 607,370	$ -	0.0%
General Government:									
Gwinnett Tech Bond P&I	$ 289,640	$ -	$ -	$ 289,640	0.0%	0.0%	$ 290,490	$ -	0.0%
Transfer(s) to other Funds	7,486,799	-	1,247,800	6,238,999	16.7%	16.7%	4,541,862	756,977	16.7%
Contingency	700,000	-	-	700,000	0.0%	0.0%	37,426	610	1.6%
subtotal	$ 8,476,439	$ -	$ 1,247,800	$ 7,228,639	14.7%	14.7%	$ 4,869,778	$ 757,587	15.6%
Total Expenditures	$ 74,499,064	$ 4,010,924	$ 14,081,310	$ 56,406,830	24.3%	18.9%	$ 65,622,457	$ 13,515,014	20.6%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of August 31, 2021

Account #		Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	$ 12,370	$ 12,370	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	$ 13,179	$ 12,462	$ -	$ 717	$ 717	$ -		$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	7,314	-	8,061	8,061	-		8,061
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	-	-	19,187	19,187	1,514		17,673
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	-	22,656	22,656	-		22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION	500	500	-	-	-			-
		subtotal			***$ -***	***$ 50,621***	***$ 50,621***	***$ 1,514***		***$ 49,107***
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	$ -	$ -	$ -	$ -		$ -
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	11,250	-	-	-	-		-
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	102,000	52,000	-	50,000.00	50,000.00	50,000.00		-
22061150-371000	C2212	PARKING PERMIT - FILM			-	2,000	2,000	2,000		-
		subtotal			***-***	***52,000***	***52,000***	***52,000***		***-***
Community Development										
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,775	2,095	$ -	$ 680	$ 680	$ -		$ 680
		subtotal			***$ -***	***$ 680***	***$ 680***	***$ -***		***$ 680***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 2		$ (2)
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	124		(124)
22090200-395000		CARRYFORWARD FUND BALANCE			-	99,593	99,593	-		99,593
		subtotal			***$ -***	***$ 99,593***	***$ 99,593***	***$ 126***		***$ 99,467***
		Total			**$ -**	**$ 202,894**	**$ 202,894**	**$ 53,640**		**$ 149,254**
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	$ 12,370	$ 1,300	$ -	$ 11,070	$ 11,070	$ 1,500	$ -	$ 9,570
		subtotal			***$ -***	***$ 11,070***	***$ 11,070***	***$ 1,500***	***$ -***	***$ 9,570***

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Public Safety										
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	$ 26,357	$ 24,925	$ -	$ 1,432	$ 1,432	$ -	$ -	$ 1,432
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,751	16,675	-	14,076	14,076	-	-	14,076
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)	38,374	9,468	-	28,906	28,906	989	-	27,917
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT	22,656	22,107	-	549	549	-	-	549
22031150-531100	C2047	FIRE SPRINKLER COALITION	501	494	-	7	7	-	-	7
		subtotal			***$ -***	***$ 44,970***	***$ 44,970***	***$ 989***	***$ -***	***$ 43,981***
Recreation, Parks & Cultural Services										
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	$ 951	$ 803	$ -	$ 148	$ 148	$ -	$ -	$ 148
22061150-523400	C1930	PRINTING & BINDING (GRPA)	50	-	-	50	50	-	-	50
22061150-531000	C2013	2019 CAMP HAPPY HEARTS	11,250	7,120	-	4,130	4,130	-	-	4,130
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	50,000	-	-	50,000	50,000	25,000	25,000	-
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT	1,018	-	-	1,018	1,018	-	-	1,018
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212	PARKING PERMIT - FILM			-	2,000	2,000	-	-	2,000
		subtotal			***$ -***	***$ 60,976***	***$ 60,976***	***$ 25,000***	***$ 25,000***	***$ 10,976***
Community Development										
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	618	-	$ -	$ 618	$ 618	$ -	$ -	$ 618
		subtotal			***$ -***	***$ 618***	***$ 618***	***$ -***	***$ -***	***$ 618***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 44,855	$ 44,855	$ -	$ -	$ 44,855
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	40,405	40,405	-	-	40,405
		subtotal			***$ -***	***$ 85,260***	***$ 85,260***	***$ -***	***$ -***	***$ 85,260***
		Total			**$ -**	**$ 202,894**	**$ 202,894**	**$ 27,489**	**$ 25,000**	**$ 150,405**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of August 31, 2021

Account #		Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Public Works										
34041100-334310	C1215	STRIPING & SIGNAGE	185,325	185,325	$ -	$ -	-			$ -
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	5,234,146	4,601,780	-	632,366	632,366			632,366
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,069,960	1,986,949	-	83,011	83,011			83,011
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,696,365	1,358,660	-	337,705	337,705			337,705
		subtotal			***$ -***	***$ 1,053,082***	***$ 1,053,082***	***$ -***		***$ 1,053,082***
Community Development										
34074150-331350	C2107	NORTH POINT PKWY IMP	1,600,000	-	$ -	1,600,000	1,600,000			1,600,000
		subtotal			***$ -***	***$ 1,600,000***	***$ 1,600,000***	***$ -***		***$ 1,600,000***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 14		$ (14)
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	818		(818)
34090200-395000		CARRYFORWARD FUND BALANCE			-	168,362	168,362			168,362
		subtotal			***$ -***	***$ 168,362***	***$ 168,362***	***$ 832***		***$ 167,530***
		Total			**$ -**	**$ 2,821,444**	**$ 2,821,444**	**$ 832**		**$ 2,820,612**
Expenditures										
Public Safety										
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT	3,000	1,500	$ -	$ 1,500	$ 1,500	$ -	$ -	$ 1,500
					$ -	***$ 1,500***	***$ 1,500***	***$ -***	***$ -***	***$ 1,500***
Public Works										
30141100-541410	C1215	STRIPING & SIGNAGE	185,325	-	$ -	$ 185,325	$ 185,325		$ 185,325	$ -
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	5,234,147	4,601,781	-	632,366	632,366		-	632,366
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,766,321	3,766,321	-		-		-	-
		subtotal			***$ -***	***$ 817,691***	***$ 817,691***	***$ -***	***$ 185,325***	***$ 632,366***
Community Development										
34074150-541410	C2107	NORTH POINT PKWY IMP	2,000,000	-	-	2,000,000	2,000,000	32,398	919,502	1,048,100
		subtotal			***$ -***	***$ 2,000,000***	***$ 2,000,000***	***$ 32,398***	***$ 919,502***	***$ 1,048,100***
Non-Allocated										
34090200-579000		CONTINGENCY			$ -	$ 2,253	$ 2,253	$ -	$ -	$ 2,253
		subtotal			***$ -***	***$ 2,253***	***$ 2,253***	***$ -***	***$ -***	***$ 2,253***
		Total			**$ -**	**$ 2,821,444**	**$ 2,821,444**	**$ 32,398**	**$ 1,104,827**	**$ 1,684,219**

CAPITAL PROJECT FUNDS

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	$ 37,500	$ -	$ -	$ 37,500	$ 37,500	$ -		$ 37,500
30113230-392200	C2109	LAND SALE	-	-	-	-	-	16,245		(16,245)
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,459,845	-	322,506	322,506	-		322,506
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,133,355	5,420,386	-	712,969	712,969	68,304		644,665
30141100-371000	C1712	ALPHALOOP (AVALON)	1,016,944	1,016,944	-	-	-	-		-
30141100-371001	C1712	ALPHALOOP (CID)	250,000	250,000	-	-	-	-		-
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,518	436,565	-	53,953	53,953	16,086		37,867
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	-	160,137	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,002	300,977	-	199,025	199,025	-		199,025
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,159	2,252,815	-	652,344	652,344	-		652,344
30141100-371001	C1934	WINDWARD PKWY EAST IMPROVEMENT	11,884	11,884	-	-	-	-		-
30141100-371000	C1935	DEVELOPER CONTRIBUTION IWINDWARD)	293,900	293,900	-	-	-	-		-
30141100-371001	C1935	WINDWARD PKWY WEST IMPROVEMENT	11,852	11,852	-	-	-	-		-
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	230,000	-	-	230,000	230,000	-		230,000
30161150-371001	C1708	NORTH FULTON CID GREENWAY FENCE	100,000	100,000	-	-	-	-		-
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	120,000	120,000	-	-	-	-		-
30161150-371000	C1929	COMM AG PROGRAM	24,857	24,021	-	836	836	972		(136)
30174150-371000	C0019	DOWNTOWN PARKING FUND	138,500	138,500	-	-	-	-		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	199,850	199,850	-	-	-	32,100		(32,100)
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	439,981	-	249,206	249,206	-		249,206
		subtotal			***$ -***	***$ 2,618,476***	***$ 2,618,476***	***$ 133,707***		***$ 2,484,769***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			$ 2,000,000	$ 10,458,809	$ 12,458,809	$ -		$ 12,458,809
30190200-337000	C2042	CARES ACT REIMBURSEMENT			-	-	-	-		-
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			5,966,799	-	5,966,799	994,467		4,972,333
30190200-363000		UNREALIZED GAIN/LOSS INV			-	-	-	14,474		(14,474)
30190200-361000		INTEREST EARNINGS			100,000	-	100,000	249		99,751
		subtotal			***$ 8,066,799***	***$ 10,458,809***	***$ 18,525,608***	***$ 1,009,190***		***$ 17,516,418***
		Total			**$ 8,066,799**	**$ 13,077,285**	**$ 21,144,084**	**$ 1,142,897**		**$ 20,001,187**
Expenditures										
Administration										
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	$ 81,390	$ 37,500	$ -	$ 43,890	$ 43,890	$ -	$ 43,890	$ -
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	289,510	202,010	-	87,500	87,500	-	-	87,500
30113230-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30113230-521200	C1618	CONFERENCE CENTER HOTEL RECAPTURE	745	-	-	745	745	745	-	-
30113230-544100	C2105	BUSINESS RECOVERY PROGRAM	150,000	50,000	-	100,000	100,000	-	-	100,000
		subtotal			***$ -***	***$ 261,996***	***$ 261,996***	***$ 745***	***$ 43,890***	***$ 217,361***
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	344,043	339,242	$ -	$ 4,801	$ 4,801	$ -	$ 1,750	$ 3,051
		subtotal			***$ -***	***$ 4,801***	***$ 4,801***	***$ -***	***$ 1,750***	***$ 3,051***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	$ 300,001	$ 169,666	$ -	$ 130,335	$ 130,335	$ -	$ 16,000	$ 114,335
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	36,562	-	13,439	13,439	800	8,800	3,839
30117400-542400	C1103	NETWORK AND VOIP	517,678	132,053	350,000	35,625	385,625	-	22,157	363,468
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	483,768	-	26,234	26,234	2,169	1,783	22,281
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,862,369	2,191,370	300,000	370,999	670,999	106,011	47,887	517,101
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,504	406,908	-	10,596	10,596	-	10,596	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	103,749	-	296,396	296,396	-	-	296,396
30117400-544200	C2112	IT ASSESSMENT	50,000	-	-	50,000	50,000	23,995	25,000	1,005
30117400-542400	C2201	CITY COUNCIL A/V REPLACEMENT	300,000	-	300,000	-	300,000	-	191,976	108,024
		subtotal			***$ 950,000***	***$ 933,624***	***$ 1,883,624***	***$ 132,976***	***$ 324,199***	***$ 1,426,449***
Municipal Court										
30126550-542400	C1222	RECORDS MANAGEMENT	$ 39,600	$ 15,960	$ -	$ 23,640	$ 23,640	$ -	$ 23,640	$ -
		subtotal			***$ -***	***$ 23,640***	***$ 23,640***	***$ -***	***$ 23,640***	***$ -***
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	$ 6,541,893	$ 5,846,109	$ 305,000	$ 390,784	$ 695,784	$ 52,592	$ 270,258	$ 372,934
30131150-541300	C1229	PS ROOF REPAIR	706,583	425,936	-	280,647	280,647	-	212,957	67,690
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,282,722	1,051,202	211,000	20,520	231,520	12,968	58,467	160,084
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	173,695	-	318,836	318,836	-	102,143	216,693
30131150-542400	C2052	SECURITY SYSTEM REFRESH	132,510	109,718	-	22,792	22,792	-	16,965	5,827
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	-	-	20,000	20,000	-	-	20,000
30131150-542200	C2206	RAPID RESCUE TRUCK	75,400	-	75,400	-	75,400	75,400	-	-
30131150-542100	C2207	LUCAS DEVICES	176,000	-	176,000	-	176,000	-	162,310	13,690
		subtotal			***$ 767,400***	***$ 1,053,579***	***$ 1,820,979***	***$ 140,960***	***$ 823,101***	***$ 856,918***

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	$ 279,780	$ 264,467	$ -	$ 15,313	$ 15,313	$ 4,650	$ 347	$ 10,316
30141100-541200	C0910	TREE REPLACEMENT FUND	1,358,701	946,999	-	411,702	411,702	3,342	153,484	254,876
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	474,399	184,957	-	289,442	289,442	1,713	10,278	277,451
30141100-541410	C1207	BRIDGE MAINTENANCE	465,212	45,604	150,000	269,608	419,608	-	-	419,608
30141100-541410	C1215	STRIPING & SIGNAGE	1,798,588	1,522,854	200,000	75,734	275,734	14,484	73,209	188,041
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	453,584	328,482	75,000	50,102	125,102	17,836	74,819	32,447
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	704,267	557,528	100,000	46,739	146,739	8,988	-	137,751
30141100-541410	C1219	MILLING AND RESURFACING	22,174,573	20,403,711	1,224,000	546,862	1,770,862	1,873	87,197	1,681,792
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	887,491	733,438	100,000	54,053	154,053	39,619	29,623	84,811
30141100-541410	C1221	DESIGN SERVICES	868,299	745,935	75,000	47,364	122,364	-	-	122,364
30141100-542200	C1223	FLEET REPLACEMENT	1,274,452	1,069,452	205,000	-	205,000	-	101,093	103,907
30141100-541300	C1229	FACILITY ROOF REPLACEMENT			250,000	-	250,000	-	-	250,000
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,122,770	796,961	265,000	60,809	325,809	1,218	6,491	318,100
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS	2,580,881	2,359,256	-	221,625	221,625	-	219,748	1,877
30141100-541420	C1512	SIDEWALK IMPROVEMENTS	829,802	716,116	-	113,686	113,686	-	113,686	-
30141100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	6,133,355	6,110,799	-	22,556	22,556	12,438	10,118	1
30141100-541420	C1712	ALPHALOOP	1,345,313	981,032	-	364,281	364,281	7,053	69,997	287,231
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR	600,001	565,946	-	34,055	34,055	4,364	4,755	24,936
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	181,373	63,907	85,000	32,466	117,466	9,301	78,500	29,665
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	350,000	57,538	150,000	142,462	292,462	19,985	98,005	174,472
30141100-541300	C1902	FIRE STATION RENOVATIONS	450,002	332,327	60,000	57,675	117,675	58,679	7,741	51,254
30141100-541300	C1904	PW HQ RENOVATIONS	128,037	117,030	-	11,007	11,007	-	4,952	6,055
30141100-541410	C1918	PEDESTRIAN SAFETY STUDY	296,115	271,545	-	24,570	24,570	-	24,570	-
30141100-541410	C1927	WINDWARD TRIPLE LEFT	1,150,655	765,534	-	385,121	385,121	-	384,104	1,017
30141100-541410	C1928	RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	2,405,036	-	500,122	500,122	-	500,121	1
30141100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	11,884	-	-	11,884	11,884	-	11,884	-
30141100-541410	C1935	WINDWARD PKWY WEST IMPROVEMENTS	305,752	-	-	305,752	305,752		305,752	-
30141100-541300	C2003	HVAC REPLACEMENTS	195,001	69,925	60,000	65,076	125,076	-	-	125,076
30141100-541300	C2004	GENERATOR REPLACEMENTS	295,075	187,197	100,000	7,878	107,878	-	-	107,878

CITY OF ALPHARETTA

Financial Management Reports
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General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	120,000	52,175	60,000	7,825	67,825	520	1,760	65,545
30141100-541410	C2048	STREETLIGHT MAINTENANCE	189,078	49,890	80,000	59,188	139,188	413	40,429	98,346
30141100-542400	C2049	TRAFFIC CONTROL CTR MAINTENANCE	60,001	39,030	-	20,971	20,971	4,780	16,190	1
30141100-541500	C2050	REC FACILITY MAINTENANCE	90,000	19,395	30,000	40,605	70,605	-	4,795	65,810
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	45,350	20,350	25,000	-	25,000	-	-	25,000
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	230,000	-	-	230,000	230,000	-	230,000	-
30141100-544200	C2200	CITY TRASH RECEPTACLE SERVICE	50,000	-	50,000	-	50,000	-	-	50,000
30141100-541410	C2209	SCRAMBLE INTERSECTION	103,160	-	-	103,160	103,160	-	103,160	-
		subtotal			***$ 3,344,000***	***$ 4,629,693***	***$ 7,973,693***	***$ 211,256***	***$ 2,766,808***	***$ 4,995,629***
Recreation, Parks & Cultural Services										
30161150-541500	C0922	SYNTHETIC TURF REPLACEMENT	$ 500,000	$ -	$ 500,000	$ -	$ 500,000	$ -	$ -	$ 500,000
30161150-541500	C1221	DESIGN SERVICES	202,185	169,735	20,000	12,450	32,450	-	12,450	20,000
30161150-542200	C1232	FLEET			275,000	-	275,000	-	-	275,000
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	700,059	519,199	122,000	58,860	180,860	68,324	61,046	51,490
30161150-541500	C1520	WILLS PARK TENNIS CT RESURFACE	60,000	-	-	60,000	60,000	2,498	35,941	21,562
30161150-541500	C1614	THE STORIES PROJECT	50,000	28,249	12,500	9,251	21,751	-	-	21,751
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	752,169	352,969	250,000	149,200	399,200	2,028	20,928	376,245
30161150-541300	C1708	GREENWAY EXT TO FORSYTH COUNTY	246,127	234,037	-	12,090	12,090	11,869	-	221
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	520,876	393,638	125,000	2,238	127,238	22,620	52,357	52,261
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	340,720	150,570	100,000	90,150	190,150	86,466	-	103,684
30161150-544100	C1807	PUBLIC ARTS PROGRAM	191,000	144,500	-	46,500	46,500	-	25,500	21,000
30161150-541500	C1920	PARK DEVELOPMENT	566,308	532,701	-	33,607	33,607	24,589	-	9,018
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	120,000	110,721	-	9,279	9,279	-	4,400	4,879
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	24,860	15,693	-	9,167	9,167	(655)	-	9,822
30161150-541500	C2010	PARK ENHANCEMENTS	420,001	287,299	120,000	12,702	132,702	27,337	70,736	34,630
30161150-541500	C2031	INNOVATION ACADEMY IGA	250,000	138,940	-	111,060	111,060	91,246	19,813	1
30161150-541500	C2051	FOUNTAIN MAINTENANCE	50,001	23,559	-	26,442	26,442	-	-	26,442
30161150-541500	C2202	ATHELETIC COURTS RESURFACING	60,000	-	60,000	-	60,000		-	60,000
		subtotal			***$ 1,584,500***	***$ 642,996***	***$ 2,227,496***	***$ 336,321***	***$ 303,171***	***$ 1,588,005***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of August 31, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	$ 576,749	$ 297,748	$ -	$ 279,001	$ 279,001	$ -	$ -	$ 279,001
30174150-544200	C1129	COMPREHENSIVE PLAN UPDATE	30,001	19,940	-	10,061	10,061	466	-	9,595
30174150-541410	C1603	DESIGN SERVICES	436,003	295,325	60,000	80,678	140,678	5,028	47,336	88,314
30174150-541410	C2107	NORTH POINT PARKWAY IMPROVEMENTS	78,500	24,375	-	54,125	54,125	850	53,275	0
30174150-542400	C2111	COMMUNITY DEVELOPMENT EQUIPMENT	21,000	1,978	-	19,022	19,022	-	-	19,022
		subtotal			***$ 60,000***	***$ 442,887***	***$ 502,887***	***$ 6,343***	***$ 100,612***	***$ 395,933***
Alpharetta Business Community Sidewalk Projects										
30176100-541420	C1712	ALPHALOOP	$ 689,188	$ 681,000	$ -	$ 8,188	$ 8,188	$ -	$ -	$ 8,188
		subtotal			***$ -***	***$ 8,188***	***$ 8,188***	***$ -***	***$ -***	***$ 8,188***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 1,360,899	$ 718,070	$ 2,078,969	$ -	$ -	$ 2,078,969
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	426,000	426,000	-	-	426,000
30190200-521200		PROFESSIONAL SERVICES			-	14,132	14,132	-	14,132	0
30190200-579000	C1618	RESERVE FOR CONFERENCE CENTER HOTEL RECAPTURE			-	3,917,679	3,917,679	-	-	3,917,679
		subtotal			***$ 1,360,899***	***$ 5,075,881***	***$ 6,436,780***	***$ -***	***$ 14,132***	***$ 6,422,648***
		Total			**$ 8,066,799**	**$ 13,077,285**	**$ 21,144,084**	**$ 828,600**	**$ 4,401,302**	**$ 15,914,182**

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Financial Management Reports

Capital Project Funds

Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)

As of August 31, 2021

		Project Snapshot: FY2017 - FY2021		FY 2022					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			$ -	$ -	$ -	$ 32		$ (32)
30290200-363000	UNREALIZED GAIN/LOSS INV			$ -	$ -	-	$ 1,837		(1,837)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			1,520,000	-	1,520,000	253,333		1,266,667
30290200-395000	CARRYFORWARD FUND BALANCE			-	1,470,037	1,470,037			1,470,037
	Total			**$ 1,520,000**	**$ 1,470,037**	**$ 2,990,037**	**$ 255,202**	**$ -**	**$ 2,734,835**
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	$ 851,906	$ 468,953	$ 200,000	$ 182,953	$ 382,953	$ 1,438	$ 155,778	$ 225,737
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	7,499,214	5,683,005	750,000	1,066,209	1,816,209	320,273	398,547	1,097,390
30241100-541430 C1503	STORMWATER STUDIES	500,001	219,387	200,000	80,614	280,614	26,900	26,480	227,234
30241100-541430 C1604	STORMWATER INSPECTIONS	544,055	378,924	120,000	45,131	165,131	-	45,131	120,000
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	250,000	-	250,000	-	250,000	-	-	250,000
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	28,370	7,214	-	21,156	21,156	-	-	21,156
	subtotal			**$ 1,520,000**	**$ 1,396,063**	**$ 2,916,063**	**$ 348,611**	**$ 625,936**	**$ 1,941,517**
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 73,974	$ 73,974	$ -	$ -	$ 73,974
	subtotal			***$ -***	***$ 73,974***	***$ 73,974***	***$ -***	***$ -***	***$ 73,974***
	Total			**$ 1,520,000**	**$ 1,470,037**	**$ 2,990,037**	**$ 348,611**	**$ 625,936**	**$ 2,015,491**

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Financial Management Reports
Capital Project Funds
American Rescue Act Fund Detail (Fund 303; life-to-date for all projects)
As of August 31, 2021

		Project Snapshot: FY2017 - FY2021		FY 2022					
Account #	**Project**	**Total Project Authorization**	**Prior Year Actuals**	**Original Appropriation**	**Transfers / Adjustments**	**Revised Budget**	**Collections / Expenditures**	**Encumbrances**	**Available Budget**
Revenue									
General Government									
30390200-331350	FEDERAL GRANT - CAPITAL INDIRECT	-	-	$ 6,644,511	$ -	$ 6,644,511	$ -	$ -	$ 6,644,511
	Total			**$ 6,644,511**	**$ -**	**$ 6,644,511**	**$ -**		**$ 6,644,511**
Expenditures									
Public Works									
30141100-541410 C1219	MILLING & RESURFACING	$ 1,176,000	$ -	$ 1,176,000	$ -	$ 1,176,000	$ -	$ -	$ 1,176,000
30341100-541430 C1308	PIPE / STORM STRUCTURE REPLACEMENT	2,144,511	-	2,144,511	-	2,144,511	-	1,399,952	744,560
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,000	-	1,324,000	-	1,324,000	-	-	1,324,000
	subtotal			**$ 4,644,511**	**$ -**	**$ 4,644,511**	**$ -**	**$ 1,399,952**	**$ 3,244,560**
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	2,000,000	-	$ 2,000,000	$ -	$ 2,000,000	$ -	$ -	$ 2,000,000
	subtotal			**$ 2,000,000**	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ 2,000,000**
	Total			**$ 6,644,511**	**$ -**	**$ 6,644,511**	**$ -**	**$ 1,399,952**	**$ 5,244,560**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
As of August 31, 2021

			Project Snapshot: FY2017 - FY2021		FY 2022					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
31790200-395000		CARRYFORWARD FUND BALANCE			$ -	$ 5,125,103	$ 5,125,103	$ -		$ 5,125,103
31790200-389000		MISCELLANEOUS REVENUS			-	108,000	108,000	-		108,000
31790200-361000		INTEREST EARNINGS			-	-	-	466		(466)
		subtotal			***$ -***	***$ 5,233,103***	***$ 5,233,103***	***$ 466***		***$ 5,232,637***
		Total			**$ -**	**$ 5,233,103**	**$ 5,233,103**	**$ 466**		**$ 5,232,637**
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,849,965	14,651,644	$ -	$ 198,321	$ 198,321	$ -	$ 198,321	$ 0
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	2,086,791	-	1,313,209	1,313,209	90,800	-	1,222,409
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,847,283	7,282,602	-	2,564,681	2,564,681	358,143	2,169,661	36,877
31741100-541420	C1712	ALPHALOOP	500,002	302,812	-	197,190	197,190	-	-	197,190
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	300,899	299,137	-	1,762	1,762	-	-	1,762
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	232,819	-	75,809	75,809	-	75,808	1
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,023,622	738,045	-	285,577	285,577	4,108	196,800	84,669
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,835	715,705	-	206,130	206,130	-	177,804	28,326
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,836,688	9,785,098	-	51,590	51,590	6,286	45,303	1
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,519,187	2,428,687	-	90,500	90,500	-	90,500	0
31741100-579000		PW RESERVE	199,148	-	-	199,148	199,148		-	199,148
31761150-579000		PARKS RESERVE	49,186	-	-	49,186	49,186	-	-	49,186
		Total			**$ -**	**$ 5,233,103**	**$ 5,233,103**	**$ 459,337**	**$ 2,954,197**	**$ 1,819,569**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
As of August 31, 2021

Account #		Project	Project Snapshot: FY2017 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 17,160,000	$ 16,141,414	$ 33,301,414	$ -		$ 33,301,414
33590200-313400		TSPLOST			7,615,000	-	7,615,000	2,235,557		5,379,443
33541100-361000		INTEREST EARNINGS			225,000	-	225,000	2,589		222,411
		Total			**$ 25,000,000**	**$ 16,141,414**	**$ 41,141,414**	**$ 2,238,146**		**$ 38,903,268**
Expenditures										
33541100-541410		ROADWAY IMPROVEMENTS	$ 121,980	$ 96,301	$ -	$ 25,679	$ 25,679	$ 467	$ 25,212	$ 0
33541100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	5,400,000	69,300	-	5,330,700	5,330,700	-	-	5,330,700
33541100-541410	C1713	KIMBALL BR RD OP IMPROVEMENTS	1,359,742	1,066,827	-	292,915	292,915	5,554	241,950	45,411
33541100-541410	C1714	BETHANY RD @ MID BROADWELL RD	1,174,152	1,174,001	-	151	151		-	151
33541100-541410	C1715	BETHANY RD @ MAYFIELD RD	1,649,038	1,648,759	-	279	279		-	279
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP	5,579,474	1,297,996	2,000,000	2,281,478	4,281,478	2,968	2,278,509	2,000,001
33541100-541410	C1800	HAYNES BRIDGE RD IMP	197,826	187,598	-	10,228	10,228	-	10,228	0
33541100-541410	C1932	ACADEMY ST IMPROVEMENTS	289,575	275,490	-	14,085	14,085	-	14,085	-
33541100-541410	C1933	WEBB BRIDGE RD IMPROVEMENTS	23,876,397	714,183	23,000,000	162,214	23,162,214	1,089	161,124	23,000,001
33541100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	1,615,349	930,761	-	684,588	684,588	46,888	637,187	514
33541100-541410	C1935	WINDWARD PKWY WEST IMPROVEMENTS	996,284	800,330	-	195,954	195,954	66,528	111,451	17,976
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,001	737,429	-	4,148,572	4,148,572	-	4,148,571	1
33541100-541410	C2104	WEBB BR RD (NPP TO GREENWAY)	692,508	192,845	-	499,663	499,663	3,618	496,045	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	230,001	55,097	-	174,904	174,904	-	174,903	1
33541100-541410	C2211	WEBB BRIDGE RD PHASE 1	874,800	-	-	874,800	874,800	-	874,800	-
33561150-541300	C1708	GREENWAY EXTENSION TO FORSYTH	1,000,000	799,437	-	200,563	200,563	-	200,563	0
33590200-579000		CONTINGENCY			-	1,244,641	1,244,641	-	-	1,244,641
		Total			**$ 25,000,000**	**$ 16,141,414**	**$ 41,141,414**	**$ 127,111**	**$ 9,374,628**	**$ 31,639,675**

SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Report

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
As of August 31, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	2,979,215	2,979,215	$ -	$ -	$ -	$ 59,628		$ (59,628)
21031110-361000	INTEREST EARNINGS	8,244	8,244	-	-	-	-		-
21031110-395000	CARRYFORWARD FUND BALANCE	64,142	-	-	64,142	64,142	-		64,142
	Total			**$ -**	**$ 64,142**	**$ 64,142**	**$ 59,628**		**$ 4,514**
Expenditures									
DEA									
21031110-579000	CONTINGENCY		-	$ -	$ 64,142	$ 64,142	$ -	$ -	$ 64,142
	Total			**$ -**	**$ 64,142**	**$ 64,142**	**$ -**	**$ -**	**$ 64,142**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

State Confiscated Assets Fund (Fund 211; life-to-date for active projects)

As of August 31, 2021

Account #	Project	Project Snapshot: FY2019 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	276,996	276,996	$ -	$ -	$ -	$ 5,810		$ (5,810)
21131120-391210	TRANSFER IN/DEA FUND	-	-	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	126,967	-	-	126,967	126,967	-		126,967
	subtotal			***$ -***	***$ 126,967***	***$ 126,967***	***$ 5,810***		***$ 121,157***
	Total			**$ -**	**$ 126,967**	**$ 126,967**	**$ 5,810**		**$ 121,157**
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	303,771	176,804	$ -	$ 126,967	$ 126,967	$ 78,185	$ -	$ 48,782
	subtotal			***$ -***	***$ 126,967***	***$ 126,967***	***$ 78,185***	***$ -***	***$ 48,782***
	Total			**$ -**	**$ 126,967**	**$ 126,967**	**$ 78,185**	**$ -**	**$ 48,782**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of August 31, 2021

Account #		Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	$ 2,480,557	$ 2,480,557	$ -	$ -	$ -	$ 95,960		$ (95,960)
27074110-341323		IMPACT FEES RECREATION & PARKS	5,775,234	5,775,234	-	-	-	350,554		(350,554)
27074110-341324		IMPACT FEES PUBLIC SAFETY	914,362	914,362	-	-	-	13,957		(13,957)
		subtotal			***$ -***	***$ -***	***$ -***	***$ 460,470***		***$ (460,470)***
Non-Departmental										
27074110-395000		CARRYFORWARD FUND BALANCE	3,826,733	-	$ 1,443,100	$ 2,383,633	$ 3,826,733	$ -		$ 3,826,733
27074110-363000		UNREALIZED GAIN/LOSS			-	-	-	4,081		(4,081)
27074110-361000		INTEREST EARNINGS	229,398	229,398	-	-	-	70		(70)
		subtotal			***$ 1,443,100***	***$ 2,383,633***	***$ 3,826,733***	***$ 4,151***		***$ 3,822,582***
		Total			**$ 1,443,100**	**$ 2,383,633**	**$ 3,826,733**	**$ 464,622**		**$ 3,362,111**
Expenditures										
Public Safety										
27031150-544200	C2206	RAPID RESCUE TRUCK	$ 124,600	$ -	$ 124,600	$ -	$ 124,600	$ 124,100	$ -	$ 500
		subtotal			***$ 124,600***	***$ -***	***$ 124,600***	***$ 124,100***	***$ -***	***$ 500***
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	$ 1,150,001	$ 781,665	$ -	$ 368,336	368,336	$ -	$ 97,419	$ 270,917
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	38,125	-	18,800	18,800	-	-	18,800
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT	28,205	16,553	-	11,652	11,652	-	11,652	-
27041100-541410	C2107	NORTH POINT PARKWAY IMPROVEMENTS	1,250,000	-	1,250,000	-	1,250,000	-	-	1,250,000
		subtotal			***$ 1,250,000***	***$ 398,788***	***$ 1,648,788***	***$ -***	***$ 109,071***	***$ 1,539,717***
Recreation, Parks & Cultural Services										
27061150-541200	C1708	GREENWAY EXT TO FORSYTH	1,251,403	1,130,190	$ -	$ 121,213	$ 121,213		$ 121,212	$ 1
		subtotal			***$ -***	***$ 121,213***	***$ 121,213***	***$ -***	***$ 121,212***	***$ 1***

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of August 31, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ 68,500	$ -	$ 68,500	$ -	$ -	$ 68,500
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	273,774	273,774	-	-	273,774
27074110-579002	NON-ALLOCATED RECREATION & PARKS			-	1,020,393	1,020,393	-	-	1,020,393
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	69,465	69,465	-	-	69,465
27041100-579011	MATCH (GRANTS UNDER REVIEW)			-	500,000	500,000	-	-	500,000
	subtotal			***$ 68,500***	***$ 1,863,632***	***$ 1,932,132***	***$ -***	***$ -***	***$ 1,932,132***
	Total			**$ 1,443,100**	**$ 2,383,633**	**$ 3,826,733**	**$ 124,100**	**$ 230,283**	**$ 3,472,350**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of August 31, 2021

Account #		Project	Project Snapshot: FY2013 - FY2021 Total Project Authorization	Prior Year Actuals	FY 2022 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	58,288,186	52,788,186	$ 5,500,000	$ -	$ 5,500,000	$ 1,360,841		$ 4,139,159
27590150-319201		PENALTY/INTEREST HOTEL/MOTEL TAXES	20,654	20,654	-	-	-	8,194		(8,194)
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	1,464		(1,464)
27590150-361000		INTEREST EARNINGS	10,446	446	10,000	-	10,000	25		9,975
		subtotal			***$ 5,510,000***	***$ -***	***$ 5,510,000***	***$ 1,370,524***		***$ 4,139,476***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	1,321,253	-	$ 304,713	$ 1,016,540	$ 1,321,253	$ -		$ 1,321,253
		subtotal			***$ 304,713***	***$ 1,016,540***	***$ 1,321,253***	***$ -***		***$ 1,321,253***
		Total			**$ 5,814,713**	**$ 1,016,540**	**$ 6,831,253**	**$ 1,370,524**		**$ 5,460,729**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	25,337,220	22,930,970	$ 2,406,250	$ -	$ 2,406,250	$ 598,953	$ -	$ 1,807,297
		subtotal			***$ 2,406,250***	***$ -***	***$ 2,406,250***	***$ 598,953***	***$ -***	***$ 1,807,297***
City/Other										
27590150-521200		PROFESSIONAL SERVICES	29,115	23,115	$ 6,000	$ -	$ 6,000	$ 2,915	$ -	$ 3,085
27590150-579006		DEBT SERVICE RESERVE	137,518	-	-	137,518	137,518	-	-	137,518
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	22,116,329	20,053,829	2,062,500	-	2,062,500	513,388	-	1,549,112
		subtotal			***$ 2,068,500***	***$ 137,518***	***$ 2,206,018***	***$ 516,303***	***$ -***	***$ 1,689,715***
Tourism Product Development										
27590150-541500	C1911	EQUESTRIAN CENTER	250,000	37,810	$ -	$ 212,190	$ 212,190	$ 929	$ -	$ 211,261
27590450-541500	C2011	WILLS PARK MASTER PLAN	850,001	183,169	-	666,832	666,832	6,903	50,547	609,382
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	1,535,000	940,000	595,000	-	595,000		-	595,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	4,628,442	3,883,479	744,963	-	744,963		-	744,963
		subtotal			***$ 1,339,963***	***$ 879,022***	***$ 2,218,985***	***$ 7,832***	***$ 50,547***	***$ 2,160,606***
		Total			**$ 5,814,713**	**$ 1,016,540**	**$ 6,831,253**	**$ 1,123,088**	**$ 50,547**	**$ 5,657,618**

OTHER REPORTS

Payments $5,000 and Greater

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended August 31, 2021

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
22000172	Cintas Corporation 08M	Public Works	$ 19,501.00	Soap, paper towels, toilet paper, and hand sanitizer monthly service for city facilities
22000173	NOC Adventure LLC	Rec, Parks & Cultural Services	$ 7,000.00	Chattahoochee River Camp
22000174	Collective Data Inc	Information Technology	$ 7,092.00	Annual maintenance and support of Collective Fleet software
22000175	Tyler Technologies Inc	Information Technology	$ 9,266.00	Socrata renewal
22000179	Critical Components Inc	Information Technology	$ 5,456.00	Annual maintenance for Public Works Data Center UPS
22000183	Thomson West	Public Safety	$ 15,752.10	Computer software for license plate reader and online investigations
22000185	Peachtree Government Relations LLC	Administration	$ 36,000.00	Lobby services
22000188	GF Fulwood Inc	Rec, Parks & Cultural Services	$ 7,182.13	City Christmas tree
22000189	Transportation Control Systems	Public Works	$ 10,928.00	Rapid flashing beacons for pedestrian crossing on Wills Rd at Wills Ln
22000190	Geoid Services LLC	Information Technology	$ 20,000.00	Computer hardware consulting
22000191	Versalift Tennessee LLC	Public Works	$ 5,955.80	Replaced cracked bucket on aerial/bucket truck
22000195	ESO Solutions Inc	Public Safety	$ 27,191.33	Annual maintenance and support for ESO electronic health records suite
22000196	Comfort by Design	Public Works	$ 10,914.52	911 Center HVAC replacement
22000199	Meer Electrical Contractors Inc	Rec, Parks & Cultural Services	$ 5,935.49	Install LED fixtures on (3) existing poles at Innovation Academy
22000203	Greybeard Actual LLC	Public Safety	$ 6,000.00	Law enforcement vehicle engagements course for (10) officers
22000204	Transportation Control Systems	Public Works	$ 10,928.00	Rapid flashing beacons for pedestrian crossing on Hopewell Rd at Vaughan Dr
22000206	Azteca Systems Inc	Information Technology	$ 15,000.00	CityWorks software maintenance and support
22000208	Veristor Systems Inc	Information Technology	$ 22,156.59	Veeam Backup and Recovery Availability Suite universal license
22000210	CDW LLC	Information Technology	$ 30,608.98	Annual renewal of Tenable vulnerability scanner
22000211	N. Georgia Amateur Umpire Assoc.	Rec, Parks & Cultural Services	$ 31,000.00	Softball umpire
22000214	Medical Priority Consultants Inc	Information Technology	$ 39,600.00	Priority Dispatch software maintenance and support
22000215	Franklin Abell Enterprises LLC	Rec, Parks & Cultural Services	$ 25,882.00	(1) turbine blower and (1) spreader with manual valves
22000218	Rico International Inc	Rec, Parks & Cultural Services	$ 16,023.87	(1) electric ac drive club car
22000219	Jones Contracting Group Inc	Rec, Parks & Cultural Services	$ 5,850.00	Repair and replacement of main valve shut off on visitor side restrooms at Innovation Academy
22000223	Capital City Electrical Services LLC	Public Works	$ 8,487.00	Street light maintenance and repair at City Center, Rucker Rd, and Westside Pkwy
22000224	SHI International Corp	Information Technology	$ 16,924.02	Netmotion Mobility premium maintenance
22000231	RCS Productions.com Inc	Rec, Parks & Cultural Services	$ 50,000.00	Talent expenses for Wire and Wood
22000232	Metro Trafix LLC	Public Works	$ 28,400.00	Traffic signal preemption maintenance
22000233	Dell Marketing LP	Information Technology	$ 12,379.07	PowerEdge R7515 server
22000235	Bleakley Advisory Group Inc	Finance	$ 6,500.00	Evaluation of financial options of North Point Activity Center Tax Allocation District # 1
22000237	Armourco Inc	Public Works	$ 49,890.40	Alpha Loop stream restoration
22000244	Lazy Grass LLC	Rec, Parks & Cultural Services	$ 15,780.00	Artificial turf installation for (3) new bocce ball courts at North Park
22000248	CDW LLC	Information Technology	$ 21,658.00	Zendesk license and support renewal
22000249	Govermentjobs.com Inc	Information Technology	$ 7,240.50	eForms subscription for (1) year
22000253	Atlanta Business Chronicle	Administration	$ 17,550.00	Ads for North Fulton Market Report and Alpharetta Market Report
22000254	Miyagi's Fence Painting LLC	Rec, Parks & Cultural Services	$ 16,662.50	Installation of 545 linear feet of 5 ft highlander steel fencing at Windward Community Park

OTHER REPORTS

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

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended August 31, 2021

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
22000172	Cintas Corporation 08M	Public Works	$ 19,501.00	Soap, paper towels, toilet paper, and hand sanitizer monthly service for city facilities
22000173	NOC Adventure LLC	Rec, Parks & Cultural Services	$ 7,000.00	Chattahoochee River Camp
22000174	Collective Data Inc	Information Technology	$ 7,092.00	Annual maintenance and support of Collective Fleet software
22000175	Tyler Technologies Inc	Information Technology	$ 9,266.00	Socrata renewal
22000179	Critical Components Inc	Information Technology	$ 5,456.00	Annual maintenance for Public Works Data Center UPS
22000183	Thomson West	Public Safety	$ 15,752.10	Computer software for license plate reader and online investigations
22000185	Peachtree Gov't Relations LLC	Administration	$ 36,000.00	Lobby services
22000188	GF Fulwood Inc	Rec, Parks & Cultural Services	$ 7,182.13	City Christmas tree
22000189	Transportation Control Systems	Public Works	$ 10,928.00	Rapid flashing beacons for pedestrian crossing on Wills Rd at Wills Ln
22000190	Geoid Services LLC	Information Technology	$ 20,000.00	Computer hardware consulting
22000191	Versalift Tennessee LLC	Public Works	$ 5,955.80	Replaced cracked bucket on aerial/bucket truck
22000195	ESO Solutions Inc	Public Safety	$ 27,191.33	Annual maintenance and support for ESO electronic health records suite
22000196	Comfort by Design	Public Works	$ 10,914.52	911 Center HVAC replacement
22000199	Meer Electrical Contractors Inc	Rec, Parks & Cultural Services	$ 5,935.49	Install LED fixtures on (3) existing poles at Innovation Academy
22000203	Greybeard Actual LLC	Public Safety	$ 6,000.00	Law enforcement vehicle engagements course for (10) officers
22000204	Transportation Control Systems	Public Works	$ 10,928.00	Rapid flashing beacons for pedestrian crossing on Hopewell Rd at Vaughan Dr
22000206	Azteca Systems Inc	Information Technology	$ 15,000.00	CityWorks software maintenance and support
22000208	Veristor Systems Inc	Information Technology	$ 22,156.59	Veeam Backup and Recovery Availability Suite universal license
22000210	CDW LLC	Information Technology	$ 30,608.98	Annual renewal of Tenable vulnerability scanner
22000211	N. Georgia Amateur Umpire Assoc.	Rec, Parks & Cultural Services	$ 31,000.00	Softball umpire
22000214	Medical Priority Consultants Inc	Information Technology	$ 39,600.00	Priority Dispatch software maintenance and support
22000215	Franklin Abell Enterprises LLC	Rec, Parks & Cultural Services	$ 25,882.00	(1) turbine blower and (1) spreader with manual valves
22000218	Rico International Inc	Rec, Parks & Cultural Services	$ 16,023.87	(1) electric ac drive club car
22000219	Jones Contracting Group Inc	Rec, Parks & Cultural Services	$ 5,850.00	Repair/replace main valve shut off on visitor side restrooms at Innovation Academy
22000223	Capital City Electrical Services LLC	Public Works	$ 8,487.00	Street light maintenance and repair at City Center, Rucker Rd, and Westside Pkwy
22000224	SHI International Corp	Information Technology	$ 16,924.02	Netmotion Mobility premium maintenance
22000231	RCS Productions.com Inc	Rec, Parks & Cultural Services	$ 50,000.00	Talent expenses for Wire and Wood
22000232	Metro Trafix LLC	Public Works	$ 28,400.00	Traffic signal preemption maintenance

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended August 31, 2021

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
22000233	Dell Marketing LP	Information Technology	$ 12,379.07	PowerEdge R7515 server
22000235	Bleakley Advisory Group Inc	Finance	$ 6,500.00	Evaluation of financial options of North Point Activity Center Tax Allocation District # 1
22000237	Armourco Inc	Public Works	$ 49,890.40	Alpha Loop stream restoration
22000244	Lazy Grass LLC	Rec, Parks & Cultural Services	$ 15,780.00	Artificial turf installation for (3) new bocce ball courts at North Park
22000248	CDW LLC	Information Technology	$ 21,658.00	Zendesk license and support renewal
22000249	Govermentjobs.com Inc	Information Technology	$ 7,240.50	eForms subscription for (1) year
22000253	Atlanta Business Chronicle	Administration	$ 17,550.00	Ads for North Fulton Market Report and Alpharetta Market Report
22000254	Miyagi's Fence Painting LLC	Rec, Parks & Cultural Services	$ 16,662.50	Installation of 545 linear ft of 5 ft highlander steel fencing at Windward Comm. Pk

OTHER REPORTS

Bid/RFP Status

CITY OF ALPHARETTA

Financial Management Reports

Bid/RFP Status

for the month ended August 31, 2021

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	21-112	Public Works	On-Call Storm Pipe Lining Services	6/17/2021	9	8/16/2021	IPR Southeast, LLC and Utility Asset Management, Inc.		1		
	21-111	Information Technology	City /Council AV System Replacement, Support & Maintenance	6/24/2021	2	7/26/2021	One Diversified LLC	$ 267,554.34		9/1/2021	22000267
	21-105	Finance	City Residential Curbside Solid Waste & Recycling Collection Services	7/9/2021	5	8/16/2021	Republic Services	$ 5,450,000.00			
21-011		Public Works	FY2022 Bridge Maintenance	7/15/2021	3						
22-001		Public Works	FY22 Milling & Resurfacing & Pavement Preservation	7/29/2021	5	8/16/2021	Bartow Paving Company, Inc.	$ 2,706,131.16			
	22-102	Recreation	North Park Turf 2 Replacement	8/19/2021	1	9/20/2021	Sprinturf, LLC	$ 436,675.00			
	22-100	Public Works	Stormwater Asset Management Assessment	8/20/2021	8						
22-003		Recreation	Wills Park Improvements: Sitework at Equestrian Center and Maint Facility	9/14/2021	3						
	22-101	Recreation	Event Management Services for Taste of Alpharetta	9/16/2021	3						
22-004		Recreation	Wills Park Improvements: Equestrian Center Arena Construction	9/17/2021	4						
	22-103	Recreation	Big Creek Greenway Boardwalk Replacement Design	9/23/2021	4						

Notes:

1 On-call services by task order as needed.

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OTHER REPORTS

GAAP Financial Statements

City of Alpharetta
Balance Sheet
Governmental Funds
August 31, 2021

	Major Governmental Funds					Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS							
Cash / Cash Equivalents / Investments	$ 25,927,537	$ 9,120,159	$ 626,988	$ 5,525,041	$ 35,673,026	$ 13,277,431	$ 90,150,182
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	374,985	-	-	-	-	66,936	441,921
Other Taxes	-	-	-	-	-	10,522	10,522
Interest	-	-	-	-	-	-	-
Accounts	191,255	-	-	-	-	-	191,255
Due from Other Funds	1,672,220	-	-	-	-	-	1,672,220
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	31,220	265,814	420,711	-	-	12,670	730,415
Cash - Restricted	-	4,211,568	-	-	-	-	4,211,568
Total Assets	**28,197,216**	**13,597,540**	**1,047,699**	**5,525,041**	**35,673,026**	**13,367,560**	**97,408,083**
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	912,392	185,210	32,398	-	104,349	17,117	1,251,467
Retainage Payable	-	453,214	-	858,809	113,636	9,482	1,435,140
Intergovernmental Payable	-		420,711	-	42,591	-	463,303
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct							
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	373,224	-	-	-	-	26,324	399,547
Due to Other Funds	-	-	457,794	-	-	244	458,038
Deferred Revenue	611,526	265,814	-	-	-	3,404,813	4,282,153
Unearned Revenue	734,518	-	-	-	-	-	734,518
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	**2,631,660**	**904,238**	**910,903**	**858,809**	**260,576**	**3,457,979**	**9,024,166**
Fund Balances:							
Restricted for:							
Capital Projects	-	-	136,796	4,666,232	35,412,450	4,167,255	44,382,733
Law Enforcement	-	-	-	-	-	178,363	178,363
Emergency Telephone Activities	-	-	-	-	-	1,751,402	1,751,402
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	851,586	851,586
Promotion of Tourism	-	-	-	-	-	1,458,602	1,458,602
Assigned for:							
Grant Projects	-	-	-	-	-	125,745	125,745
Capital Projects	-	12,693,302	-	-	-	-	12,693,302
2022 Fiscal year Expenditures	5,836,799	-	-	-	-	-	5,836,799
Unassigned	19,728,757	-	-	-	-	1,376,628	21,105,385
Total Fund Balances	25,565,556	12,693,302	136,796	4,666,232	35,412,450	9,909,581	88,383,917
Total Liabilities and Fund Balances	**$ 28,197,216**	**$ 13,597,540**	**$ 1,047,699**	**$ 5,525,041**	**$ 35,673,026**	**$ 13,367,560**	**$ 97,408,083**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended August 31, 2021

	Major Governmental Funds					Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
REVENUES							
Taxes:							
Property Tax	$ 62,558	$ -	$ -	$ -	$ -	$ 1,369,035	$ 1,431,593
Local Option Sales Tax	3,243,937	-	-	-	-	11,411	3,255,347
Transportation SPLOST	-	-	-	-	2,235,557	-	2,235,557
Other Taxes	2,047,794	-	-	-	-	696,517	2,744,311
Licenses and permits	487,576	-	-	-	-	460,470	948,047
Intergovernmental	11,409	116,490	-	-	-	65,438	193,338
Charges for services	893,583	-	-	-	-	1,514	895,097
Impact Fees		-	-	-	-	2,000	2,000
Fines/Forfeitures	434,244	-	-	-	-	8,548	442,792
Investment earnings	29,003	14,723	832	466	2,589	51,772	99,385
Contributions and Donations	-	972	-	-	-	-	972
Misc Revenue	-	-	-	-	-	-	-
Other	27,335	-	-	-	-	-	27,335
Total revenues	**7,237,440**	**132,186**	**832**	**466**	**2,238,146**	**2,666,705**	**12,275,774**
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	598,953	598,953
General government	2,155,239	133,721	-	-	-	6,665	2,295,625
Public safety	6,435,619	140,960	-	-	-	1,070,091	7,646,670
Public works	1,486,802	211,256	-	453,051	127,111	348,611	2,626,830
Economic and community development	762,881	6,343	32,398	-	-	-	801,621
Alpharetta Business Community	-	-	-	-	-	-	-
Culture and recreation	1,863,011	336,321	-	6,286	-	32,832	2,238,450
Contingency	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-
Debt service:							-
Principal	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Other Costs	129,958	-	-	-	-	-	129,958
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	**12,833,511**	**828,600**	**32,398**	**459,337**	**127,111**	**2,057,151**	**16,338,107**
Excess (deficiency) of revenues over (under) expenditures	(5,596,071)	(696,415)	(31,566)	(458,871)	2,111,035	609,554	(4,062,333)
OTHER FINANCING SOURCES (USES)							
Transfers in	513,388	994,467	-	-	-		1,507,855
Transfers out	(1,247,800)	-	-	-	-	(260,055)	(1,507,855)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-
Sale of capital assets	-	-	-	-	-	-	-
Sale of non-capital assets	9,342	-	-	-	-	-	9,342
Land Sale	-	16,245	-	-	-	-	16,245
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(725,070)	1,010,712	-	-	-	(260,055)	25,587
Net change in fund balances	(6,321,141)	314,297	(31,566)	(458,871)	2,111,035	349,500	(4,036,746)
Fund balances - beginning	**31,886,695**	**12,379,005**	**168,362**	**5,125,103**	**33,301,415**	**9,560,081**	**92,420,662**
Fund balances - ending	**$ 25,565,556**	**$ 12,693,302**	**$ 136,796**	**$ 4,666,232**	**$ 35,412,450**	**$ 9,909,581**	**$ 88,383,917**

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Taxes:			
Property Tax	$ 24,252,000	62,558	$ (24,189,442)
Local Option Sales Tax	15,700,000	3,243,937	(12,456,063)
Other Taxes	17,572,750	2,047,794	(15,524,956)
Licenses and Permits	2,087,600	487,576	(1,600,024)
Intergovernmental	67,678	11,409	(56,269)
Charges for Service	4,432,950	893,583	(3,539,367)
Fines/Forfeitures	2,056,000	434,244	(1,621,756)
Investment Earnings	190,000	29,003	(160,997)
Contributions and Donations	-	-	-
Other	133,787	27,336	(106,451)
Total revenues	66,492,765	7,237,441	(59,255,325)
EXPENDITURES			
Current:			
General government			
City Administration	2,128,802	647,113	1,481,689
Finance	3,478,691	947,193	2,531,498
Human Resources	689,600	150,721	538,879
Legal	750,000	-	750,000
Mayor and Council	386,092	74,433	311,659
Municipal Court	1,055,011	349,900	705,111
Information Technology	2,022,562	477,012	1,545,550
Insurance Premiums	779,750	129,958	649,792
Contingency/OP Onitiative Reserve	700,000	-	700,000
Non-Allocated	-	-	-
Total general government	11,990,508	2,776,329	9,214,179
Public Safety	31,846,772	7,357,502	24,489,270
Public works	9,022,696	2,420,194	6,602,502
Economic and community development	3,773,624	843,957	2,929,667
Culture and recreation	10,089,025	3,446,452	6,642,573
Debt Service			
Principal	200,000	-	200,000
Interest	89,640	-	89,640
Total expenditures	67,012,265	16,844,434	50,167,831
Excess (Deficiency) of revenues over expenditures	(519,500)	(9,606,994)	(9,087,494)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,062,500	513,388	(1,549,112)
Transfers out	(7,486,799)	(1,247,800)	6,238,999
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	100,000	-	(100,000)
Sale of non-capital assets	7,000	9,342	2,342
Total other financing sources and uses	(5,317,299)	(725,070)	4,592,229
Net change in fund balances	(5,836,799)	(10,332,063)	(4,495,264)
Fund balances - beginning		**31,886,695**	
Fund balances - ending		**21,554,632**	
Adjustments to GAAP basis:			
Encumbrances		4,010,924	
Misc adj			
Fund balances-ending		**25,565,556**	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Intergovernmental	$ 1,779,272	116,490.41	$ (1,662,782)
Contributions & Donations	250,042	972	(249,070)
Misc Revenue	-	-	
Investment earnings	100,000	14,723	(85,277)
Land/Building Sale	-	16,245.00	16,245
Other	589,162	-	(589,162)
Total revenues	2,718,476	148,431	(2,570,045)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	261,996	44,635	217,361
Finance	4,801	1,750	3,051
Information Technology	1,883,624	457,175	1,426,449
Municipal Court	-	23,640	(23,640)
Contingency	6,436,780	14,132	6,422,648
Total general government	8,587,201	541,332	8,045,869
Public Safety	1,820,979	964,061	856,918
Engineering & Public Works	7,973,693	2,978,064	4,995,629
Alpharetta Business Community	8,188	-	8,188
Economic and community development	502,887	106,955	395,933
Culture and recreation	2,227,496	639,491	1,588,005
Total Capital Outlay	21,120,444	5,229,902	15,890,542
Excess (Deficiency) revenue over expenditures	(18,401,968)	(5,081,472)	13,320,496
OTHER FINANCING SOURCES (USES)			
Transfers in	5,966,799	994,467	(4,972,333)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	5,966,799	994,467	(4,972,333)
Net change in fund balances	(12,435,169)	(4,087,005)	8,348,164
Fund balances - beginning		**12,379,005**	
Fund balances - ending		**8,292,000**	
Adjustments to GAAP basis:			
Encumbrances		4,401,302	
Misc adj-		-	
Fund balances-ending		**12,693,302**	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	$ 2,653,082	$ -	$ (2,653,082)
Contributions & Donations	-	-	-
Interest Earnings	-	832	832
Total	2,653,082	832	(2,652,250)
Expenditures:			
Public Safety	1,500	-	1,500
General Government	2,253	-	2,253
Community Development	2,000,000	951,900	1,048,100
Public Works	817,691	185,325	632,366
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	2,821,444	1,137,225	1,684,219
Excess (Deficiency) revenue over expenditures	(168,362)	(1,136,393)	(968,031)
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	-	-	-
Net change in fund balance	(168,362)	(1,136,393)	(968,031)
Fund balance - beginning		**168,362**	
Fund balance - ending		**$ (968,031)**	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		1,104,827	
Fund balances - ending		**$ 136,796**	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	$ -	$ -	$ -
Premium on Bond Proceeds	-	$ -	-
Land/Building Sale	-	$ -	-
Misc Revenue	108,000	$ -	(108,000)
Investment Earnings	-	$ 466	466
Total revenues	108,000	$ 466	(107,534)
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	$ -	-
Public Works	5,041,827	$ 3,271,446	1,770,381
Recreation & Parks	191,276	$ 142,089	49,187
Total general government	5,233,103	$ 3,413,534	1,819,569
City Administration			
Public Safety	-	$ -	-
Excess (Deficiency) of Revenues Over expenditures	(5,125,103)	$ (3,413,068)	1,712,035
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	$ -	-
Operating Transfers Out			-
Total other financing sources (uses)	-	$ -	-
Net change in fund balances	(5,125,103)	$ (3,413,068)	1,712,035

Fund balances - beginning	**$ 5,125,103**
Fund balances - ending	**$ 1,712,035**
Adjustments to GAAP basis:	
Encumbrances	$ 2,954,197
Fund balances-ending	**$ 4,666,232**

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	$ 7,615,000	$ 2,235,557	$ (5,379,443)
Investment Earnings	225,000	2,589	(222,411)
Total revenues	7,840,000	2,238,146	(5,601,854)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	39,696,210	9,301,176	30,395,034
Recreation & Parks	200,563	200,563	-
Total general government	39,896,773	9,501,739	30,395,034
City Administration			-
Public Safety			
Contingency	1,244,641	-	1,244,641
Excess (Deficiency) of Revenues			-
Over expenditures	(32,056,773)	(7,263,593)	24,793,180
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(32,056,773)	(7,263,593)	24,793,180

Fund balances - beginning	**33,301,415**
Fund balances - ending	**$ 26,037,822**
Adjustments to GAAP basis:	
Encumbrances	9,374,628
Fund balances-ending	**$ 35,412,450**

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City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
August 31, 2021

ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 937,169
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	937,169
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Total Noncurrent Assets	-
Total Assets	**937,169**
LIABILITIES	
Current Liabilities:	
Accounts Payable	$ -
Claims Payables	1,057,843
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	1,057,843
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	-
Total Liabilities	**1,057,843**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	(120,675)
Total Liabilities & Net Assets	**$ 937,169**

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ -	$ -	$ -
Employer Medical Contribution	7,930,000	1,195,636	(6,734,364)
Employee Medical Contribution	810,000	134,113	(675,887)
Interest	-	-	-
Total revenues	8,740,000	1,329,750	(7,410,250)
EXPENDITURES			
Medical Premiums	1,855,000	330,146	1,524,854
Medical Claims	6,885,000	1,016,804	5,868,196
Contingency	243,047	-	243,047
Total expenditures	8,983,047	1,346,950	7,636,097
Excess (Deficiency) of Revenues Over expenditures	(243,047)	(17,200)	225,847
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(243,047)	(17,200)	225,847

Fund balances - beginning	**(103,474)**
Fund balances - ending	**$ (120,675)**
Adjustments to GAAP basis:	
Encumbrances	-
Misc adj	
Fund balances-ending	**$ (120,675)**

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
August 31, 2021

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,835,245
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,171,666
Prepaid Insurance Expenses	-
Total Current Assets	3,006,911
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**3,006,911**
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,666
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	677
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	997
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	3,340
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**3,340**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	3,003,571
Total Net Assets	3,003,571
Total Liabilities & Net Assets	**$ 3,006,911**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended August 31, 2021

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 1,320,161
Misc Revenue	2,423
Total operating revenues	1,322,583
Operating expenses:	
Administration	5,448,670
Non-departmental	-
Total operating expenses	5,448,670
Operating Gain (loss)	(4,126,087)
Non-operating revenues (expenses):	
Investment earnings	42
Total non-operating revenue (expenses)	42
Income (loss) before transfers	(4,126,046)
Transfers In	-
Transfers Out	-
Change In Net Assets	(4,126,046)
Total net assets-beginning	**2,160,655**
Total net assets-ending (net of encumbrances)	**(1,965,390)**
Adjustments to GAAP basis:	
Encumbrances	4,968,962
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 3,003,571**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
August 31, 2021

ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,337,805
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	1,337,805
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Total Noncurrent Assets	-
Total Assets	**1,337,805**
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Claims Payables	381,920
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	381,920
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	-
Other Non-Current Liabilities	411,255
Total Noncurrent Liabilities	411,255
Total Liabilities	**793,175**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	544,630
Total Net Assets	544,630
Total Liabilities & Net Assets	**$ 1,337,805**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ 273	1,615	$ 1,342
Charges for Service	830,149	138,358	(691,791)
Insurance Premium Funding	779,750	129,958	(649,792)
Insurance Proceeds	-	2,098	2,098
Total revenues	1,610,172	272,029	(1,338,143)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	118,000	74,546	43,454
Auto Liability	187,000	236,762	(49,762)
Property & Equipment Liability	125,000	106,712	18,288
Fine Art Liability	4,000	3,201	799
General Liability	70,000	54,070	15,930
Law Enforcement Liability	90,500	77,438	-
Public Entity Liability	76,500	56,736	-
Workers Comp Excess Liabilty	114,000	129,467	(15,467)
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	4,748	(748)
Cyber Liability	35,750	46,372	(10,622)
Umbrella Liability	70,000	56,849	13,151
Medical Services	5,322	-	5,322
Claims/Judgements	-	-	-
Claims/Vehicle	63,100	7,652	55,448
Claims/Property/Equip	10,000	1,388	8,612
Claims/General Liability	47,000	18,718	28,282
Claims/Law Enf Liability	-	900	(900)
Claims/Public Entity Liability	-	22,720	(22,720)
Claims/Workers Comp	590,000	8,057	581,943
Contingency	1,141,967	-	1,141,967
Total expenditures	2,752,139	906,336	1,845,803
Excess (Deficiency) of Revenues Over expenditures	(1,141,967)	(634,307)	507,660
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,141,967)	(634,307)	507,660

Fund balances - beginning	**1,178,937**
Fund balances - ending	**$ 544,630**
Adjustments to GAAP basis:	
Encumbrances	-
Misc adj	-
Fund balances-ending	**$ 544,630**

City of Alpharetta
Statement of Net Position
OPEB Health Fund
August 31, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ -
Investments	2,051,877
Accrued Income	6,145
Accounts Receivables (net of allowance for uncollectibles)	1,979
Total Assets	2,060,001
LIABILITIES	
Current Liabilities:	
Accounts Payable	485
Due to Other Funds	80,866
Total Current Liabilities	81,351
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	81,351
NET ASSETS	
Net Assets held in trust for pension benefits	1,978,650
Total Net Assets	1,978,650
Total Liabilities & Net Assets	**$ 2,060,001**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended August 31, 2021

	Actual Amounts
Additions:	
Employer Contribution	$ 12,600
Employee Contribution	-
Total Contribution	12,600
Investment Income	15,244
Net appreciation in FMV	32,149
Accrued Interest & Dividends	6,145
Interest and Dividends	6,071
Total Investment Income	59,609
Total Additions (Deductions)	**72,209**
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	-
Consulting Fees	-
Agent Custody Fees-ADR	263
Total deductions	263
Net Increase (Decrease)	71,946
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,906,704
Total net assets	**$ 1,978,650**

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
August 31, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(35,185)
Investments	4,853,750
Accrued Income	14,642
Accounts Receivables (net of allowance for uncollectibles)	3,851
Total Assets	4,837,058
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,023
Due to Other Funds	983
Total Current Liabilities	2,007
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	2,007
NET ASSETS	
Net Assets held in trust for OPEB benefits	4,835,051
Total Net Assets	4,835,051
Total Liabilities & Net Assets	**$ 4,837,058**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended August 31, 2021

	Actual Amounts
Additions:	
Employer Contribution	$ 590,928
Employee Contribution	
Total Contribution	590,928
Investment Income	32,840
Net appreciation in FMV	81,118
Accrued Interest & Dividends	2,830
Interest and Dividends	12,586
Total Investment Income	129,374
Total Additions (Deductions)	**720,302**
Deductions:	
Benefits payments	4,832
Professional Fees	756
Manager Fees	-
Consulting Fees	-
Agent Custody Fees-ADR	565
Total deductions	6,153
Net Increase (Decrease)	714,149
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	4,120,902
Total net assets	**$ 4,835,051**

City of Alpharetta
Statement of Net Position
Pension Trust Fund
August 31, 2021

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ 1,899
Investments	100,757,121
Accrued Income	249,563
Accounts Receivables (net of allowance for uncollectibles)	390,914
Total Assets	101,399,496
LIABILITIES	
Current Liabilities:	
Accounts Payable	274,968
Accrued Income	
Due to Other Funds	21,286
Total Current Liabilities	296,254
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	296,254
NET ASSETS	
Net Assets held in trust for pension benefits	101,103,242
Total Net Assets	101,103,242
Total Liabilities & Net Assets	**$ 101,399,496**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended August 31, 2021

	Actual Amounts
Additions:	
Employer Contribution	$ 2,934,025
Employee Contribution	55,466
Total Contribution	2,989,491
Investment Gain/Losses	399,545
Net appreciation in FMV	1,776,269
Interest	341,106
Accrued Interest & Dividends	249,563
Other Receipts	-
Total Investment Income	2,766,483
Total Additions (Deductions)	**5,755,974**
Deductions:	
Benefits payments	564,470
Custodial Fees	
Administrative Fees	-
Legal Fees	1,869
Manager Fees	-
Consulting Fees	30,301
Agent Custody Fees-ADR	12,584
	-
Total deductions	609,223
Net Increase (Decrease)	5,146,751
Net Assets held in trust for pension benefits	
Beginning of year	95,956,491
Total net assets	**$ 101,103,242**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
August 31, 2021

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	American Rescue ACT	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	$ 1,448,079	$ 4,176,737	$ 127,333	$ 54,593	$ 125,745	$ 1,791,113	$ 3,322,256	$ 854,537	$ 1,377,039	$ 13,277,431
Taxes Receivable	10,522	-	-	-	-	-	-	-	-	10,522
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	66,936	-	66,936
Intergovernmental Receivable	-	-	-	-	12,670	-	-	-	-	12,670
Due From Other Funds										
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**1,458,602**	**4,176,737**	**127,333**	**54,593**	**138,415**	**1,791,113**	**3,322,256**	**921,473**	**1,377,039**	**13,367,560**
LIABILITIES										
Accounts Payable	-	-	-	-	-	16,706	-	-	411	17,117
Retainage Payable	-	9,482	-	-	-	-	-	-	-	9,482
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	3,318	-	-	23,005	-	-	-	26,324
Due to Other Fund	-	-	244	-	-	-	-	-	-	244
Deferred Revenue	-	-	-	-	12,670	-	3,322,256	69,887	-	3,404,813
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	**-**	**9,482**	**3,562**	**-**	**12,670**	**39,712**	**3,322,256**	**69,887**	**411**	**3,457,979**
FUND BALANCES										
Restricted:										
Capital Projects	-	4,167,255	-	-	-	-	-	-	-	4,167,255
Law Enforcement	-	-	123,771	54,593	-	-	-	-	-	178,363
Promotion of Tourism	1,458,602	-	-	-	-	-	-	-	-	1,458,602
Emergency Telephone Activities	-	-	-	-	-	1,751,402	-	-	-	1,751,402
Debt Service	-	-	-	-	-	-	-	851,586	-	851,586
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	125,745	-	-	-	-	125,745
Unassigned:	-	-	-	-		-	-	-	1,376,628	1,376,628
Total Fund Balances	1,458,602	4,167,255	123,771	54,593	125,745	1,751,402	-	851,586	1,376,628	9,909,581
Total Liabilities and Fund Balances	**$ 1,458,602**	**$ 4,176,737**	**$ 127,333**	**$ 54,593**	**$ 138,415**	**$ 1,791,113**	**$ 3,322,256**	**$ 921,473**	**$ 1,377,039**	**$ 13,367,560**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended August 31, 2021

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	American Rescue Act	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	$ 1,369,035	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 1,369,035
Property tax	-	-	-	-	-	-	-	11,411	-	11,411
Charges for Service	-	-	-	-	-	696,517	-	-	-	696,517
Impact Fees	-	460,470	-	-	-	-	-	-	-	460,470
Forfeiture Income	-	-	59,628	5,810	-	-	-	-	-	65,438
Intergovernmental	-	-	-	-	1,514	-	-	-	-	1,514
Contributions & Donations	-	-	-	-	2,000	-	-	-	-	2,000
Investment Earnings	1,489	4,151	-	-	126	30	-	883	1,868	8,548
Other	-	-	-	-	50,000	1,772	-	-	-	51,772
Total revenues	**1,370,524**	**464,622**	**59,628**	**5,810**	**53,640**	**698,320**	**-**	**12,293**	**1,868**	**2,666,705**
EXPENDITURES:										
Tourism	598,953	-	-	-	-	-	-	-	-	598,953
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	7,832	-	-	-	25,000	-	-	-	-	32,832
Public Safety	-	124,100	-	78,185	989	866,817	-	-	-	1,070,091
Public Works	-	-	-	-	-	-	-	-	348,611	348,611
General Government	2,915	-	-	-	1,500	-	-	2,250	-	6,665
Debt Service:	-	-	-	-		-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**609,700**	**124,100**	**-**	**78,185**	**27,489**	**866,817**	**-**	**2,250**	**348,611**	**2,057,151**
Excess (deficiency) of revenues over expenditures	760,824	340,522	59,628	(72,375)	26,151	(168,497)		10,043	(346,742)	609,554
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(513,388)	-	-	-	-	-	-	-	253,333	(260,055)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	-	-	-	-	-	-	-	-	-	-
	(513,388)	-	-	-	-	-	-	-	253,333	(260,055)
Net change in fund balances	247,436	340,522	59,628	(72,375)	26,151	(168,497)	-	10,043	(93,409)	349,500
Fund balances - beginning	**1,211,166**	**3,826,733**	**64,142**	**126,968**	**99,593**	**1,919,899**	**-**	**841,542**	**1,470,037**	**9,560,081**
Fund balances - ending	**$ 1,458,602**	**$ 4,167,255**	**$ 123,771**	**$ 54,593**	**$ 125,745**	**$ 1,751,402**	**$ -**	**$ 851,586**	**$ 1,376,628**	**$ 9,909,581**

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	$ -	$ 460,470	$ 460,470
Investment Earnings	-	4,151	4,151
Total Revenues	-	464,622	464,622
EXPENDITURES:			
Public Safety	124,600	124,100	500
Public Works	2,148,788	109,071	2,039,717
Recreation & Parks	121,213	121,212	1
Community Development	1,432,132	-	1,432,132
General Government	-	-	-
Total expenditures	3,826,733	354,383	3,472,350
Excess (deficiency) of revenues over expenditures	(3,826,733)	110,238	(3,936,971)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,826,733)	110,238	(3,936,971)
Fund balances - beginning		**3,826,733**	
Fund balances - ending		**$ 3,936,972**	
Encumbrances		230,283	
Fund balances - ending		**$ 4,167,255**	

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	$ 5,500,000	$ 1,369,035	$ (4,130,965)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	10,000	1,489	(8,511)
Total revenues	5,510,000	1,370,524	(4,139,476)
EXPENDITURES:			
Professional Services	6,000	2,915	3,085
Recreation Improvements	824,472	58,379	766,093
Alpharetta Convention & Visitor's Bureau	2,406,250	598,953	1,807,297
Alpharetta Business Community	-	-	-
Debt Service Reserve	137,518	-	137,518
Bond Principal	595,000	-	595,000
Bond Interest	744,963	-	744,963
Contingency	-	-	-
Total Expenditures	4,714,203	660,247	4,053,956
Excess of revenues over expenditures	795,797	710,277	(85,520)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,062,500)	(513,388)	1,549,112
Total other financing sources and uses	(2,062,500)	(513,388)	1,549,112
Net change in fund balances	(1,266,703)	196,889	1,463,592
Fund balances - beginning		**$ 1,211,166**	
Fund balances - ending		**$ 1,408,055**	
Enbumbrances		$ 50,547	
		-	
Fund balances - ending		**$ 1,458,602**	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	$ -	$ 59,628	$ 59,628
Investment Earnings	-	-	-
Intergovernmental			-
Misc Revenue	-	-	-
Total Revenues	-	59,628	59,628
EXPENDITURES:			
Public Safety	64,142	-	64,142
Non-Departmental	-	-	-
Total expenditures	64,142	-	64,142
Excess (deficiency) of revenues over expenditures	(64,142)	59,628	123,770
OTHER FINANCING SOURCES (USES):			
Transfer In			
Transfer Out	-		
Total other financing sources and uses	-	-	-
Net change in fund balances	(64,142)	59,628	123,770
Fund balances - beginning		**64,142**	
Fund balances - ending		**$ 123,771**	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		**$ 123,771**	

City of Alpharetta
State Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	$ -	$ 5,810	$ 5,810
Investment Earnings	-		-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	5,810	5,810
EXPENDITURES:			
Public Safety	126,967	78,185	48,782
Non-Departmental	-	-	-
Total expenditures	126,967	78,185	48,782
Excess (deficiency) of revenues over expenditures	(126,967)	(72,375)	54,592
OTHER FINANCING SOURCES (USES):			
Transfer In		-	
Transfer Out	-	-	
Total other financing sources and uses	-	-	-
Net change in fund balances	(126,967)	(72,375)	54,592
Fund balances - beginning		**126,968**	
Fund balances - ending		**$ 54,593**	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		**$ 54,593**	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	$ 50,621	$ 1,514	(49,107)
Contributions & Donations	2,680	2,000	(680)
Sponsorships	50,000	50,000	-
Interest Earnings	-	126	126
Transfers in	-	-	-
Contingencies	-	-	-
Total	103,301	53,640	(49,661)
EXPENDITURES:			
City Admin	11,070	1,500	9,570
Community Development	618	-	618
Engineering/Public Works	-	-	-
Public Safety	44,970	989	43,981
Recreation & Parks	60,976	50,000	10,976
Contingencies	44,855	-	44,855
Match	40,405	-	40,405
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	202,894	52,489	150,405
Excess (deficiency) of revenues over expenditures	(99,593)	1,151	100,744
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(99,593)	1,151	100,744
Fund balance - beginning		**99,593**	
Fund balance - ending		**$ 100,745**	
Adjustments to GAAP basis:			
Encumbrances		25,000	
Fund balances - ending		**$ 125,745**	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	$ 4,660,000	$ 696,517	$ (3,963,483)
Capital Lease	1,565,705	-	(1,565,705)
Investment Earnings	18,482	30	(18,452)
Misc Rev	-	1,772	1,772
Total Revenues	6,244,187	698,320	(5,547,640)
EXPENDITURES:			
Public Safety	7,278,042	1,472,981	5,805,061
Total expenditures	7,278,042	1,472,981	5,805,061
Excess (deficiency) of revenues over expenditures	(1,033,855)	(774,661)	257,421
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,033,855)	(774,661)	257,421
Fund balances - beginning		**1,919,899**	
Fund balances - ending		**$ 1,145,237**	
Adjustments to GAAP basis:			
Encumbrances		606,164	
Fund balances - ending		**$ 1,751,402**	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	$ 4,752,000	$ 11,411	$ (4,740,589)
Misc Revenue	-	-	-
Investment earnings	13,000	883	(12,117)
Total revenues	4,765,000	12,293	(4,752,707)
EXPENDITURES:			
Current:			
General government			
Finance			-
Professional Services	16,000	2,250	13,750
Total general government	16,000	2,250	13,750
Debt Service:			
Principal	2,405,000	-	2,405,000
Interest	2,537,881	-	2,537,881
Contingency	647,661	-	647,661
Bond issuance costs	-	-	-
Payments to be Refunded Bond Escrow	-	-	-
Total debt service	5,590,542	-	5,590,542
Total expenditures	5,606,542	2,250	5,604,292
Excess (Deficiency) of revenues over expendit	(841,542)	10,043	851,585
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(841,542)	10,043	851,585
Fund balances - beginning		**841,542**	
Fund balances - ending		**$ 851,586**	

City of Alpharetta
American Rescue Act Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	$ 6,644,511	$ -	$ (6,644,511)
Investment Earnings	-	-	-
Total Revenues	6,644,511	-	(6,644,511)
EXPENDITURES:			
Public Works	4,644,511	1,399,952	3,244,560
Recreation & Parks	2,000,000	-	2,000,000
Contingency	-	-	-
Total expenditures	6,644,511	1,399,952	5,244,560
Excess (deficiency) of revenues over expenditures	-	(1,399,952)	(1,399,952)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	-	(1,399,952)	(1,399,952)
Fund balances - beginning		**-**	
Fund balances - ending		**$ (1,399,952)**	
Adjustments to GAAP basis:			
Encumbrances		1,399,952	
Fund balances - ending		**$ -**	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended August 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	$ -	$ -	$ -
Investment Earnings	-	1,868	1,868
Total Revenues	-	1,868	1,868
EXPENDITURES:			
Public Works	2,894,907	974,546	1,920,361
Recreation & Parks	21,156	-	21,156
Contingency	73974	-	73,974
Total expenditures	2,990,037	974,546	2,015,491
Excess (deficiency) of revenues over expenditures	(2,990,037)	(972,678)	2,017,359
OTHER FINANCING SOURCES (USES):			
Transfers In	1,520,000	253,333	(1,266,667)
Transfers Out	-	-	-
Total other financing sources and uses	1,520,000	253,333	(1,266,667)
Net change in fund balances	(1,470,037)	(719,345)	750,692
Fund balances - beginning		**1,470,037**	
Fund balances - ending		**$ 750,693**	
Adjustments to GAAP basis:			
Encumbrances		625,936	
Fund balances - ending		**$ 1,376,628**	

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of August 31, 2021

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ -	$ -	$ -
	99575100-361000	Investment Earnings	-	-	-	-
	99575100-389000	Miscellaneous Revenue	-	-	-	-
	99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000	-	-
	99575100-381000-C1535	Innovation Center Operations (ATC)	18,800	1,843	-	16,957
		subtotal	***$ 113,800***	***$ 96,843***	***$ -***	***$ 16,957***
(1)	99575100-395000	Carryforward Fund Balance	$ 263,120	$ -		$ 263,120
		subtotal	***$ 263,120***	***$ -***		***$ 263,120***
		Total	**$ 376,920**	**$ 96,843**		**$ 280,077**
Expenditures						
	99575100-571000-C1403	Local Job Creation Grant Program	$ 32,500	$ -	$ -	$ 32,500
	99575100-544100-C1532	ATC Operational Funds	95,000	23,750	71,250	-
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
	99575100-544100-C2210	Downtown Economic Development Initiative	40,000	-	-	40,000
		subtotal	***$ 225,948***	***$ 23,750***	***$ 71,250***	***$ 130,948***
(2)	99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	$ 7,500	$ 686	$ -	$ 6,814
	99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	87	-	1,013
	99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	200	17	-	183
	99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,500	263	-	4,237
	99575100-531230-C1535	Innovation Center Operations (Electricity)	5,500	343	-	5,157
		subtotal	***$ 18,800***	***$ 1,397***	***$ -***	***$ 17,403***
	99575100-579000	Reserve	$ 132,190	$ -	$ -	$ 132,190
		Total	**$ 376,938**	**$ 25,147**	**$ 71,250**	**$ 280,541**

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

(2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of August 31, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$**	**263,121**
Revenues collected to date		96,843
Expenditures incurred to date		(25,147)
Fund Balance (current)	**$**	**334,817**
Forecasted revenue collections		-
Fund Balance (forecasted)	**$**	**334,817**
Allocation of Forecasted Fund Balance:		
Non-Spendable (unspent/remaining project allocations)	$	202,198
Spendable (available for investment by the Board)		132,619
	$	**334,817**

THE CITY OF
ALPHARETTA
GEORGIA

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GAAP Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
August 31, 2021

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	344,511
Investments		828
Receivables		-
Restricted Cash for Bond Issuance Costs		-
Total Assets		**345,338**
LIABILITIES		
Current Liabilities:		
Accounts Payable		10,415
Deferred Revenue		-
Due to Other Funds		106
Total Current Liabilities		10,522
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		10,522
Fund Balance		
Restricted		202,198
Unassigned		132,619
Total Fund Balance		334,817
Total Liabilities & Fund Balance	**$**	**345,338**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended August 31, 2021

	Actual Amounts
Revenues	
Rent/Royalties	$ 1,843
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	-
Miscellaneous Revenue	-
Total Revenues	**96,843**
Expenditures	
Economic Development	95,000
Maintenance Contracts	686
Donation to private source	-
Utilities - Miscellaneous	711
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**96,397**
Excess (deficiency) of revenues over (under) expenditures	446
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	446
Fund Balance, Beginning of Year	**263,121**
Encumbrances	71,250
Fund Balance, End of Year	**334,817**

THE CITY OF

ALPHARETTA

GEORGIA

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: V-21-22 LAKEVIEW/TPA

CITY COUNCIL: OCTOBER 18, 2021

II. RECOMMENDATION:
Approve V-21-22 Lakeview/TPA request for waiting period variance.

III. REPORT IN BRIEF:

The applicant, TPA Group, requests a variance to reduce the waiting period for Council consideration of an application for zoning change affecting the same property from one (1) year to six (6) months. City Council approved a public hearing request on the property on April 5, 2021 to change previous conditions of zoning (PH-21-04 TPA Group/360 Tech Village Change of Condition) related to the Alpha Loop. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

DISCUSSION

The submitted request, if approved, would allow TPA Group to move forward with a public hearing request to change previous conditions of zoning for Council consideration on the same property within six (6) months of a previous Council consideration. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

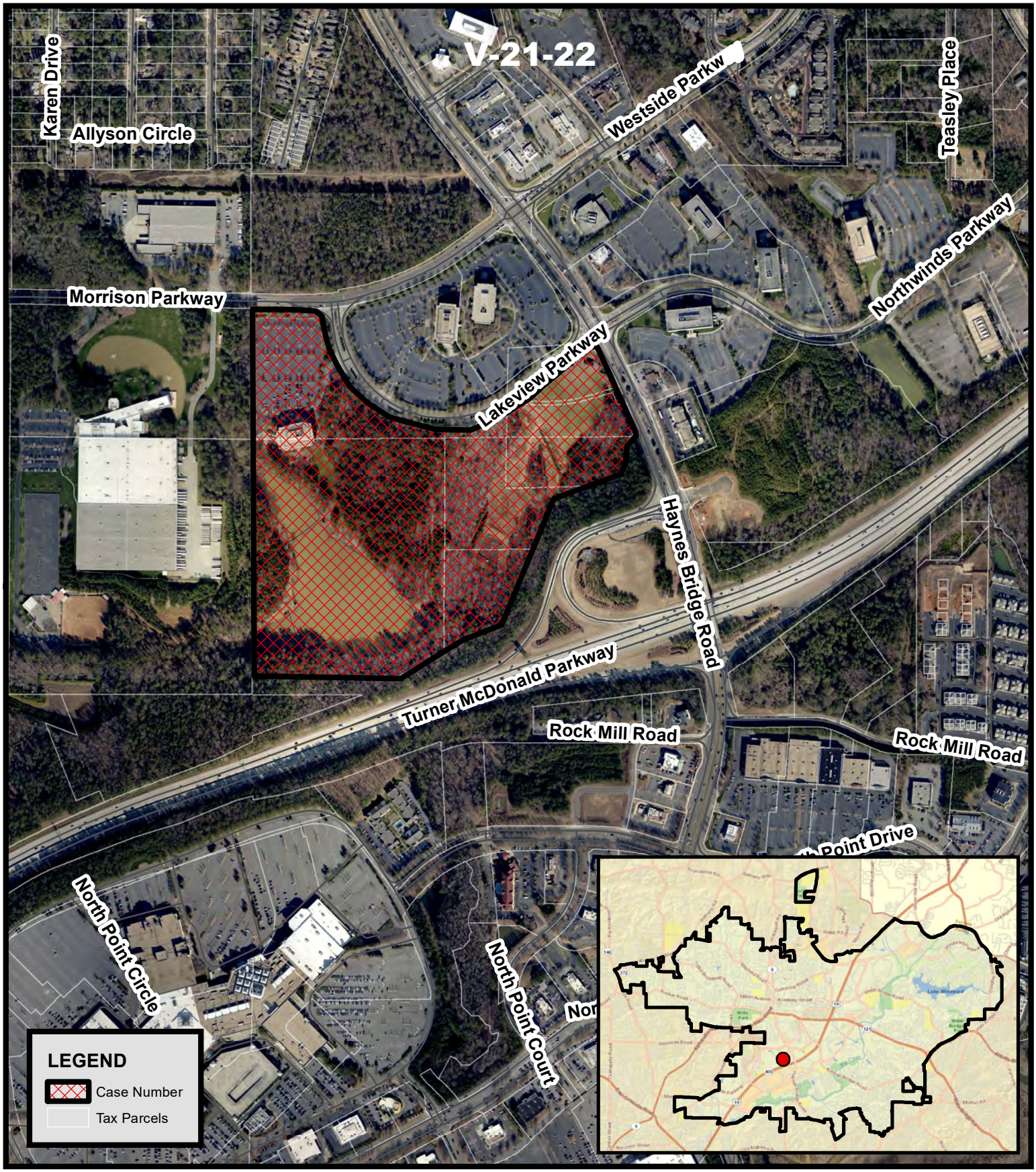
A public hearing request to change previous conditions of zoning (PH-21-04 TPA Group/360 Tech Village Change of Condition) was approved on April 5, 2021 allowing the Alpha Loop to be moved to the Georgia 400 buffer. The applicant is currently seeking a change to previous conditions of zoning to increase the height of the 'For-Sale' townhome product from three (3) to four (4) stories, increase the height of parking decks from five (5) to six (6) levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

IV. ATTACHMENTS:

- April 5, 2021 Council Meeting Minutes

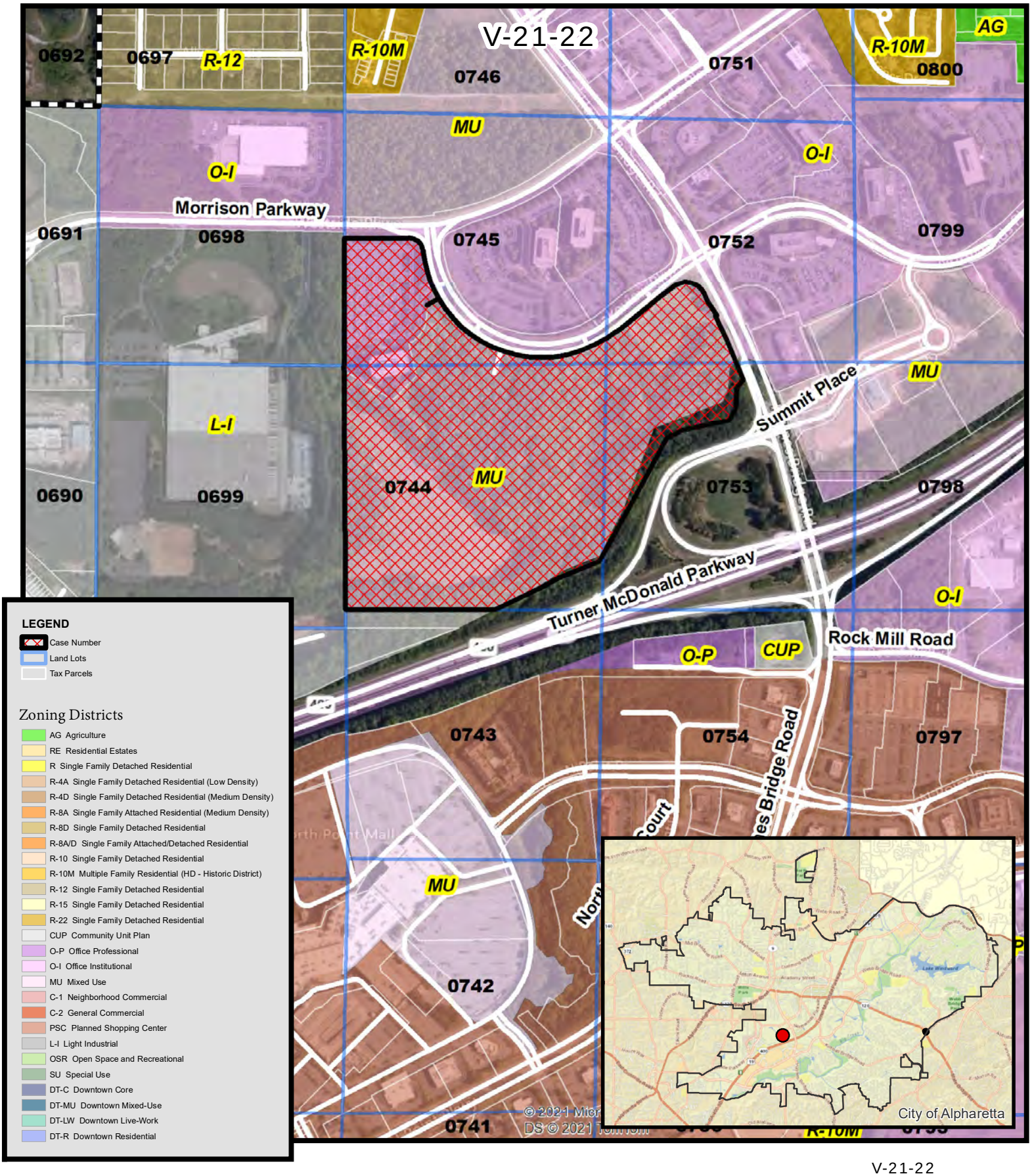


V-21-22
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Aerial Map
Lakeview / TPA
Variance to Waiting Period

THE CITY OF ALPHARETTA GEORGIA

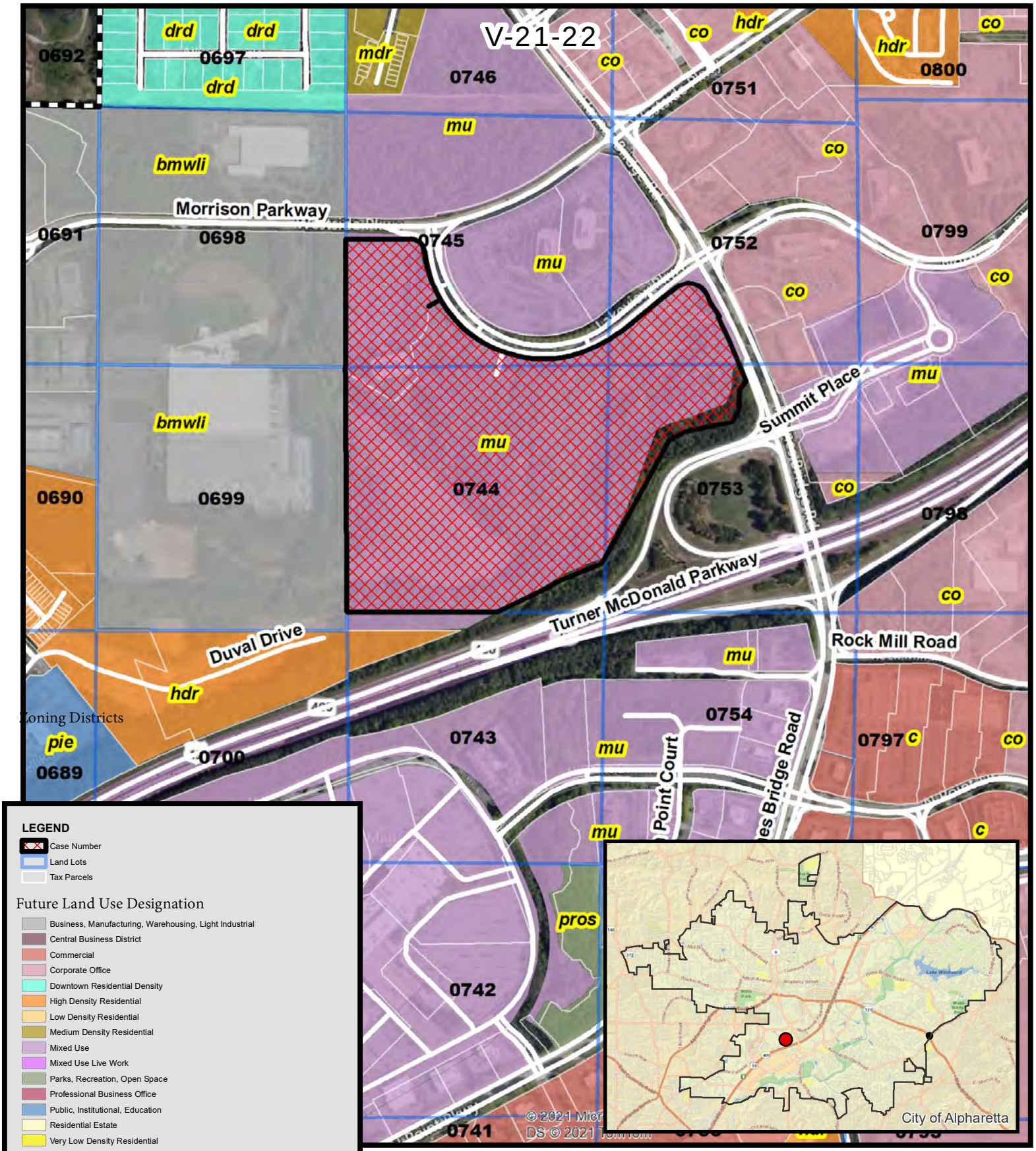
Location Map Provided by:
Community Development - GIS



V-21-22
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Zoning Map
Lakeview / TPA
Variance to Waiting Period

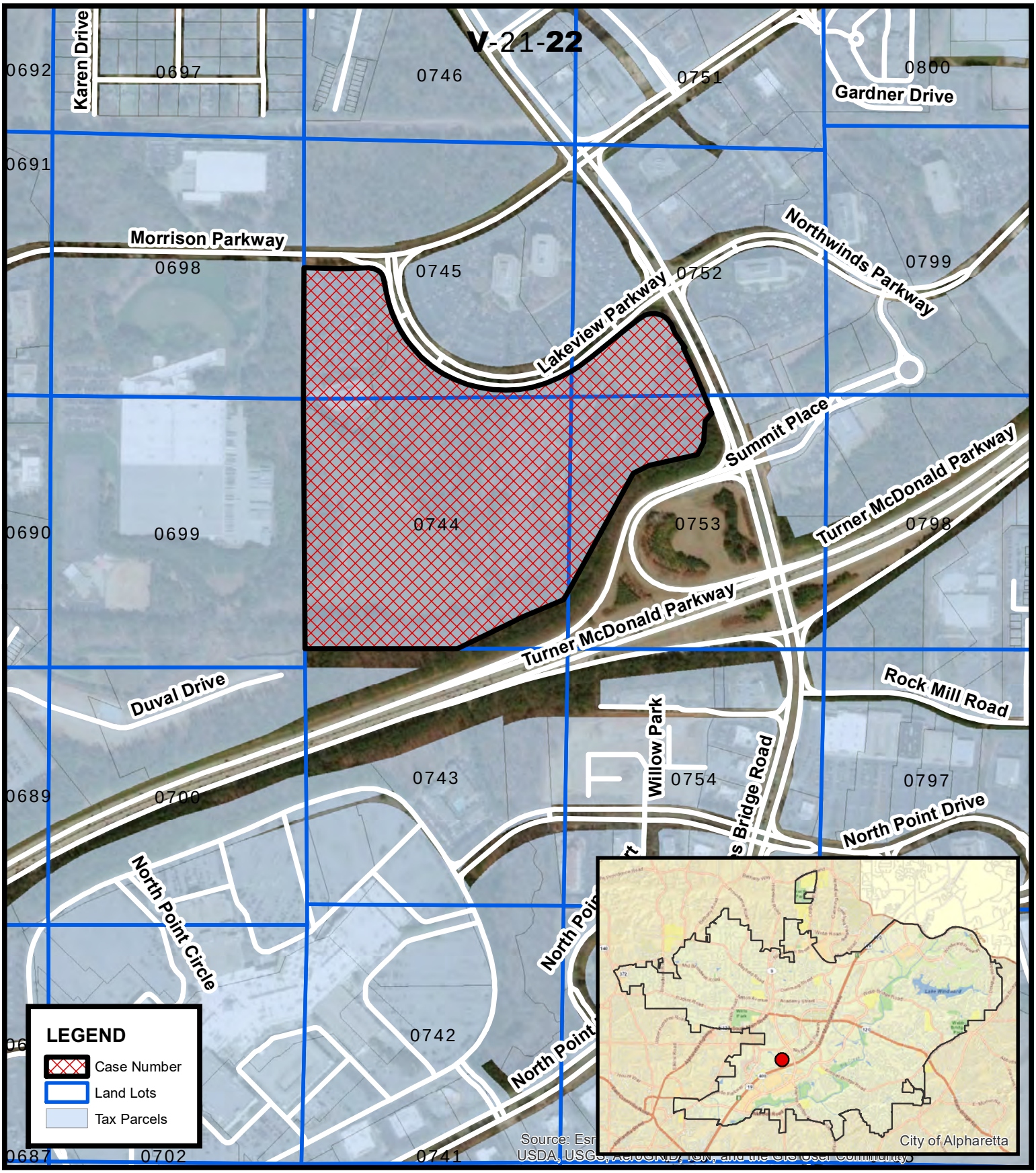
Location Map Provided by:
Community Development - GIS



V-21-22
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Future Land Use
Lakeview / TPA
Variance to Waiting Period

Location Map Provided by:
Community Development - GIS



V-21-**22**
D/LL: 1/2/**744**, **745, 752, 753**
CC: **10**/**18**/21

Location Map
Lakeview / TPA
Variance to Waiting Period

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: TPA Tech 360

Contact Name: Crawford Arnold Telephone: 770-436-3400

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.

None

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

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

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

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

Signature of Authorized Agent: _____ Date: 9/20/21

Print Form

TPAGROUP

1776 Peachtree Street, NW
Suite 100
Atlanta, GA 30309

T: 770.436.3400
F: 770.436.3484
tpa-grp.com

September 13, 2021

Dear Property Owner:

RE: Application for PH-21-15 & V-21-22

We have filed a request for consideration to reduce the public hearing waiting time from 12 months to 6 months as part of V-21-22.

Additionally, as part of PH-21-15, we have filed a request for consideration to amend previous conditions of zoning, MP-19-07/Z-19-15/CU-19-09 TPA 360 Tech Village Master Plan Amendment approved on December 16, 2019, as follows:

3.c - Modify language of condition 3.c - 'For-Sale' Residential:
From:
"Up to 60 townhome units shall be permitted in up to 3-story buildings"
To:
"Up to 60 townhome units shall be permitted in up to 4-story buildings"

3.d - Modify language of condition 3.d - 'For-Rent' Residential:
From:
"Building maximum height shall be 4 stories or 60 feet, whichever is less."
To:
"Building maximum height shall be 5 stories or 60 feet, whichever is less."

3.e - Modify language of condition 3.e – Parking Decks:
From:
"Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels."
To:
"Maximum of 6 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels."

9 - Modify language of condition 9 –
Specimen Trees:
From:
"In addition, specimen trees #473, 477, 512, 447, 563, 566, 568, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements."
To:
"In addition, specimen trees #473, 477, 512, 447, 563, 620, 621, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements."

44 - Modify language of condition 44 –
Access Management:
From:
"No direct site access is allowed onto Haynes Bridge Road."
To:
"No direct site access is allowed onto Haynes Bridge Road but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval."

This item will be considered by City Council on Monday, October 18, 2021. The meeting will be held at City Hall, 2 Park Plaza, Alpharetta, GA in Council Chambers at 6:30 p.m.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached at: carnold@tpa-grp.com.

Sincerely,

Crawford Arnold

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC

255 ALHAMBRA CIR SUITE 760

MIAMI FL 33134

AMERICAN HONDA MOTOR CO INC

1919 TORRANCE BLVD

TORRANCE CA 90501-2722

BALBOA HOLDINGS LLC

9550 ROD RD

ALPHARETTA GA 30022

BANK OF NORTH GEORGIA

P.O. BOX 2026

ROSWELL GA 30077

BRE/ESA P PORTFOLIO LLC

P.O. BOX 49550 - PROP TAX

CHARLOTTE NC 28277-9550

BRI 1870 NORTH POINT LLC

1140 E HALLANDALE BEACH BLVD

HALLANDALE FL 33009

F7 NWO LLC

3455 PEACHTREE RD NE STE 650

ATLANTA GA 30326

HAYNES BRIDGE LLC

1064 EIGHTY FIFTH ST

BROOKLYN NY 11228

HPTMI II PROPERTIES TRUST

P.O. BOX 579

LOUISVILLE TN 37777-0579

KBS SOR GEORGIA 400 CENTER LLC

800 NEWPORT CENTER DR SUITE 700

NEWPORT BEACH CA 92660

LENNAR GEORGIA INC

1000 HOLCOMB WOODS PKWY BLDG/STE 200/200

ROSWELL GA 30076

LWV TPA GA 400 LLC

3350 RIVERWOOD PKWY SUITE 750

ATLANTA GA 30339

MORRISON RALPH RAGAN & ANNE R

186 15 TH ST NE

ATLANTA GA 30309-3512

NORTHWIND SUMMIT DEVELOPMENT L P

3330 CUMBERLAND BLVD SUITE 300

ATLANTA GA 30339

NORTHWINDS SUMMIT L P

3330 CUMBERLAND BLVD

ATLANTA GA 30339

SEALY ALPHARETTA L L C

333 TEXAS ST STE 1050

SHREVEPORT LA 71101

WORTHING NORTHWINDS INVESTORS LLC

5909 PEACHTREE DUNWOODY RD SUITE 400

ATLANTA GA 30328

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA210037
PH #: V-21-22
☒ Property Taxes & Code Violations Verified
☒ Fee Paid Initial: LS

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

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

Contact Information:

Contact Name: TPA Group / Crawford Arnold Telephone: 770-436-3400

Address: 1776 Peachtree Street NW Suite: 100

City Atlanta State: GA Zip: 30309 Fax:

Mobile Tel: 678-576-6393 Email: carnold@tpa-grp.com

Subject Property Information:

Address: Lakeview Parkway 7.47 acre Lot 3/55.07 acre Lot 4 Current Zoning: MU

District: 1 Section: 2 Land Lot: 744, 745, 752, 753 Parcel ID:

Proposed Zoning: Current Use: MU Development

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

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

Applicant Request And Intent

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

Mixed use with Office, Retail/Restaurant, "For Sale" and "For Rent" Residential

Applicant's Request (Please itemize the proposal):

Applicant requests a variance to reduce it's Public Hearing waiting period (to apply for zoning changes that would affect the same property) from 12 months to 6 months.

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

If approved, this variance would allow LWV TPA GA 400, LLC to present a request to change Council Conditions at a Public Hearing prior to April 5, 2022.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

Authorization:

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

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

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ - _____

So Sworn and Attested:

Owner Signature: _____ Date: 7/27/21

Notary:

Notary Signature: _____ Date: 7/27/21

STEPHANIE S GRAVES
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 10, 2025
FULTON COUNTY, GEORGIA

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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

Name of Applicant or Opponent: TPA Group, LLC/LWV TPA GA 400 LLC

Subject Public Hearing Case: Variance Request

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 7/27/21

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: TPA Tech 360

Contact Name: Crawford Arnold Telephone: 770-436-3400

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

See attached mailing list.

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

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

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

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC

255 ALHAMBRA CIR SUITE 760

MIAMI FL 33134

AMERICAN HONDA MOTOR CO INC

1919 TORRANCE BLVD

TORRANCE CA 90501-2722

BALBOA HOLDINGS LLC

9550 ROD RD

ALPHARETTA GA 30022

BANK OF NORTH GEORGIA

P.O. BOX 2026

ROSWELL GA 30077

BRE/ESA P PORTFOLIO LLC

P.O. BOX 49550 - PROP TAX

CHARLOTTE NC 28277-9550

BRI 1870 NORTH POINT LLC

1140 E HALLANDALE BEACH BLVD

HALLANDALE FL 33009

F7 NWO LLC

3455 PEACHTREE RD NE STE 650

ATLANTA GA 30326

HAYNES BRIDGE LLC

1064 EIGHTY FIFTH ST

BROOKLYN NY 11228

HPTMI II PROPERTIES TRUST

P.O. BOX 579

LOUISVILLE TN 37777-0579

KBS SOR GEORGIA 400 CENTER LLC

800 NEWPORT CENTER DR SUITE 700

NEWPORT BEACH CA 92660

LENNAR GEORGIA INC

1000 HOLCOMB WOODS PKWY BLDG/STE 200/200

ROSWELL GA 30076

LWV TPA GA 400 LLC

3350 RIVERWOOD PKWY SUITE 750

ATLANTA GA 30339

MORRISON RALPH RAGAN & ANNE R

186 15 TH ST NE

ATLANTA GA 30309-3512

NORTHWIND SUMMIT DEVELOPMENT L P

3330 CUMBERLAND BLVD SUITE 300

ATLANTA GA 30339

NORTHWINDS SUMMIT L P

3330 CUMBERLAND BLVD

ATLANTA GA 30339

SEALY ALPHARETTA L L C

333 TEXAS ST STE 1050

SHREVEPORT LA 71101

WORTHING NORTHWINDS INVESTORS LLC

5909 PEACHTREE DUNWOODY RD SUITE 400

ATLANTA GA 30328

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-21-15 TPA/LAKEVIEW CHANGE TO CONDITION OF ZONING

CITY COUNCIL: OCTOBER 18, 2021

II. RECOMMENDATION:

Approve PH-21-15 TPA/Lakeview Change to Condition of Zoning, subject to the following conditions (Changes shown in Red underline):

3. Development regulations shall be as follows:
   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 4-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
   e. Parking Decks – Maximum of 6 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 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 or screened from view with evergreen landscaping, as approved by Staff. 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.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #447, 473, 477, 512, 563, 579 (subject to City Arborist approval), 591, 593, 596, 620, 621 and 820 shall be saved subject to Alpha Loop and roadway improvement requirements.
44. Access Management
   - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
   - Provide a maximum of 4 site driveways on Lakeview Parkway.
   - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
   - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
   - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
   - No direct site access is allowed onto Haynes Bridge Road, but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval.
   - 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' from Lakeview Parkway.

III. REPORT IN BRIEF:

The applicant, TPA Group, LLC, requests a change to previous conditions of zoning on a 62.47-acre property approved for a mixed-use development. The requested changes would allow for an

increase to the height of the 'For-Sale' townhome product from three (3) to four (4) stories, increase the height of parking decks from five (5) to six (6) levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

DISCUSSION

The submitted request, if approved, will allow for a change to previous conditions of zoning related to the Lakeview Park (F.K.A. 360 Tech Village) Master Plan. The proposed changes would increase the height of the 'For-Sale' townhome product from three (3) to four (4) stories, increase the height of parking decks from five (5) to six (6) levels, modify specimen tree saves, and allow a right-in only to the site from Haynes Bridge Road. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

The property was approved on December 16, 2019 for a master plan amendment, rezoning and conditional use to allow a mixed-use development, including office, retail/restaurant and 'For-Sale' and 'For-Rent' residential on 62.47 acres. A subsequent request for changes to previous conditions of zoning was approved by City Council on April 5, 2021 to allow for the relocation of the Alpha Loop from the new internal storefront street to the Georgia 400 buffer. The following changes are proposed to previous conditions of zoning related to file #MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village (Strike Through = Delete, Underline = Add):

3. Development regulations shall be as follows:
   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to ~~3-~~ 4-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
   e. Parking Decks – Maximum of ~~5~~ 6 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 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 or screened from view with evergreen landscaping, as approved by Staff. 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.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 447, 563, ~~566~~, ~~568~~, 620, 621, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements.
44. Access Management
   - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
   - Provide a maximum of 4 site driveways on Lakeview Parkway.
   - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
   - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
   - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
   - No direct site access is allowed onto Haynes Bridge Road, but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval.
   - 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' from Lakeview Parkway.

The applicant requests a change to condition #9, which relates to specimen tree saves. An updated tree survey and assessment was provided by the applicant, which indicates that tree #568 is in 'Poor' condition (confirmed by the City Arborist). In addition, the applicant requests to replace Tree #566 (29" White Oak) with Tree #620 (26" White Oak) and 621 (26" White Oak), because #566 is impacted by the location of the multi-family building. In addition, the City Arborist has identified tree #821 as being in 'Poor' condition and therefore not a good tree save.

The proposed change to condition #44 is related to the applicant's desire to construct a food hall at the corner of Lakeview Parkway and Haynes Bridge Road. The operator of the food hall has indicated that direct access from Haynes Bridge Road is necessary for that business. Staff has verified with GRTA that the applicant's requested change complies with the condition as currently written.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning.

CITIZEN PARTICIPATION PLAN

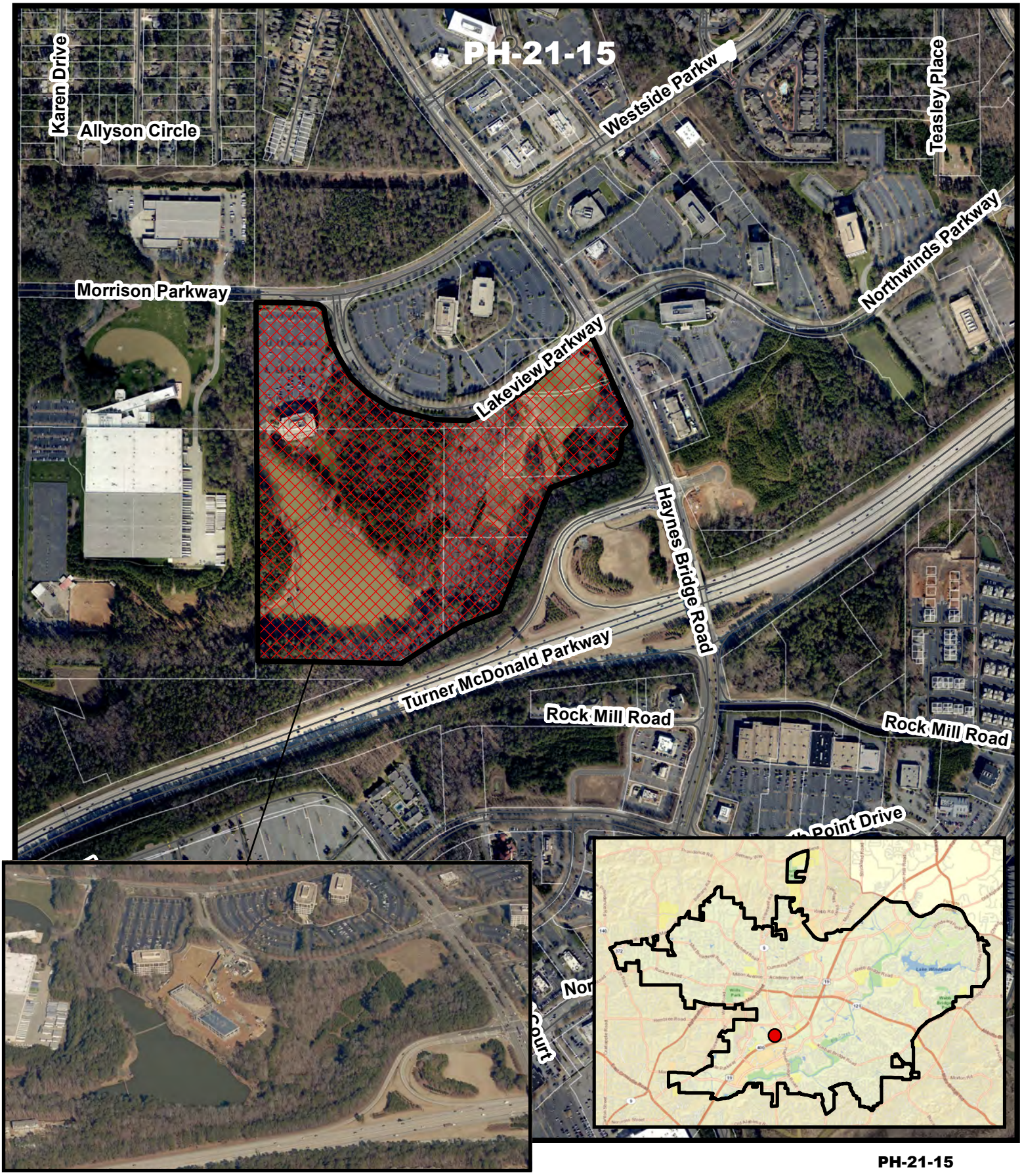
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 14, 2021. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

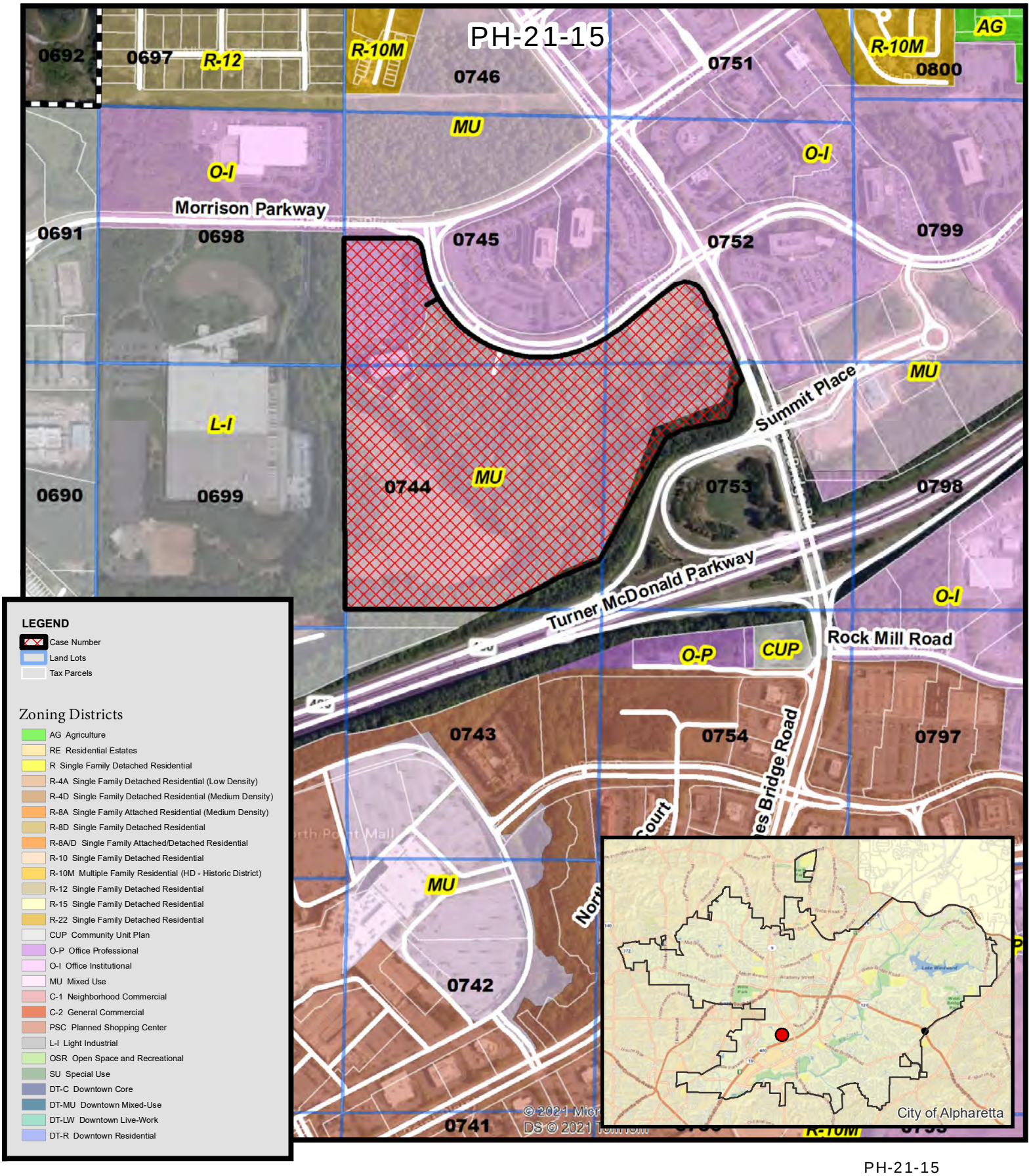


PH-21-15
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Aerial Map
Lakeview / TPA
Change to Conditions of Zoning

THE CITY OF ALPHARETTA GEORGIA

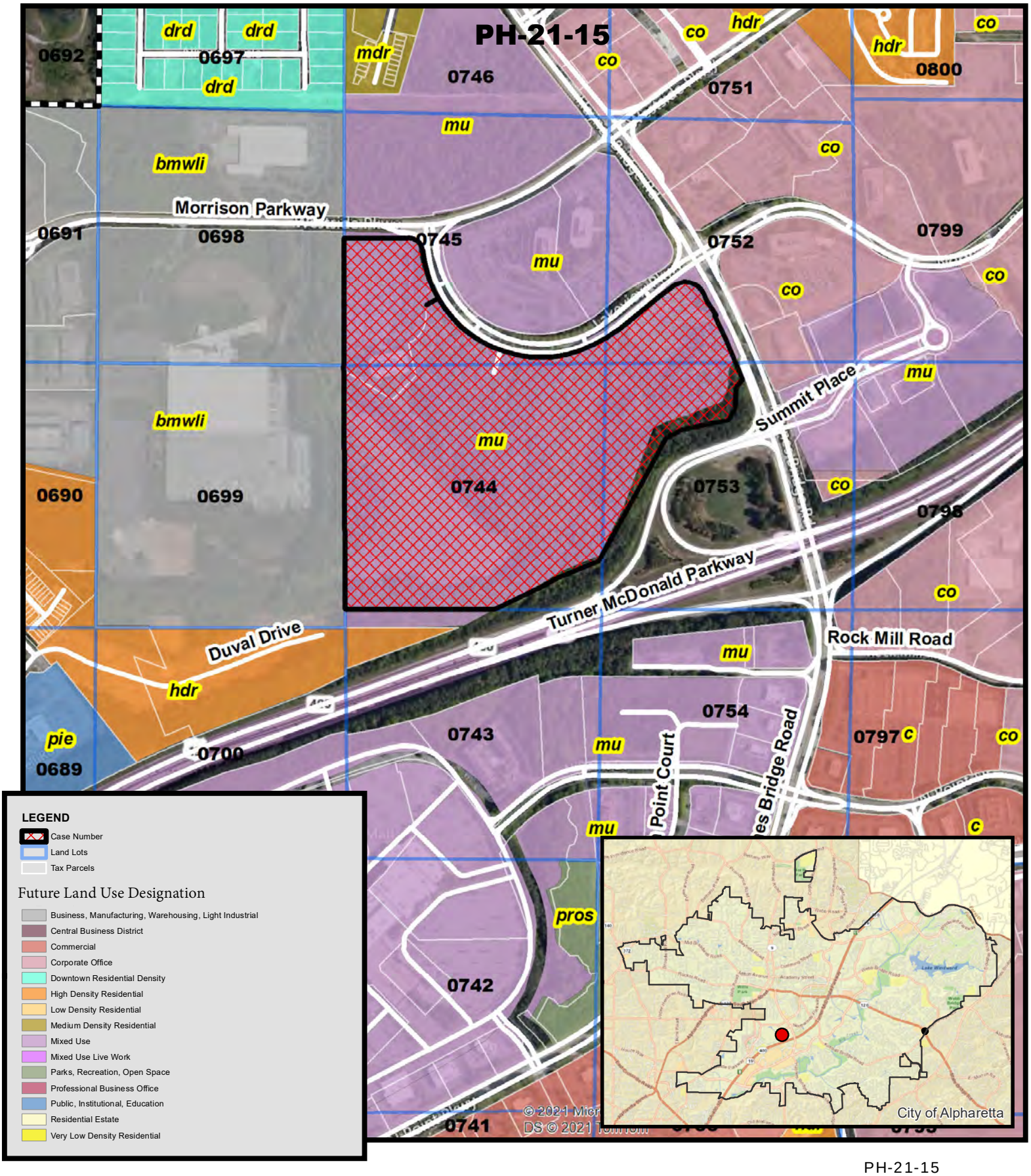
Location Map Provided by:
Community Development - GIS



PH-21-15
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Zoning Map
Lakeview / TPA
Change to Conditions of Zoning

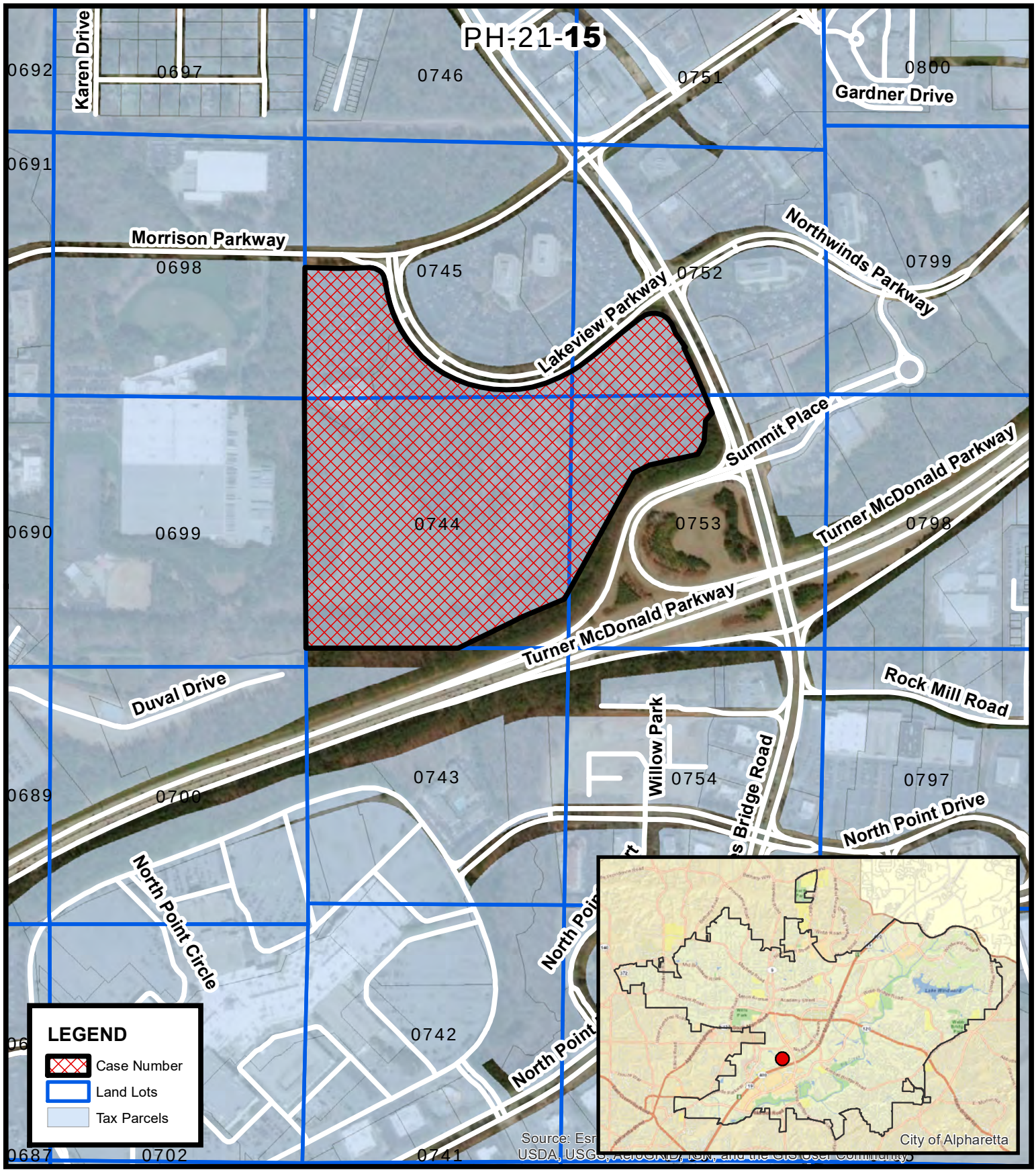
Location Map Provided by:
Community Development - GIS



PH-21-15
D/LL: 1/2/744, 745, 752, 753
CC: 10/18/21

Future Land Use
Lakeview / TPA
Change to Conditions of Zoning

Location Map Provided by:
Community Development - GIS



Location Map

Lakeview / TPA

Change to Conditions of Zoning

PH-21-**15**
D/LL: 1/2/**744, 745, 752, 753**,
CC: **10**/**18**/21

Location Map Provided by:
Community Development - GIS

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JULY 14, 2021
ZOOM
6:00 PM

I. Staff Present
   a. Michael Woodman
   b. Ben Kern
   c. Lauren Shapiro
II. George Animal Hospital
III. Adora Day Care Center
IV. Alpharetta Liquor & Wine
V. Lakeview / TPA
   a. Applicant Presentation: Crawford Arnold
      i. 55 acre mixed used development
      ii. Seeking a change to previous council conditions to allow townhomes to be constructed at 4 stories high and the multifamily building to be constructed at 5 stories high.
   b. Public Comment
      i. There were no public comments or questions for this item.
VI. There were no chat comments for this CZIM.

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 Tech 360

Contact Name: Crawford Arnold Telephone: 770-436-3400

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.

None

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

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

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

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

Signature of Authorized Agent: _____ Date: 9/20/21

Print Form

TPAGROUP

1776 Peachtree Street, NW
Suite 100
Atlanta, GA 30309

T: 770.436.3400
F: 770.436.3484
tpa-grp.com

September 13, 2021

Dear Property Owner:

RE: Application for PH-21-15 & V-21-22

We have filed a request for consideration to reduce the public hearing waiting time from 12 months to 6 months as part of V-21-22.

Additionally, as part of PH-21-15, we have filed a request for consideration to amend previous conditions of zoning, MP-19-07/Z-19-15/CU-19-09 TPA 360 Tech Village Master Plan Amendment approved on December 16, 2019, as follows:

3.c - Modify language of condition 3.c - 'For-Sale' Residential:
From:
"Up to 60 townhome units shall be permitted in up to 3-story buildings"
To:
"Up to 60 townhome units shall be permitted in up to 4-story buildings"

3.d - Modify language of condition 3.d - 'For-Rent' Residential:
From:
"Building maximum height shall be 4 stories or 60 feet, whichever is less."
To:
"Building maximum height shall be 5 stories or 60 feet, whichever is less."

3.e - Modify language of condition 3.e – Parking Decks:
From:
"Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels."
To:
"Maximum of 6 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels."

9 - Modify language of condition 9 –
Specimen Trees:
From:
"In addition, specimen trees #473, 477, 512, 447, 563, 566, 568, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements."
To:
"In addition, specimen trees #473, 477, 512, 447, 563, 620, 621, 821, 591, 593, 596, and 820 shall be saved subject to Alpha Loop and roadway improvement requirements."

44 - Modify language of condition 44 –
Access Management:
From:
"No direct site access is allowed onto Haynes Bridge Road."
To:
"No direct site access is allowed onto Haynes Bridge Road but a right turn from Haynes Bridge Road into the site is allowed subject to GRTA approval."

This item will be considered by City Council on Monday, October 18, 2021. The meeting will be held at City Hall, 2 Park Plaza, Alpharetta, GA in Council Chambers at 6:30 p.m.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached at: carnold@tpa-grp.com.

Sincerely,

Crawford Arnold

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC

255 ALHAMBRA CIR SUITE 760

MIAMI FL 33134

AMERICAN HONDA MOTOR CO INC

1919 TORRANCE BLVD

TORRANCE CA 90501-2722

BALBOA HOLDINGS LLC

9550 ROD RD

ALPHARETTA GA 30022

BANK OF NORTH GEORGIA

P.O. BOX 2026

ROSWELL GA 30077

BRE/ESA P PORTFOLIO LLC

P.O. BOX 49550 - PROP TAX

CHARLOTTE NC 28277-9550

BRI 1870 NORTH POINT LLC

1140 E HALLANDALE BEACH BLVD

HALLANDALE FL 33009

F7 NWO LLC

3455 PEACHTREE RD NE STE 650

ATLANTA GA 30326

HAYNES BRIDGE LLC

1064 EIGHTY FIFTH ST

BROOKLYN NY 11228

HPTMI II PROPERTIES TRUST

P.O. BOX 579

LOUISVILLE TN 37777-0579

KBS SOR GEORGIA 400 CENTER LLC

800 NEWPORT CENTER DR SUITE 700

NEWPORT BEACH CA 92660

LENNAR GEORGIA INC

1000 HOLCOMB WOODS PKWY BLDG/STE 200/200

ROSWELL GA 30076

LWV TPA GA 400 LLC

3350 RIVERWOOD PKWY SUITE 750

ATLANTA GA 30339

MORRISON RALPH RAGAN & ANNE R

186 15 TH ST NE

ATLANTA GA 30309-3512

NORTHWIND SUMMIT DEVELOPMENT L P

3330 CUMBERLAND BLVD SUITE 300

ATLANTA GA 30339

NORTHWINDS SUMMIT L P

3330 CUMBERLAND BLVD

ATLANTA GA 30339

SEALY ALPHARETTA L L C

333 TEXAS ST STE 1050

SHREVEPORT LA 71101

WORTHING NORTHWINDS INVESTORS LLC

5909 PEACHTREE DUNWOODY RD SUITE 400

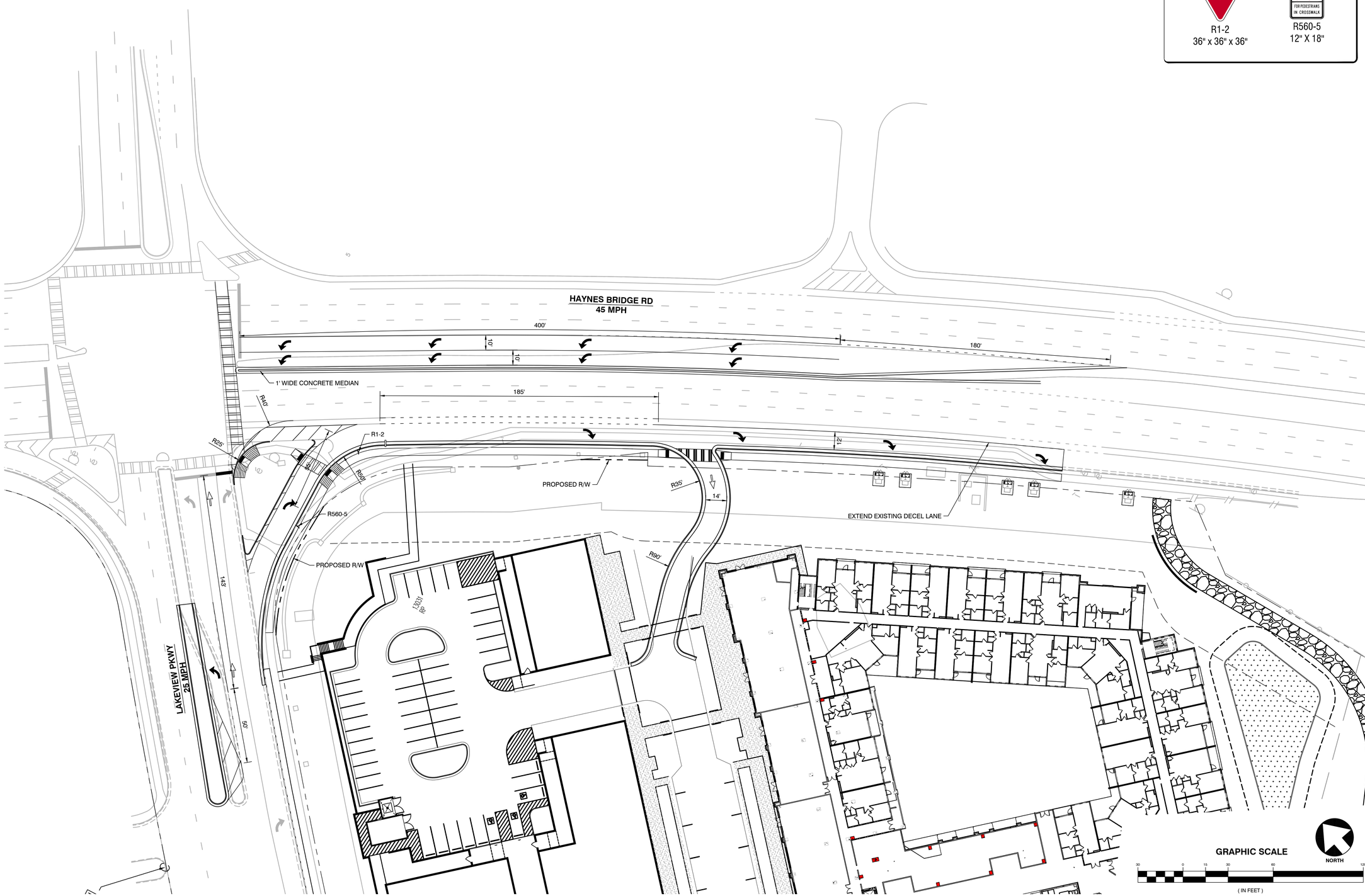
ATLANTA GA 30328

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SIGN LEGEND

R1-2
36" x 36" x 36"

R560-5
12" X 18"



A&R ENGINEERING, INC
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255
www.areng.com
arengineering@areng.com
GA COA #PEF004001, EXP 06/30/2022

SEAL

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

NOT RELEASED FOR CONSTRUCTION

PREPARED FOR
-
-

CONCEPT PLAN

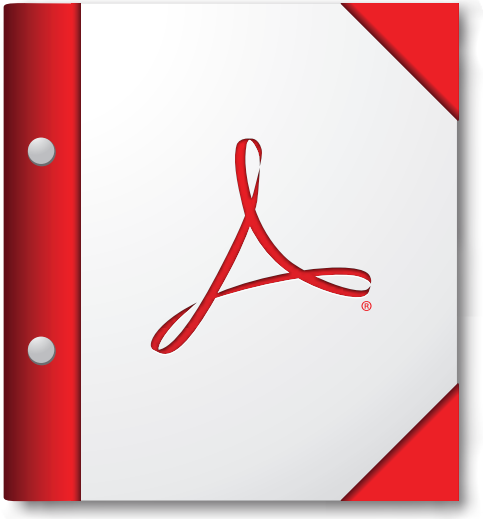
HAYNES BRIDGE RD & LAKEVIEW PKWY
360 TECH VILLAGE
-

24 HOUR CONTACT
-
-

LL	DIST	PARCEL ID #
-	-	-
DWN BY	CKD BY	DATE
-	-	09/03/21

A&R PROJECT #
20-077

SHEET IDENTIFICATION
C-2



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CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA210036
PH #: PH-21-15
[X] Property Taxes & Code Violations Verified
[x] Fee Paid Initial: PC

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

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

Contact Information:

Contact Name: TPA Group/Crawford Arnold Telephone: 770-436-3400

Address: 1776 Peachtree St NW Suite: 100

City Atlanta State: GA Zip: 30309 Fax:

Mobile Tel: 678-576-6393 Email: carnold@tpa-grp.com

Subject Property Information:

Address: Lakeview Parkway 7.47ac Lot 3/55.07 ac Lot 4 Current Zoning: MU

District: 1 Section: 2 Land Lot: 7,44,745,752,753 Parcel ID:

Proposed Zoning: Current Use: MU Development

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

- [ ] Conditional Use
- [ ] Rezoning
- [ ] Variance
- [ ] Exception
- [ ] Master Plan Amendment
- [ ] Master Plan Review
- [x] Public Hearing
- [ ] Other *(Specify)*:
- [ ] Comprehensive Plan Amendment

Applicant Request And Intent

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

Mixed use with Office, Retail/Restaurant, " For Sale" and " For Rent" Residential

Applicant's Request (Please itemize the proposal):

Amend Conditions #3.c and 3.d from MP-19-07/Z-19-14 CU-19-09 TPA 360 Tech Village Master Plan Amendment approved on December 16, 2019 as follows:

Modify language of condition 3.c - 'For-Sale' Residential:
From:
"Up to 60 townhome units shall be permitted in up to 3-story buildings"
To:
"Up to 60 townhome units shall be permitted in up to 4-story buildings"

Modify language of condition 3.d - 'For-Rent' Residential:
From:
"Building maximum height shall be 4 stories or 60 feet, whichever is less."
To:
"Building maximum height shall be 5 stories or 60 feet, whichever is less."

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

Authorization:

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

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

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☒ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Telephone:

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Date: 7/1/21

ALEXANDRA LOGAN
My Commission Expires
NOTARY PUBLIC
11-19-2021
COBB COUNTY, GEORGIA

Notary:

Notary Signature: Date: 7/1/2021

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: TPA Group, LLC/LWV TPA GA 400 LLC

Subject Public Hearing Case: Amendment of building heights

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: 7/1/21

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

Board Of Zoning Appeals Review Criteria

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

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

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.

Sign Variance Review Criteria

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes ☐ No

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: TPA Tech 360

Contact Name: Crawford Arnold Telephone: 770-436-3400

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.

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

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

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

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

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

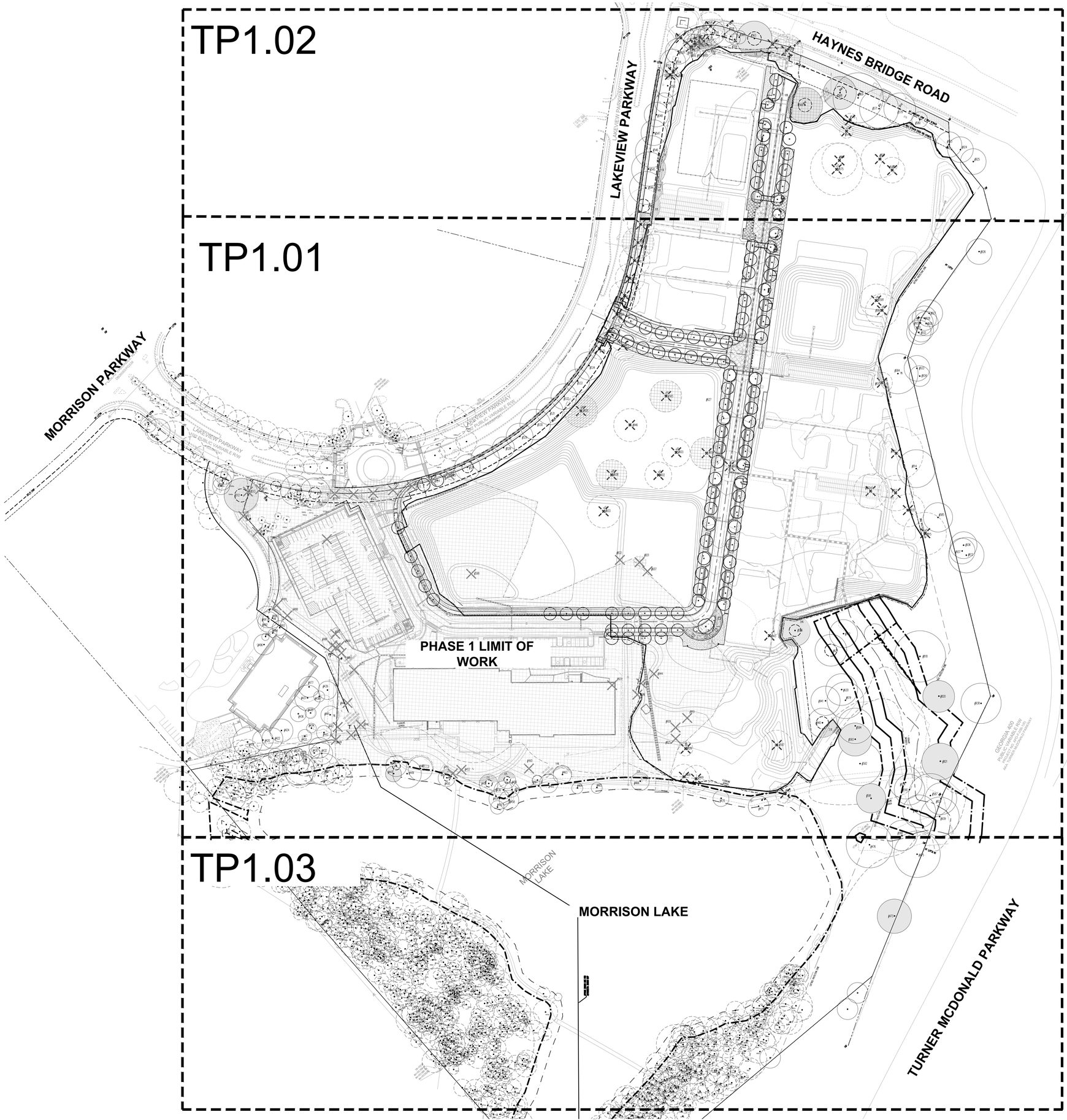
- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 7/1/21

Print Form



NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TEES, INCLUDING STREET TREES AND PARKING LOT TREES AND TREE ALONG THE LOD/TREE PROTECTION FENCE. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING **MUST** BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS **MUST** BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. **NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.**
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO THE CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 1" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6200 FOR INFORMATION AND TO RESERVE A SPOT.
19. **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.**

TREE PROTECTION NOTES:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THE INSPECTION AND APPROVED HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2 " OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
12. ADDITIONAL WATERING MAY BE NEEDED WHEN ONSITE TEMPERATURES EXCEED 95 DEGREES FAHRENHEIT FOR ONE WEEK IMPLEMENTING A WATERING SCHEDULE WITH SOAKER HOSE FOR SPECIMEN TREES TILL TEMPERATURES ARE BELOW 95 DEGREES

UTILITIES:

1. **ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.**

NOTE:

1) **DRB SUBMITTAL CONDITIONAL APPROVED**

TREE CARE AND MAINTENANCE:

1) IN THE EVENT THAT THERE ARE ANY CHANGES TO THE HEALTH AND OR CONDITION OF THE TREE(S) THAT WARRANT ADDITIONAL TREE CARE A NEW PLAN WILL BE PROVIDED TO THE CITY ARBORIST.
2) THE CITY ARBORIST MUST BE NOTIFIED WITHIN ONE WEEK OF COMPLETION OF ANY TREE CARE ITEM PLAN. PROOF OF COMPLETION MUST ALSO BE SUBMITTED TO CITY ARBORIST. IF PROOF HAS NOT BEEN PROVIDED A CO WILL NOT BE ISSUED.

COMMUNITY DEVELOPMENT NOTES:

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

80 0 80 160 240
Scale 1" = 80'

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GEORGIA REGISTERED No. 1442 LANDSCAPE ARCHITECT DAVID W. FLOYD, JR.

LAKEVIEW - ROADWAY

LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

SHEET STATUS

MARK	DATE	BY	RELEASE
A	05.18.2021	DF	LDP SUBMITTAL
B	08.11.2021	DF	LDP RESUBMITTAL
C	08.27.2021	DF	PROGRESS PRINT
D	09.17.2021	DF	LDP RESUBMITTAL

SHEET TITLE:

TREE PROTECTION PLAN

PROJECT NUMBER:

20026.03

TP1.00

DATE: -

NOT ISSUED FOR CONSTRUCTION.

LEGEND:

- EXISTING TREES TO BE REMOVED
- EXISTING SPECIMEN TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE TRANSPLANTED REFER TO LANDSCAPE PLAN
- EXISTING TREES MENTIONED IN ZONING CONDITIONS; COMMENT #9

360 Tech - BTS Office Existing Trees

Existing Specimen Trees To Removed				
Tree #	Species	Size (Cal.)	Specimen	Size (x 3)
446	East Palatka Holly	8	X	*24*
519	Willow Oak	24	X	*72*
521	Willow Oak	24	X	*72*
522	Willow Oak	25	X	*75*
831	Sourwood	11	X	*33*
Total Specimen Replacement Inches				*276*

Lakeview - Phase 2 - Existing Trees

Existing Specimen Trees To Removed				
Tree #	Species	Size (Cal.)	Specimen	Size (x 3)
551	8" Foster Holly	8	X	*24*
575	43" White Oak	43	X	*129*
583	26" White Oak	26	X	*78*
600	27" Southern Red Oak	27	X	*81*
608	25" White Oak	25	X	*75*
914	14" Fosterii Holly	14	X	*42*
916	12" Fosterii Holly	12	X	*36*
918	12" Fosterii Holly	12	X	*36*
920	13" Fosterii Holly	13	X	*39*
Total Specimen Replacement Inches				*540*

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LAKEVIEW - ROADWAY

LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

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C	08.27.2021	DF	PROGRESS PRINT
D	09.17.2021	DF	LDP RESUBMITTAL

SHEET TITLE:

TREE PROTECTION PLAN

PROJECT NUMBER:

20026.03

TP1.01

DATE: -

NOT ISSUED FOR CONSTRUCTION.

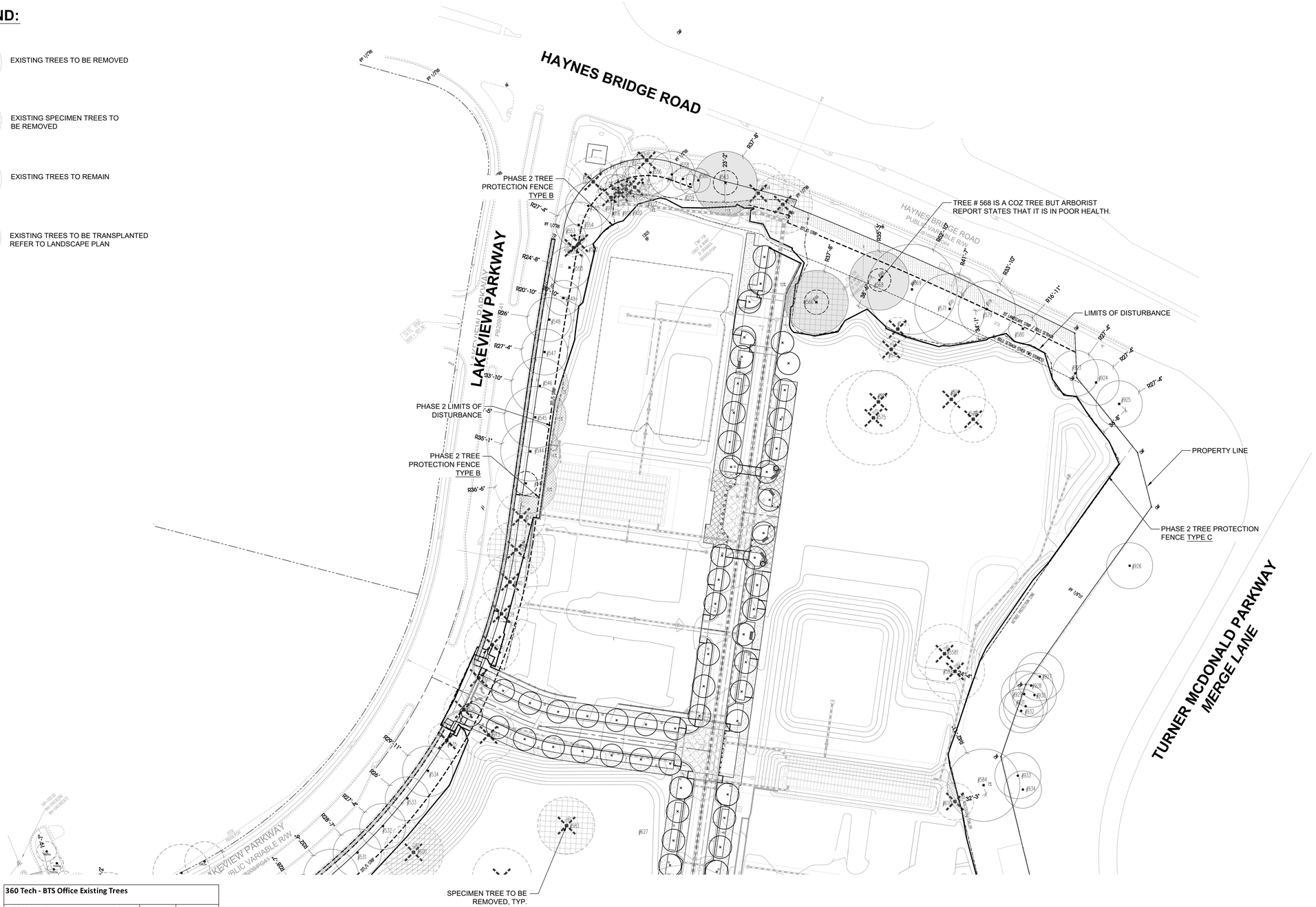
LEGEND:

EXISTING TREES TO BE REMOVED

EXISTING SPECIMEN TREES TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING TREES TO BE TRANSPLANTED REFER TO LANDSCAPE PLAN



360 Tech - BTS Office Existing Trees				
Existing Specimen Trees To Removed				
Tree #	**Species**	**Size (Cal.)**	**Specimen**	**Size (x 3)**
446	East Palatka Holly	8	X	*24*
519	Willow Oak	24	X	*72*
521	Willow Oak	24	X	*72*
522	Willow Oak	25	X	*75*
831	Sourwood	11	X	*33*
Total Specimen Replacement Inches				***276***

Lakeview - Phase 2 - Existing Trees				
Existing Specimen Trees To Removed				
Tree #	**Species**	**Size (Cal.)**	**Specimen**	**Size (x 3)**
551	8" Foster Holly	8	X	*24*
575	43" White Oak	43	X	*129*
583	26" White Oak	26	X	*78*
600	27" Southern Red Oak	27	X	*81*
608	25" White Oak	25	X	*75*
914	14" Fosterii Holly	14	X	*42*
916	12" Fosterii Holly	12	X	*36*
918	12" Fosterii Holly	12	X	*36*
920	13" Fosterii Holly	13	X	*39*
Total Specimen Replacement Inches				***540***

50 0 50 100 150
Scale 1" = 50'

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LAKEVIEW - ROADWAY

LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

SHEET STATUS

MARK	DATE	BY	RELEASE
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C	08.27.2021	DF	PROGRESS PRINT
D	09.17.2021	DF	LDP RESUBMITTAL

SHEET TITLE:

TREE PROTECTION PLAN

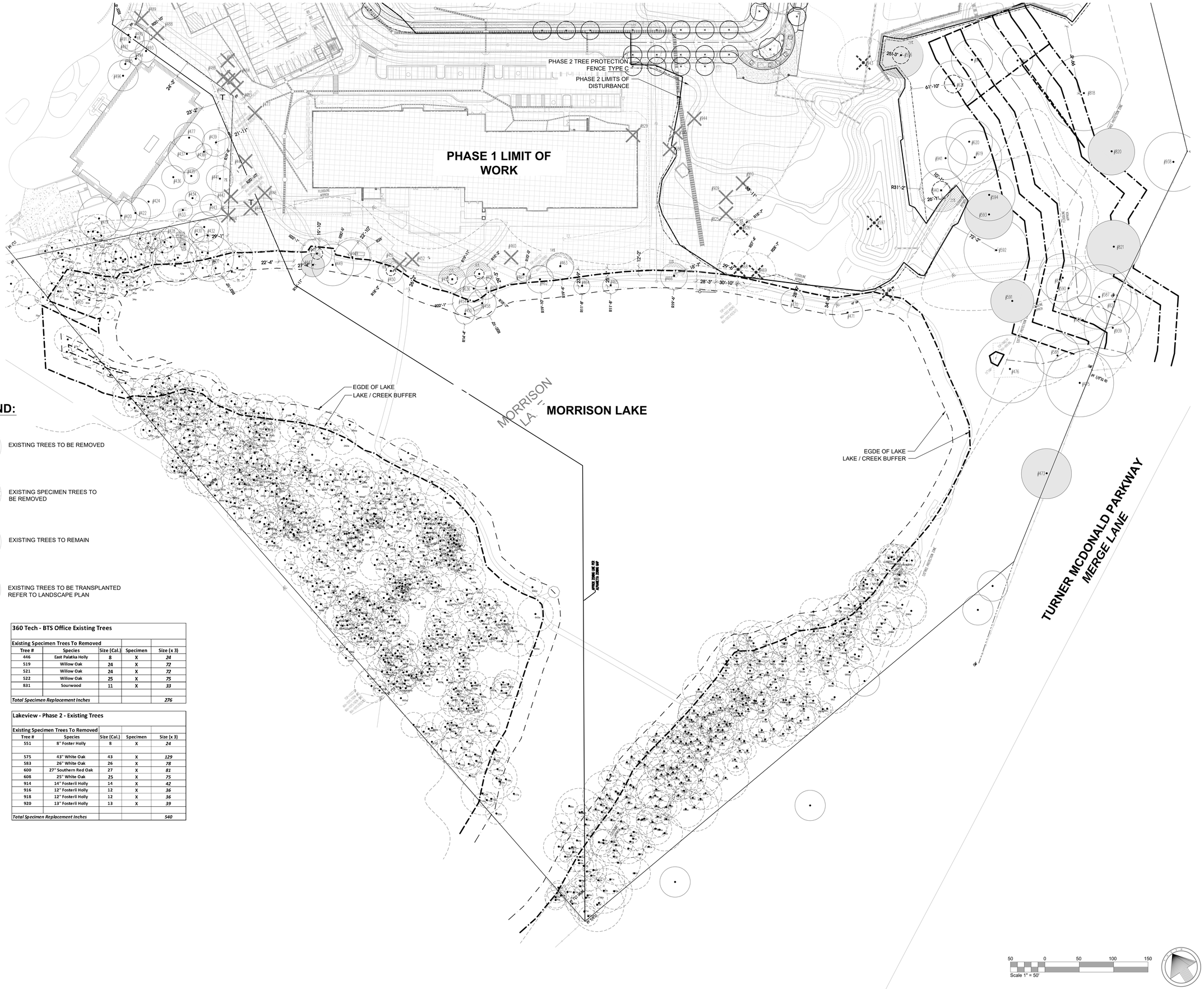
PROJECT NUMBER:

20026.03

TP1.02

DATE: -

NOT ISSUED FOR CONSTRUCTION.



LEGEND:

- EXISTING TREES TO BE REMOVED
- EXISTING SPECIMEN TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE TRANSPLANTED REFER TO LANDSCAPE PLAN

360 Tech - BTS Office Existing Trees

Existing Specimen Trees To Removed				
Tree #	Species	Size (Cal.)	Specimen	Size (x 3)
446	East Palatka Holly	8	X	*24*
519	Willow Oak	24	X	*72*
521	Willow Oak	24	X	*72*
522	Willow Oak	25	X	*75*
831	Sourwood	11	X	*33*
Total Specimen Replacement Inches				*276*

Lakeview - Phase 2 - Existing Trees

Existing Specimen Trees To Removed				
Tree #	Species	Size (Cal.)	Specimen	Size (x 3)
551	8" Foster Holly	8	X	*24*
575	43" White Oak	43	X	*129*
583	26" White Oak	26	X	*78*
600	27" Southern Red Oak	27	X	*81*
608	25" White Oak	25	X	*75*
914	14" Fosterii Holly	14	X	*42*
916	12" Fosterii Holly	12	X	*36*
918	12" Fosterii Holly	12	X	*36*
920	13" Fosterii Holly	13	X	*39*
Total Specimen Replacement Inches				*540*

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LAKEVIEW - ROADWAY

LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

SHEET STATUS

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SHEET TITLE:

TREE PROTECTION PLAN

PROJECT NUMBER:

20026.03

TP1.03

DATE: -

NOT ISSUED FOR CONSTRUCTION.

ARBORIST ASSESSMENT / REPORT - PHASE 1

Specimen Analysis
(Any reference to tree being "Gone" or the varying of the tag numbers are referring to previous Arborist Reports. The latest report from Outdoor Spaces on record: 16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta)
(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 island tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration	City of Alpharetta's Assessment
388	14" Crape Myrtle	Good	Good	Yes			Yes	
389	15" Crape Myrtle	Good	Good	Yes			Yes	
419	24" River Birch	Good	Good	Yes			Yes	
420	17" Crape Myrtle	Good	Good	Yes			Yes	
421	~~13" Crape Myrtle~~				Gone			
422	17" Crape Myrtle	Good	Good	Yes	Gone		Yes	
423	~~17" Crape Myrtle~~							
424	19" Crape Myrtle	Good	Good	Yes			Yes	
425	12" Crape Myrtle	Good	Good	Yes			Yes	
426	11" Crape Myrtle	Good	Good	Yes			Yes	
427	11" Crape Myrtle	Good	Good	Yes			Yes	
428	12" Crape Myrtle	Good	Good	Yes			Yes	
429	12" Crape Myrtle	Good	Good	Yes			Yes	
430	9" Crape Myrtle	Good	Good	Yes			Yes	
432	18" Crape Myrtle	Good	Good	Yes			Yes	
433	11" 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	13" Red Maple	Good	Good	No	Landscape Tree		Yes	
437	21" 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	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No	
440	12" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No	
441	15" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No	
~~442~~	16" Willow Oak	Good	Good	No	Landscape Tree		Yes	
443	12" 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	21" 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	17" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
449	18" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
450	14" Crape Myrtle	Good	Good	**Yes**			Yes	
451	17" Water Oak	Good	Good	No	Tree of Quality		Yes	
452	19" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
453	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
454	17" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
455	11" Crape Myrtle	Good	Good	**Yes**			Yes	
456	14" 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~~				Gone			
460	11" Red Maple	Good	Good	No	Tree of Quality		Yes	
461	8" Red Maple	Good	Good	No	Tree of Quality		Yes	
462	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
463	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
464	9" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
465	9" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
466	15" Crape Myrtle	Good	Good	Yes			Yes	
467	~~8" Red Maple~~				Gone			
468	21" White Oak	Good	Good	No	Tree of Quality		Yes	
469	22" White Oak	Good	Fair	No	Tree of Quality		Yes	
470	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes	
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes	
472	16" Crape Myrtle	Good	Good	Yes			Yes	
473	~~28" Scarlett Oak~~				Outside of limits of proposed development	__42		
474	~~28" Tulip Poplar~~				Outside of limits of proposed development	____43-44		
475	~~38" Tulip Poplar~~				Outside of limits of proposed development	__45		
476	~~38" Tulip Poplar~~				Outside of limits of proposed development			
477	9" Dogwood	Good	Good	Yes			Yes	
478	~~19" Crape Myrtle~~				Gone			
479	~~14" Crape Myrtle~~				Gone			
480	~~14" Crape Myrtle~~				Gone			
481	~~15" Crape Myrtle~~				Gone			
482	~~15" Crape Myrtle~~				Gone			
483	5" Dogwood	Poor	Poor	No	30% Radial dieback. Landscape Tree	109	No	
484	5" Red Bud	Good	Good	No	Landscape Tree		Yes	
485	11" Crape Myrtle	Good	Good	Yes	Landscape Tree		Yes	
486	6" Dogwood	Good	Good	No	Landscape Tree		Yes	
487	5" Red Bud	Good	Good	No	Landscape Tree		Yes	
488	7" Red Maple	Good	Good	No	Landscape Tree		Yes	
489	9" Red Maple	Good	Good	No	Landscape Tree		Yes	
490	16" Crape Myrtle	Good	Good	Yes			Yes	
491	18" Crape Myrtle	Good	Good	Yes			Yes	
492	17" 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	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
496	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
497	19" Willow Oak	Good	Good	No	Landscape Tree		Yes	
498	16" Crape Myrtle	Good	Good	Yes			Yes	
499	14" Crape Myrtle	Good	Good	Yes			Yes	
500	21" Willow Oak	Good	Good	No	Landscape Tree		Yes	
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
502	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
504	20" Southern Magnolia	Good	Good	Yes	Landscape Tree		Yes	
505	17" Red Maple	Good	Good	No	Landscape Tree		Yes	
506	14" Willow Oak	Good	Good	No	Landscape Tree		Yes	
507	9" Red Maple	Poor	Good	No	Severe dead main limbs. Landscape Tree		No	
508	18" Willow Oak	Good	Good	No	Landscape Tree		Yes	
509	14" Red Maple	Good	Good	No	Landscape Tree		Yes	
511	23" Willow Oak	Good	Good	No	Landscape Tree		Yes	
512	28" Willow Oak	Good	Good	Yes			Yes	
513	17" Crape Myrtle	Good	Good	Yes			Yes	
514	~~18" Crape Myrtle~~				Gone			
515	19" Crape Myrtle	Good	Good	Yes			Yes	
516	22" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No	
517	25" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No	
518	25" Willow Oak	Good	Fair	Yes	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes	
519	24" Willow Oak	Good	Good	Yes	Landscape Tree		Yes	
520	21" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes	
521	24" Willow Oak	Good	Good	Yes	Landscape Tree		Yes	
522	25" Willow Oak	Good	Fair	Yes	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes	
523	22" Willow Oak	Good	Good	No	Landscape Tree		Yes	
524	22" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No	
525	21" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes	
526	24" Willow Oak	Good	Poor	No	Landscape Tree. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	110	No	
527	23" Willow Oak	Good	Poor	No	Landscape Tree. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	111	No	
528	18" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No	
529	22" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No	
530	25" Willow Oak	Good	Good	Yes	Landscape Tree		Yes	
531	22" Willow Oak	Good	Good	No	Landscape Tree		Yes	
532	21" Willow Oak	Good	Good	No	Landscape Tree		Yes	
533	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No	
534	23" Willow Oak	Good	Good	No	Landscape Tree		Yes	
~~535~~	17" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous Trunk galls. Circling roots impacting structural system of tree.	56, 112-113	No	
~~536~~	18" Willow Oak	Fair	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	57-58	Yes	

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration	City of Alpharetta's Assessment
~~538~~	25" Willow Oak	Fair	Poor	No	Landscape Tree. Several trunk galls. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	114-115	No	
~~539~~	24" Willow Oak	Good	Poor	No	Landscape Tree. 2 Co-Dominate Leaders 15' up with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	116	No	
~~540~~	25" Willow Oak	Good	Poor	No	Landscape Tree. Large wound at base of tree	117	No	
~~541~~	26" Willow Oak	Good	Good	Yes	Landscape Tree		Yes	
~~542~~	22" Willow Oak	Fair	Good	No	Landscape Tree. Minor trunk gall		Yes	
543	28" Willow Oak	Good	Good	Yes			Yes	
544	27" Willow Oak	Poor	Poor	No	Landscape Tree. Large trunk gall at root flare. Circling roots impacting structural system of tree.	118-119	No	
545	28" Willow Oak	Good	Good	Yes			Yes	
546	26" Willow Oak	Good	Good	Yes	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes	
547	21" Willow Oak	Good	Good	No	Landscape Tree		Yes	
548	20" Willow Oak	Fair	Good	No	Landscape Tree. Minor trunk gall		Yes	
549	16" Red Maple	Good	Poor	No	Landscape Tree. 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	61-62, 120	No	
550	19" Red Maple	Good	Poor	No	Landscape Tree. 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	63, 121	No	
~~551~~	8" Fosterii Holly	Good	Good	Yes	Landscape Tree		Yes	
~~552~~	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes	
553	10" Fosterii Holly	Good	Good	Yes	Landscape Tree		Yes	
554	21" Red Maple	Good	Poor	No	Landscape Tree. Circling roots. 2 Co-Dominate Leaders 15' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	123	No	
555	21" Red Maple	Good	Poor	No	Landscape Tree. Circling roots. 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	124	No	
556	20" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No	
557	21" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	125	No	
558	10" Fosterii Holly	Good	Good	Yes			Yes	
559	9" Fosterii Holly	Good	Good	Yes			Yes	
560	11" Fosterii Holly	Good	Good	Yes			Yes	
561	23" Crape Myrtle	Good	Good	Yes			Yes	
562	23" Crape Myrtle	Good	Good	Yes			Yes	
563	29" Willow Oak	Good	Good	Yes			Yes	
~~564~~	27" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No	
565	~~9" Sourwood~~				Does not meet the size requirements.			
566	29" White Oak	Good	Good	Yes			Yes	
567	~~10" Sourwood~~				Does not meet the size requirements.			
568	27" White Oak	Poor	Poor	No	Several main limbs dead with signs of Hypoxylon Canker	128-129	No	
569	41" (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 is undesirable and could be a life safety issue.	66-67	No	
570	~~8" Sourwood~~				Does not meet the size requirements.			
571	32" Southern Red Oak	Poor	Poor	No	Several main limbs dead with signs of Hypoxylon Canker. Trunk gall and Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70, 130-132	No	
~~572~~	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No	
~~573~~	11" Sourwood	Poor	Poor	No	Several main limbs gone. Trunk grown into boulder impacting structural system of tree.	72	No	
~~574~~	29" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No	
~~575~~	43" White Oak	Good	Good	Yes			Yes	
576	~~42" Southern Red Oak~~				Fallen	74		
~~577~~	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No	
~~578~~	21" Southern Magnolia	Poor	Poor	No	Large cavity with decay. Possible trunk canker at base.	126-127	No	
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No	
580	13" Dogwood	Poor	Poor	No	Severe dieback.		No	
~~581~~	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No	
~~582~~	27" 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 is undesirable and could be a life safety issue.	81, 134-136	No	
~~583~~	26" 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 is undesirable and could be a life safety issue.		No	
585	~~24" Tulip Poplar~~				Does not meet the size requirements.			
586	~~8" Sourwood~~				Does not meet the size requirements.	91		
587	36" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	86	No	
588	~~25" Sweet Gum~~				Does not meet the size requirements.			
589	~~27" Tulip Poplar~~				Does not meet the size requirements.	87		
590	~~25" Tulip Poplar~~				Does not meet the size requirements.			
591	24" Water Oak	Fair	Poor	No	Numerous main limbs dead/ gone	145	No	
592	36" (26"-15") Southern Red Oak	Poor	Poor	No	Severe dieback. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	89, 146		
593	27" Southern Red Oak	Fair	Poor	No	2 Co-Dominate Leaders 30' high with included bark. Due the species, a multi stem tree is undesirable and could be a life safety issue.	147	No	
594	29" White Oak	Poor	Poor	No	Large cavity with decay. Several main limbs dead/ gone	90	No	
595	~~9" Sourwood~~				Does not meet the size requirements.			
596	25" Southern Red Oak	Fair	Fair	Yes			Yes	
~~597~~	25"(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 is undesirable and could be a life safety issue.	94-95	No	
598	~~26" Tulip Poplar~~				Does not meet the size requirements.	96		
599	~~26"(17"-12") Tulip Poplar~~				Does not meet the size requirements.	97		
~~600~~	27" Southern Red Oak	Good	Good	Yes			Yes	
~~602~~	22" White Oak	Good	Good	No	Tree of Quality		Yes	
~~603~~	23" White Oak	Good	Good	No	Tree of Quality		Yes	
~~604~~	26" White Oak	Good	Good	Yes			Yes	
605	25" White Oak	Poor	Poor	No	Numerous main limbs dead/ gone	154	No	
606	~~20" White Oak~~				Tree not found			
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No	
~~608~~	25" White Oak	Good	Good	Yes			Yes	
612	29" White Oak	Good	Good	Yes	Boundary Tree		Yes	
619	30" Red Oak	Poor	Poor	No	Had 2 Co-Dominate leaders with 1 dead. Decay encapsulated within the trunk sounding hollow. Several main limbs dead/ gone. Cavity along old union.	149-150	No	
620	26" White Oak	Good	Good	Yes			Yes	
621	26" White Oak	Fair	Poor	No	Several main limbs dead/ gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	151-152	No	
636	15" Crape Myrtle	Good	Good	**Yes**			Yes	

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration	City of Alpharetta's Assessment
811	44" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	83	No	
~~812~~	~~28" Tulip Poplar~~				Does not meet the size requirements.			
~~813~~	~~29" Tulip Poplar~~				Does not meet the size requirements.	85		
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 is undesirable and could be a life safety issue.	84	No	
~~815~~	35" White Oak	Poor	Poor	No	3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	138	No	
818	42"(28"-15") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	139	No	
820	~~26" Tulip Poplar~~				Does not meet the size requirements.			
821	30" Red Oak	Fair	Poor	No	2 Co-Dominate Leaders 40' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	141	No	
823	26" Tulip Poplar	Good	Good	No	Boundary Tree		Yes	
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora. Several main limbs dead/ gone. 2 Co-Dominate Leaders 15' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	88, 142	No	
825	16" Sourwood	Poor	Poor	No	Several main limbs dead	108	Yes	
826	12" Sourwood	Good	Good	Yes			Yes	
829	50"(28"-25") 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 is undesirable and could be a life safety issue.	92-93	No	
831	11" Sourwood	Good	Good	Yes			Yes	
832	16" Sourwood	Poor	Poor	No	2 Co-Dominate leaders with 1 dead		No	
~~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 is undesirable and could be a life safety issue.	100	No	
901	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes	
902	21" Crape Myrtle	Good	Good	Yes			Yes	
905	24" Bald Cypress	Fair	Good	Yes	Wire cage has been placed for beaver protection and should be cut where possible.	105	Yes	
906	25" (16"-12") Red Maple	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 is undesirable and could be a life safety issue.	106	No	
907	26" (15"-13") Red Maple	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 is undesirable and could be a life safety issue.	107	No	
908	17" Crape Myrtle	Good	Good	Yes			Yes	
909	8" Southern Magnolia	Good	Good	No	Tree of Quality		Yes	
910	7" Southern Magnolia	Good	Good	No	Tree of Quality		Yes	
911	20" Willow Oak	Good	Good	No	Landscape Tree		Yes	
~~912~~	20" Willow Oak	Good	Good	No	Minor trunk gall. Landscape Tree		Yes	
~~913~~	24" (17"-10") White Oak	Fair	Poor	No	Numerous main limbs dead/ gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	122	No	
~~914~~	14" Fosterii Holly	Good	Good	Yes			Yes	
915	13" Fosterii Holly	Good	Good	Yes			Yes	
~~916~~	12" Fosterii Holly	Good	Good	Yes			Yes	
917	12" Fosterii Holly	Good	Good	Yes			Yes	
~~918~~	12" Fosterii Holly	Good	Good	Yes			Yes	
919	14" Fosterii Holly	Good	Good	Yes			Yes	
~~920~~	13" Fosterii Holly	Good	Good	Yes			Yes	
921	12" Fosterii Holly	Good	Good	Yes			Yes	
922	18" Fosterii Holly	Good	Good	Yes			Yes	
923	22" Sweet Gum	Fair	Good	No	Boundary Tree		Yes	
924	21" Pine	Good	Good	Yes	Boundary Tree		Yes	
925	21" Pine	Good	Good	Yes	Boundary Tree		Yes	
926	21" Pine	Good	Good	Yes	Boundary Tree		Yes	
927	22" Pine	Good	Good	Yes	Boundary Tree		Yes	
928	20" Pine	Good	Good	Yes	Boundary Tree		Yes	
929	21" Pine	Good	Good	Yes	Boundary Tree		Yes	
930	20" Pine	Good	Good	Yes	Boundary Tree		Yes	
931	20" Pine	Good	Good	Yes	Boundary Tree		Yes	
932	20" Pine	Good	Good	Yes	Boundary Tree		Yes	
933	21" Pine	Good	Good	Yes	Boundary Tree		Yes	
934	23" Pine	Good	Good	Yes	Boundary Tree		Yes	
~~935~~	27" Water Oak	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	137	No	
936	22" Red Oak	Good	Good	No	Boundary Tree		Yes	
937	21" Tulip Poplar	Good	Good	No	Boundary Tree		Yes	
938	33" (23"-12"-8") White Oak	Poor	Poor	No	3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	140	No	
939	32" (18"-17") Tulip Poplar	Poor	Poor	No	Cavity exposing the heartwood. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	143-144	No	
940	24" White Oak	Good	Good	Yes			Yes	
941	24" Red Oak	Fair	Poor	No	2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	148	No	
942	23" White Oak	Good	Good	No	Tree of Quality		Yes	
~~943~~	29" (18"-12") White Oak	Fair	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 is undesirable and could be a life safety issue.	153	No	
944	30" (19"-12") Red Oak	Poor	Poor	No	Large trunk gall at base of tree. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	155	No	
945	24" Willow Oak	Good	Good	Yes	Landscape Tree. Has been impacted by construction, but has been properly root pruned.		Yes	
~~946~~	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No	

EXISTING TREE NUMBER 442 WAS DAMAGED DURING STORMS 10.28.2020. REFER TO ARBORIST REPORT. TREE HAS BEEN REMOVED FROM THE SITE

05.19.2021 - UPDATE TO EXISTING TREES THAT ARE TO BE REMOVED DUE TO THE NEXT PHASE OF WORK

CONDITIONS OF ZONING TREES

REFER TO COMMENT #9 IN THE CONDITIONS OF ZONING

Specimen Analysis
(Any reference to tree being "Gone" or the varying of the tag numbers are referring to previous Arborist Reports. The latest report from Outdoor Spaces on record: 16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta)
(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 island tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration	City of Alpharetta's Assessment
447	13" Crape Myrtle	Good	Good	Yes			Yes	
473	28" Scarlett Oak				Outside of limits of	__42		
477	9" Dogwood	Good	Good	Yes			Yes	
512	28" Willow Oak	Good	Good	Yes			Yes	
563	29" Willow Oak	Good	Good	Yes			Yes	
~~566~~	29" White Oak	Good	Good	Yes			Yes	
~~568~~	27" White Oak	Poor	Poor	No	Several main limbs	128-129	No	
591	24" Water Oak	Fair	Poor	No	Numerous main limbs	145	No	
593	27" Southern Red	Fair	Poor	No	2 Co-Dominate	147	No	
596	25" Southern Red	Fair	Fair	Yes			Yes	
820	26" Tulip Poplar				Does not meet the			
821	30" Red Oak	Fair	Poor	No	2 Co-Dominate	141	No	

TREE CARE AND MAINTENANCE PLAN

Arborguard Tree Specialists a DAVEY company
Arborguard
PO Box 477
Avondale Estates, GA 30002-0477
Phone: (404) 299-5555 Fax: (404) 294-0090
Email: ddechant@arborguard.com

Invoice Total $16,840
PAID
CK. NO. 103 #16,840
DATE 7/15/20

Client	Service Location	6/29/2020
TPA Group Tyler Wakefield 1776 Peachtree St Nw Ste100 Atlanta, GA 30309-2307	Tech 360 - BTS Office & Parking Deck Lakeview Pkwy Alpharetta, GA 30009	Proposal #: 20059051-1591805103 Account #: 7911986 Home: (770) 436-6016 Work: (770) 436-3400 Mobile: (770) 356-3274 Email: twakefield@tpa-grp.com

4 Year Plan 2020 - 2023

☐ Consultation — July — $4,440.00 — $4,440.00
July 2020 - October 2023
Provide urban forestry consulting services as specified: Provide site inspections as needed with reports during site construction. Provide quarter inspections of new trees for two years after issuance of CO. Time and materials not to exceed $4440.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — August — $640.00 — $640.00
August 2020
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — November — $640.00 — $640.00
November 2020
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — March — $640.00 — $640.00
March 2021
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — October — $640.00 — $640.00
October 2021
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — March — $640.00 — $640.00

Printed: 7/13/2020 — Page 1 of 3

Arborguard Tree Specialists a DAVEY company
Arborguard
PO Box 477
Avondale Estates, GA 30002-0477
Phone: (404) 299-5555 Fax: (404) 294-0090
Email: ddechant@arborguard.com

Client	Service Location	6/29/2020
TPA Group Tyler Wakefield 1776 Peachtree St Nw Ste100 Atlanta, GA 30309-2307	Tech 360 - BTS Office & Parking Deck Lakeview Pkwy Alpharetta, GA 30009	Proposal #: 20059051-1591805103 Account #: 7911986 Home: (770) 436-6016 Work: (770) 436-3400 Mobile: (770) 356-3274 Email: wakefield@tpa-grp.com

June 2023

Custom work as specified for approximately 180 newly planted trees. Not to exceed $2160.

Total of All Services: $16,840.00 — $16,840.00

☐

Invoice Total: $16,840
Contract #46212469 2020 $5720
Contract #46212489 2021 $6080
Contract #46212543 2022 $2880
Contract # 46212553 2023 $2160

Arborguard Tree Specialists a DAVEY company
Arborguard
PO Box 477
Avondale Estates, GA 30002-0477
Phone: (404) 299-5555 Fax: (404) 294-0090
Email: ddechant@arborguard.com

Client	Service Location	6/29/2020
TPA Group Tyler Wakefield 1776 Peachtree St Nw Ste100 Atlanta, GA 30309-2307	Tech 360 - BTS Office & Parking Deck Lakeview Pkwy Alpharetta, GA 30009	Proposal #: 20059051-1591805103 Account #: 7911986 Home: (770) 436-6016 Work: (770) 436-3400 Mobile: (770) 356-3274 Email: wakefield@tpa-grp.com

March 2022
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — October — $640.00 — $640.00
October 2022
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

28" Willow Oak (#512)
28" Willow Oak (#543)
22" Willow Oak (#542)
☐ Arborgrow Super Mix — April — $1,600.00 — $1,600.00
Optional: Approximately 33 trees along Lakeview Parkway and Haynes Bridge Road

April 2021
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

33 Trees as shown on site plan
☐ Arborgrow Super Mix — April — $1,600.00 — $1,600.00
Optional: Approximately 33 trees along Lakeview Parkway and Haynes Bridge Road

April 2022
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.

33 Trees as shown on site plan
☐ Arborgrow Super Mix — April — $3,200.00 — $3,200.00
Post Construction
April 2021
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions. Not to exceed $3200.

Approximately 180 Newly planted trees

☐ Tree Pruning — June — $2,160.00 — $2,160.00

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Lakeview - Phase 2 - Existing Trees

Existing Trees To Remain

Tree #	Species	Size (Cal.)	Specimen	Size (x 2)	Existing Inches
425	12" Crape Myrtle	12	X	24	
426	11" Crape Myrtle	11	X	22	
427	11" Crape Myrtle	11	X	22	
428	12" Crape Myrtle	12	X	24	
429	12" Crape Myrtle	12	X	24	
430	9" Crape Myrtle	9	X	18	
908	17" Crape Myrtle	18	X	36	
432	18" Crape Myrtle	18	X	36	
444	21" Willow Oak	21			21
447	13" Crape Myrtle	13	Buffer Tree		
448	17" Nuttall Oak	17	Buffer Tree		
450	Crape Myrtle	14	Buffer Tree		
636	Crape Myrtle	15	Buffer Tree		
449	18" Nuttall Oak	18	Buffer Tree		
453	15" Nuttall Oak	15	Buffer Tree		
454	17" Nuttall Oak	17	Buffer Tree		
455	11" Crape Myrtle	11	Buffer Tree		
457	Crape Myrtle	12	Buffer Tree		
456	14" Nuttall Oak	14			14
458	16" Crape Myrtle	16	Buffer Tree		
460	11" Red Maple	11			11
461	8" Red Maple	8	Buffer Tree		
462	16" Nuttall Oak	16	Buffer Tree		
463	15" Nuttall Oak	15	Buffer Tree		
464	9" Nuttall Oak	9	Buffer Tree		
465	9" Nuttall Oak	9	Buffer Tree		
466	15" Crape Myrtle	15	Buffer Tree		
467	8" Red Maple	8	DEAD		
468	21" White Oak	21	Buffer Tree		
469	22" White Oak	22	Buffer Tree		
826	12" Sourwood	12	Buffer Tree		
470	13" Nuttall Oak	13	Buffer Tree		
471	17" Riverbirch	17	Buffer Tree		
472	16" Crape Myrtle	16	Buffer Tree		
490	**16" Crape Myrtle**	**16**	**X**	***32***	
512	**28" Willow Oak**	**28**	**X**	***56***	
516	22" Willow Oak	22			22
518	**25" Willow Oak**	**25**	**X**	***50***	
526	24" Willow Oak	24			24
527	23" Willow Oak	23			23
529	22" Willow Oak	22			22
530	**25" Willow Oak**	**25**	**X**	***50***	
531	22" Willow Oak	22			22
532	21" Willow Oak	21			21
534	23" Willow Oak	23			23
912	20" Willow Oak	20			20
539	24" Willow Oak	24			24
540	25" Willow Oak	25			25
541	**26" Willow Oak**	**26**	**X**	***52***	
542	22" Willow Oak	22			22
543	**28" Willow Oak**	**28**	**X**	***56***	
545	**28" Willow Oak**	**28**	**X**	***56***	
546	**26" Willow Oak**	**26**	**X**	***52***	
547	21" Willow Oak	21			21
548	20" Willow Oak	20			20
550	19" Red Maple	19			19
553	**10" Fosterii Holly**	**10**	**X**	***20***	
554	21" Red Maple	21			21
555	21" Red Maple	21			21
556	20" Red Maple	20			20
557	21" Red Maple	21			21
558	**10" Fosterii Holly**	**10**	**X**	***20***	
559	**9" Fosterii Holly**	**9**	**X**	***18***	
560	**11" Fosterii Holly**	**11**	**X**	***22***	
561	**23" Crape Myrtle**	**23**	**X**	***46***	
562	**23" Crape Myrtle**	**23**	**X**	***46***	
563	**29" Willow Oak**	**29**	**X**	***58***	
565	9" Sourwood	9			9
566	**29" White Oak**	**29**	**X**	***58***	
567	10" Sourwood	10			10
569	41" (23"-21") White Oak	41			41
812	28" Tulip Poplar	28			28
813	29" Tulip Poplar	29			29
585	24" Tulip Poplar	24			24
591	24" Water Oak	24			24
593	27" Southern Red Oak	27			27
596	**25" Southern Red Oak**	**25**	**X**	***50***	
599	26"(17"-12") Tulip Poplar	26			26
606	20" White Oak	20			20
905	**24" Bald Cypress**	**24**	**X**	***48***	
913	24" (17"-10") White Oak	24			24
915	**13" Fosterii Holly**	**13**	**X**	***26***	
917	**12" Fosterii Holly**	**12**	**X**	***24***	
919	**14" Fosterii Holly**	**14**	**X**	***28***	
921	**12" Fosterii Holly**	**12**	**X**	***24***	
922	**18" Fosterii Holly**	**18**	**X**	***36***	
923	22" Sweet Gum	22			22
940	**24" White Oak**	**24**	**X**	***48***	
941	24" Red Oak	24			24
620	**26" White Oak**	**26**	**X**	***52***	
621	26" White Oak	26			26
942	23" White Oak	26			26
Caliper Inches				*1,234*	*797*
					2,031

SITE solutions

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PROFESSIONAL STAMP:
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1449 DAVID W. FLOYD, JR.

LAKEVIEW - ROADWAY
LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

SHEET STATUS

MARK	DATE	BY	RELEASE
A	05.18.2021	DF	LDP SUBMITTAL
B	08.11.2021	DF	LDP RESUBMITTAL
C	08.27.2021	DF	PROGRESS PRINT
D	09.17.2021	DF	LDP RESUBMITTAL

SHEET TITLE:
PHASE 1 EXISTING TREE DATA

PROJECT NUMBER:
20026.03

TP1.04

DATE: -

NOT ISSUED FOR CONSTRUCTION.

ARBORIST ASSESSMENT / REPORT - PHASE 2

Existing Trees To Remain

ID	COMMON	DBH	COND	NOTES	
1a	Pine, Loblolly	0	Good	Buffer	15
2a	Maple, Red	0	Fair	Buffer	15
3a	Pine, Loblolly	0	Fair	Buffer; codominant leaders; cankers	23
4a	Pine, Loblolly	0	Fair	Buffer, cankers	17
5a	Birch, River	0	Fair	Buffer, trunk decay; codominant leade	10
6a	Maple, Red	14	Fair	codominant leaders	
7a	Maple, Red	7	Good		
8a	Maple, Red	0	Good	Buffer	14
9a	Pine, Loblolly	27	Good		
10a	Pine, Loblolly	25	Good		
11a	Pine, Loblolly	21	Good		
12a	Pine, Loblolly	0	Good	Buffer	22
13a	Maple, Red	14	Fair	codominant leaders	
14a	Pine, Loblolly	18	Fair	cankers	
15a	Sweetgum, Common	11	Good		
16a	Pine, Loblolly	23	Fair	cankers	
17a	Pine, Loblolly	22	Good		
18a	Pine, Loblolly	23	Fair		
19a	Pine, Loblolly	25	Good		
20a	Maple, Red	6	Good		
21a	Maple, Red	0	Good	Buffer	8
22a	Maple, Red	0	Good	Buffer	7
23a	Maple, Red	0	Poor	trunk decay; serious decline	6
24a	Maple, Red	0	Good	Buffer	11
25a	Maple, Red	8	Good		
26a	Maple, Red	8	Good	codominant leaders	
27a	Pine, Loblolly	27	Good		
28a	Pine, Loblolly	17	Good		
29a	Pine, Loblolly	21	Fair	cankers	
30a	Pine, Loblolly	10	Fair		
31a	Pine, Loblolly	26	Fair	cankers	
32a	Maple, Red	0	Fair	Buffer; codominant leaders	8
33a	Willow, Black	0	Good	Buffer	11
34a	Maple, Red	0	Poor	Buffer ;trunk decay	18
35a	Maple, Red	0	Fair	Buffer; codominant leaders	10
36a	Maple, Red	0	Good	Buffer	8
37a	Maple, Red	10	Fair		
38a	Willow, Black	8	Good		
39a	Tulip Tree	10	Good		
40a	Sweetgum, Common	9	Good		
41a	Pine, Loblolly	11	Fair		
42a	Pine, Loblolly	20	Good		
43a	Pine, Loblolly	9	Good		
44a	Tulip Tree	18	Good		
45a	Maple, Red	10	Fair	multi-stemmed	
46a	Tulip Tree	17	Good		
47a	Sweetgum, Common	6	Good		
48a	Maple, Red	6	Good		
49a	Willow, Black	8	Fair	multi-stemmed	
50a	Sweetgum, Common	8	Good		
51a	Pine, Loblolly	28	Fair	trunk wounds	
52a	Sweetgum, Common	11	Good		
53a	Tulip Tree	17	Good		
54a	Cypress, Bald	0	Fair	Buffer	11
55a	Cypress, Bald	0	Fair	Buffer	15
56a	Cypress, Bald	0	Fair	Buffer	22
57a	Cypress, Bald	0	Fair	Buffer	16
58a	Cypress, Bald	0	Fair	Buffer	12
59a	Cypress, Bald	0	Fair	Buffer	17
60a	Maple, Sugar	13	Good		
61a	Maple, Red	8	Good		
62a	Maple, Red	0	Good	Buffer	6
63a	Cypress, Bald	0	Fair	Buffer	25
64a	Cypress, Bald	0	Fair	Buffer	18
65a	Maple, Red	0	Fair	Buffer	8
66a	Maple, Red	0	Fair	Buffer	18
67a	Maple, Red	0	Fair	Buffer; codominant leaders	15
68a	Hickory, Mockernut	0	Good	Buffer	6
69a	Maple, Sugar	9	Good		
70a	Maple, Red	15	Fair	multi-stemmed	
71a	Maple, Red	16	Good		
72a	Maple, Red	9	Fair	multi-stemmed	
73a	Maple, Red	0	Good	Buffer	8
74a	Persimmon, Common	0	Good	Buffer	8
75a	Maple, Red	0	Good	Buffer	9
76a	Maple, Red	0	Good	Buffer	11
77a	Pine, Loblolly	20	Good		
78a	Pine, Loblolly	10	Good		
79a	Sweetgum, Common	8	Fair		
80a	Tulip Tree	7	Good		
81a	Pine, Loblolly	11	Good		
82a	Pine, Loblolly	17	Good		
83a	Maple, Red	7	Good		
84a	Pine, Loblolly	20	Good	Buffer	20
85a	Pine, Loblolly	0	Poor	Buffer; lost main lead	12
86a	Pine, Loblolly	0	Fair	Buffer	16
87a	Sweetgum, Common	0	Good	Buffer	6
88a	Maple, Red	0	Good	Buffer	9
89a	Maple, Red	0	Fair	Buffer; codominant leaders	12
90a	Maple, Red	0	Good	Buffer	14
91a	Pine, Loblolly	15	Good		
92a	Pine, Loblolly	19	Good		
93a	Pine, Loblolly	11	Good		
94a	Pine, Loblolly	14	Good		
95a	Pine, Loblolly	12	Good		
96a	Pine, Loblolly	16	Good		
97a	Tulip Tree	8	Good		
98a	Tulip Tree	7	Good		
99a	Pine, Loblolly	16	Good		
100a	Pine, Loblolly	9	Good		
101a	Tulip Tree	7	Good		
102a	Pine, Loblolly	17	Good		
103a	Maple, Red	8	Fair		
104a	Maple, Red	8	Good		
105a	Maple, Red	0	Fair	Buffer; codominant leaders	7
106a	Maple, Red	0	Good	Buffer	7
107a	Pine, Loblolly	0	Fair	Buffer	22
108a	Maple, Red	0	Fair	Buffer; codominant leaders	9
109a	Maple, Red	11	Good		
110a	Maple, Red	6	Good		
111a	Pine, Loblolly	17	Good		
112a	Pine, Loblolly	22	Good		
113a	Tulip Tree	9	Good		
114a	Pine, Loblolly	14	Good		
115a	Pine, Loblolly	18	Good		
116a	Pine, Loblolly	18	Good		
117a	Tulip Tree	7	Good		
118a	Tulip Tree	8	Good		
119a	Pine, Loblolly	10	Good		
120a	Sweetgum, Common	10	Good		
121a	Pine, Loblolly	11	Good		
122a	Pine, Loblolly	12	Good		
123a	Pine, Loblolly	13	Good		
124a	Pine, Loblolly	17	Good		
125a	Pine, Loblolly	9	Good		
126a	Sweetgum, Common	9	Good		
127a	Sweetgum, Common	9	Good		
128a	Tulip Tree	11	Good		
129a	Pine, Loblolly	20	Good		
130a	Tulip Tree	6	Fair		
131a	Sweetgum, Common	8	Good		
132a	Maple, Red	0	Fair	Buffer; multi-stemmed	7
133a	Sweetgum, Common	0	Good	Buffer	8
134a	Tulip Tree	0	Good	Buffer	12
135a	Sweetgum, Common	8	Good		
136a	Tulip Tree	10	Good		
137a	Sweetgum, Common	7	Good		
138a	Sweetgum, Common	11	Good		
139a	Pine, Loblolly	19	Good		
140a	Pine, Loblolly	18	Good		
141a	Pine, Loblolly	15	Good		
142a	Pine, Loblolly	19	Good		
143a	Sweetgum, Common	8	Good		
144a	Tulip Tree	12	Good		
145a	Sweetgum, Common	13	Good		
146a	Cherry, Black	7	Fair		
147a	Sweetgum, Common	9	Good		
148a	Sweetgum, Common	7	Good		
149a	Tulip Tree	11	Good		
150a	Tulip Tree	7	Good		
151a	Sweetgum, Common	8	Good		
152a	Oak, White	7	Good		
153a	Oak, White	7	Good		
154a	Sweetgum, Common	9	Good		
155a	Pine, Loblolly	13	Good		
156a	Pine, Loblolly	14	Good		
157a	Pine, Loblolly	20	Good		
158a	Sweetgum, Common	7	Good		
159a	Pine, Loblolly	13	Fair		
160a	Pine, Loblolly	18	Good		
161a	Pine, Loblolly	17	Good		
162a	Tulip Tree	11	Good		
163a	Maple, Red	0	Good	Buffer; multi-stemmed	7
164a	Sweetgum, Common	12	Good		
165a	Pine, Loblolly	0	Good	Buffer	21
166a	Pine, Loblolly	18	Good		
167a	Sweetgum, Common	12	Good		
168a	Pine, Loblolly	18	Good		
169a	Sweetgum, Common	7	Good		
170a	Sweetgum, Common	10	Good		
171a	Tulip Tree	9	Fair		
172a	Pine, Loblolly	20	Fair		
173a	Pine, Loblolly	15	Fair		
174a	Pine, Loblolly	13	Good		
175a	Pine, Loblolly	18	Good		
176a	Sweetgum, Common	11	Good		
177a	Sweetgum, Common	9	Good		
178a	Pine, Loblolly	21	Good		
179a	Sweetgum, Common	10	Good		
180a	Pine, Loblolly	21	Good		
181a	Pine, Loblolly	16	Good		
182a	Tulip Tree	14	Fair		
183a	Oak, White	7	Good		
184a	Pine, Loblolly	8	Good		
185a	Sweetgum, Common	9	Fair	codominant leaders	
186a	Oak, Southern Red	8	Good		
187a	Oak, Water	6	Good		
188a	Sweetgum, Common	7	Fair		
189a	Oak, Water	8	Good		
190a	Pine, Loblolly	16	Good		
191a	Pine, Loblolly	15	Good		
192a	Sweetgum, Common	7	Good		
193a	Tulip Tree	6	Good		
194a	Tulip Tree	10	Good		
195a	Pine, Loblolly	11	Good		
196a	Pine, Loblolly	15	Good		
197a	Pine, Loblolly	16	Good		
198a	Sweetgum, Common	12	Good		
199a	Maple, Red	8	Good		
200a	Pine, Loblolly	17	Good		
201a	Pine, Loblolly	24	Good		
202a	Pine, Loblolly	14	Good		
203a	Sweetgum, Common	6	Good		
204a	Sweetgum, Common	7	Good		
205a	Sweetgum, Common	12	Good		
206a	Pine, Loblolly	15	Fair		
207a	Pine, Loblolly	10	Good		
208a	Sugarberry	0	Poor	trunk decay	13
209a	Pine, Loblolly	0	Good	Buffer	15
210a	Maple, Red	0	Good	Buffer	15
211a	Pine, Loblolly	0	Fair	Buffer	14
212a	Maple, Red	7	Fair	codominant leaders	
213a	Sweetgum, Common	9	Good		
214a	Sweetgum, Common	9	Good		
215a	Pine, Loblolly	21	Good		
216a	Pine, Loblolly	8	Good		
217a	Pine, Loblolly	7	Good		
218a	Pine, Loblolly	18	Good		
219a	Pine, Loblolly	15	Fair		
220a	Pine, Loblolly	16	Good		
221a	Tulip Tree	7	Good		
222a	Maple, Red	10	Good		
223a	Sweetgum, Common	9	Good		
224a	Sweetgum, Common	7	Fair		
225a	Sweetgum, Common	8	Good		
226a	Pine, Loblolly	12	Fair		
227a	Sweetgum, Common	8	Good		
228a	Tulip Tree	7	Fair		
229a	Pine, Loblolly	10	Good		
230a	Pine, Loblolly	18	Good		
231a	Maple, Red	11	Good		
232a	Sweetgum, Common	6	Good		
233a	Pine, Loblolly	18	Fair		
234a	Pine, Loblolly	12	Fair		
235a	Pine, Loblolly	12	Fair		
236a	Pine, Loblolly	14	Fair		
237a	Pine, Loblolly	12	Fair		
238a	Pine, Loblolly	15	Good		
239a	Pine, Loblolly	17	Good		
240a	Pine, Loblolly	19	Good		
241a	Oak, Water	7	Fair		
242a	Persimmon, Common	6	Fair		
243a	Pine, Loblolly	11	Good		
244a	Pine, Loblolly	13	Good		
245a	Pine, Loblolly	16	Good		
246a	Sweetgum, Common	14	Good		
247a	Pine, Loblolly	20	Fair		
248a	Pine, Loblolly	16	Fair		
249a	Pine, Loblolly	14	Good		
250a	Maple, Red	8	Good		
251a	Pine, Loblolly	10	Good		
252a	Maple, Red	0	Poor	codominant leaders; trunk decay	6
253a	Pine, Loblolly	10	Good		
254a	Pine, Loblolly	17	Fair		
255a	Cherry, Black	10	Good		
256a	Pine, Loblolly	7	Good		
257a	Pine, Loblolly	6	Good		
258a	Oak, White	8	Good		
259a	Oak, Water	9	Good		
260a	Maple, Red	9	Good		
261a	Pine, Loblolly	18	Good		
262a	Pine, Loblolly	17	Fair		
263a	Pine, Loblolly	13	Good		
264a	Pine, Loblolly	10	Good		
265a	Pine, Loblolly	15	Good		
266a	Pine, Loblolly	16	Good		
267a	Pine, Loblolly	9	Good		
268a	Pine, Loblolly	19	Good		
269a	Pine, Loblolly	17	Fair		
270a	Sweetgum, Common	7	Good		
271a	Pine, Loblolly	10	Good		
272a	Pine, Loblolly	7	Good		
273a	Pine, Loblolly	9	Good		
274a	Sweetgum, Common	9	Good		
275a	Pine, Loblolly	15	Good		
276a	Oak, Water	6	Good		
277a	Pine, Loblolly	7	Good		
278a	Pine, Loblolly	9	Good		
279a	Pine, Loblolly	6	Good		
280a	Pine, Loblolly	17	Good		
281a	Pine, Loblolly	21	Fair		
282a	Tulip Tree	12	Good		
283a	Pine, Loblolly	21	Good		
284a	Cherry, Black	6	Good		
285a	Pine, Loblolly	15	Good		
286a	Oak, Water	6	Fair	codominant leaders	
287a	Sweetgum, Common	16	Good		
288a	Pine, Loblolly	15	Good		
289a	Pine, Loblolly	16	Good		
290a	Pine, Loblolly	11	Good		
291a	Pine, Loblolly	11	Fair		
292a	Oak, Overcup	16	Fair		
293a	Oak, Overcup	0	Fair	Buffer	14
294a	Birch, River	0	Fair	Buffer; codominant leaders	7
295a	Pine, Loblolly	15	Fair		
296a	Pine, Loblolly	8	Good		
297a	Pine, Loblolly	11	Good		
298a	Pine, Loblolly	11	Good		
299a	Pine, Loblolly	8	Good		
300a	Pine, Loblolly	7	Good		
301a	Pine, Loblolly	6	Good		
302a	Pine, Loblolly	17	Good		
303a	Pine, Loblolly	18	Fair		
304a	Pine, Loblolly	14	Good		
305a	Pine, Loblolly	6	Good		
306a	Pine, Loblolly	6	Good		
307a	Pine, Loblolly	9	Good		
308a	Pine, Loblolly	8	Good		
309a	Pine, Loblolly	8	Good		
310a	Oak, Water	16	Good		
311a	Pine, Loblolly	19	Fair		
312a	Oak, Water	7	Good		
313a	Oak, Water	7	Good		
314a	Boxelder	7	Fair	codominant leaders	
315a	Pine, Loblolly	10	Good		
316a	Pine, Loblolly	6	Good		
317a	Pine, Loblolly	7	Good		
318a	Pine, Loblolly	7	Good		
319a	Pine, Loblolly	11	Good		
320a	Mulberry, Red	7	Good		
321a	Pine, Loblolly	10	Good		
322a	Pine, Loblolly	6	Good		
323a	Pine, Loblolly	6	Fair		
324a	Pine, Loblolly	6	Good		
325a	Pine, Loblolly	6	Good		
326a	Pine, Loblolly	25	Good		
327a	Pine, Loblolly	8	Good		
328a	Pine, Loblolly	7	Fair		
329a	Pine, Loblolly	22	Good		
330a	Pine, Loblolly	10	Good		
331a	Pine, Loblolly	8	Good		
332a	Pine, Loblolly	10	Good		
333a	Pine, Loblolly	9	Good		
334a	Pine, Loblolly	6	Good		
335a	Pine, Loblolly	17	Good		
336a	Pine, Loblolly	12	Good		
	Pine, Loblolly	9	Good	337	
337a	Pine, Loblolly	9	Good		
338a	Pine, Loblolly	8	Fair		
339a	Pine, Loblolly	7	Good		
340a	Pine, Loblolly	10	Good		
341a	Pine, Loblolly	11	Good		
342a	Pine, Loblolly	6	Good		
343a	Pine, Loblolly	9	Good		
344a	Pine, Loblolly	8	Good		
345a	Pine, Loblolly	9	Good		
346a	Pine, Loblolly	7	Fair		
347a	Pine, Loblolly	10	Good		
348a	Pine, Loblolly	10	Good		
349a	Pine, Loblolly	10	Good		
350a	Pine, Loblolly	7	Good		
351a	Pine, Loblolly	11	Good		
352a	Pine, Loblolly	14	Good		
353a	Pine, Loblolly	8	Good		
354a	Pine, Loblolly	6	Good		
355a	Pine, Loblolly	12	Fair	cankers	
356a	Pine, Loblolly	6	Good		
357a	Pine, Loblolly	17	Good		
358a	Pine, Loblolly	7	Good		
359a	Pine, Loblolly	7	Good		
360a	Pine, Loblolly	8	Good		
361a	Pine, Loblolly	7	Good		
362a	Pine, Loblolly	19	Good		
363a	Pine, Loblolly	10	Good		
364a	Pine, Loblolly	15	Good		
365a	Pine, Loblolly	10	Good		
366a	Pine, Loblolly	8	Fair	cankers	
367a	Pine, Loblolly	7	Good		
368a	Pine, Loblolly	8	Good		
369a	Pine, Loblolly	6	Good		
370a	Pine, Loblolly	13	Good		
371a	Pine, Loblolly	7	Good		
372a	Pine, Loblolly	16	Good		
373a	Pine, Loblolly	10	Good		
374a	Pine, Loblolly	7	Good		
375a	Pine, Loblolly	6	Good		
376a	Pine, Loblolly	6	Good		
377a	Pine, Loblolly	9	Fair	cankers	
378a	Pine, Loblolly	12	Good		
379a	Pine, Loblolly	7	Good		
380a	Pine, Loblolly	6	Good		
381a	Pine, Loblolly	15	Fair		
382a	Pine, Loblolly	13	Fair	cankers	
383a	Pine, Loblolly	8	Fair	cankers	
384a	Pine, Loblolly	6	Good		
385a	Pine, Loblolly	11	Fair	cankers	
386a	Pine, Loblolly	15	Good		
387a	Pine, Loblolly	9	Good		
388a	Pine, Loblolly	10	Good		
389a	Pine, Loblolly	6	Good		
390a	Cherry, Black	10	Fair	trunk wounds	
391a	Sycamore, American	11	Good		
392a	Pine, Loblolly	7	Good		
393a	Pine, Loblolly	13	Good		
394a	Pine, Loblolly	15	Good		
395a	Pine, Loblolly	7	Good		
396a	Sweetgum, Common	7	Good		
397a	Sweetgum, Common	10	Good		
398a	Pine, Loblolly	19	Good		
399a	Pine, Loblolly	19	Good		
400a	Pine, Loblolly	15	Good		
401a	Pine, Loblolly	15	Good		
402a	Cherry, Black	8	Fair		
403a	Pine, Loblolly	17	Good		
404a	Oak, Water	7	Good		
405a	Maple, Red	6	Fair	codominant leaders	
406a	Pine, Loblolly	14	Good		
407a	Pine, Loblolly	17	Good		
408a	Pine, Loblolly	16	Good		
409a	Persimmon, Common	7	Good		
410a	Oak, White	11	Good		
411a	Mulberry, Red	0	Poor	trunk decay	6
412a	Pine, Loblolly	7	Good		
413a	Pine, Loblolly	6	Good		
414a	Pine, Loblolly	8	Good		
415a	Pine, Loblolly	10	Good		
416a	Pine, Loblolly	17	Good		
417a	Pine, Loblolly	9	Good		
418a	Pine, Loblolly	7	Good		
419a	Pine, Loblolly	10	Good		
420a	Pine, Loblolly	10	Good		
421a	Pine, Loblolly	8	Good		
422a	Pine, Loblolly	6	Good		
423a	Pine, Loblolly	9	Good		
424a	Pine, Loblolly	8	Good		
425a	Pine, Loblolly	8	Fair	cankers	
426a	Pine, Loblolly	7	Fair		
427a	Pine, Loblolly	16	Good		
428a	Pine, Loblolly	24	Good		
429a	Birch, River	11	Fair		
430a	Maple, Red	14	Fair		
431a	Maple, Red	15	Fair		
432a	Oak, Overcup	22	Fair		
433a	Oak, Overcup	18	Fair		
434a	Pine, Loblolly	9	Good		
435a	Pine, Loblolly	7	Good		
436a	Pine, Loblolly	7	Good		
437a	Pine, Loblolly	8	Good		
438a	Pine, Loblolly	7	Good		
439a	Pine, Loblolly	6	Good		
440a	Pine, Loblolly	7	Good		
441a	Pine, Loblolly	11	Good		
442a	Pine, Loblolly	9	Fair	cankers	
443a	Pine, Loblolly	10	Good		
444a	Pine, Loblolly	9	Good		
445a	Pine, Loblolly	10	Good		
446a	Pine, Loblolly	7	Good		
447a	Pine, Loblolly	11	Fair		
448a	Pine, Loblolly	11	Good		
449a	Pine, Loblolly	7	Good		
450a	Pine, Loblolly	8	Good		
451a	Pine, Loblolly	13	Good		
452a	Pine, Loblolly	10	Good		
453a	Pine, Loblolly	7	Good		
454a	Pine, Loblolly	8	Good		
455a	Pine, Loblolly	8	Good		
456a	Pine, Loblolly	7	Fair		
457a	Pine, Loblolly	18	Good		
458a	Pine, Loblolly	15	Fair	codominant leaders	
459a	Pine, Loblolly	12	Fair		
460a	Pine, Loblolly	10	Fair		
461a	Pine, Loblolly	14	Good		
462a	Pine, Loblolly	11	Good		
463a	Pine, Loblolly	16	Good		
464a	Pine, Loblolly	16	Good		
465a	Pine, Loblolly	9	Good		
466a	Pine, Loblolly	13	Good		
467a	Pine, Loblolly	24	Good		
468a	Sweetgum, Common	9	Good		
469a	Persimmon, Common	7	Good		
470a	Persimmon, Common	8	Good		
471a	Persimmon, Common	7	Good		
472a	Sweetgum, Common	11	Good		
473a	Pine, Loblolly	19	Good		
474a	Pine, Loblolly	22	Good		
475a	Tulip Tree	15	Good		
476a	Pine, Loblolly	15	Fair		
477a	Pine, Loblolly	10	Good		
478a	Pine, Loblolly	18	Good		
479a	Pine, Loblolly	9	Good		
480a	Tulip Tree	14	Good		
481a	Oak, Southern Red	7	Good		
482a	Pine, Loblolly	23	Good		
483a	Pine, Loblolly	10	Good		
484a	Pine, Loblolly	13	Good		
485a	Pine, Loblolly	17	Good		
486a	Pine, Loblolly	21	Good		
487a	Pine, Loblolly	18	Fair		
488a	Pine, Loblolly	14	Fair		
489a	Sweetgum, Common	7	Good		
490a	Pine, Loblolly	27	Fair		
491a	Sweetgum, Common	11	Good		
492a	Pine, Loblolly	13	Fair		
493a	Pine, Loblolly	8	Good		
494a	Sweetgum, Common	13	Good		
495a	Pine, Loblolly	8	Good		
496a	Pine, Loblolly	9	Fair		
497a	Pine, Loblolly	13	Good		
498a	Pine, Loblolly	13	Good		
499a	Pine, Loblolly	19	Good		
500a	Pine, Loblolly	16	Good		
501a	Oak, Water	7	Good		
502a	Oak, Water	9	Good		
503a	Pine, Loblolly	7	Good		
504a	Pine, Loblolly	7	Good		
505a	Pine, Loblolly	8	Good		
506a	Pine, Loblolly	8	Good		
507a	Pine, Loblolly	9	Fair		
508a	Pine, Loblolly	8	Good		
509a	Pine, Loblolly	11	Good		
510a	Sycamore, American	12	Good		
511a	Sycamore, American	7	Good		
512a	Pine, Loblolly	13	Good		
513a	Pine, Loblolly	6	Good		
514a	Pine, Loblolly	12	Fair		
515a	Mulberry, Red	7	Fair		
516a	Pine, Loblolly	15	Good		
517a	Pine, Loblolly	8	Good		
518a	Pine, Loblolly	9	Good		
519a	Pine, Loblolly	8	Good		
520a	Pine, Loblolly	14	Good		
521a	Pine, Loblolly	9	Good		
522a	Pine, Loblolly	11	Good		
523a	Pine, Loblolly	14	Good		
524a	Pine, Loblolly	8	Fair		
525a	Pine, Loblolly	9	Good		
526a	Pine, Loblolly	9	Good		
527a	Pine, Loblolly	10	Good		
528a	Pine, Loblolly	20	Good		
529a	Pine, Loblolly	13	Good		
530a	Pine, Loblolly	7	Good		
531a	Pine, Loblolly	7	Good		
532a	Pine, Loblolly	7	Good		
533a	Pine, Loblolly	11	Good		
534a	Pine, Loblolly	11	Good		
535a	Pine, Loblolly	7	Fair		
536a	Pine, Loblolly	16	Good		
537a	Pine, Loblolly	14	Good		
538a	Pine, Loblolly	9	Good		
539a	Pine, Loblolly	8	Good		
540a	Pine, Loblolly	17	Good		
541a	Pine, Loblolly	18	Good		
542a	Sycamore, American	0	Poor	lost main leader; trunk decay	13
543a	Pine, Virginia	7	Fair		
544a	Sycamore, American	10	Good		
545a	Pine, Loblolly	15	Fair		
546a	Pine, Loblolly	13	Good		
547a	Pine, Loblolly	7	Good		
548a	Pine, Loblolly	7	Good		
549a	Sycamore, American	9	Good		
550a	Pine, Loblolly	13	Good		
551a	Pine, Loblolly	8	Good		
552a	Pine, Loblolly	17	Good		
553a	Pine, Loblolly	15	Good		
554a	Pine, Loblolly	11	Fair		
555a	Pine, Loblolly	8	Good		
556a	Pine, Loblolly	13	Good		
557a	Pine, Loblolly	7	Good		
558a	Pine, Loblolly	14	Good		
559a	Pine, Loblolly	15	Good		
560a	Pine, Loblolly	6	Good		
561a	Pine, Loblolly	8	Good		
562a	Pine, Loblolly	8	Good		
563a	Pine, Loblolly	15	Good		
564a	Pine, Loblolly	7	Good		
565a	Pine, Loblolly	9	Good		
566a	Pine, Loblolly	9	Good		
567a	Pine, Loblolly	6	Good		
568a	Pine, Loblolly	7	Good		
569a	Pine, Loblolly	12	Good		
570a	Tulip Tree	9	Good		
571a	Sweetgum, Common	13	Good		
572a	Maple, Red	8	Good		
573a	Sweetgum, Common	8	Good		
574a	Tulip Tree	10	Good		
575a	Sweetgum, Common	7	Good		
576a	Sweetgum, Common	12	Good		
577a	Pine, Loblolly	17	Good		
578a	Pine, Loblolly	19	Good		
579a	Maple, Red	7	Good		
580a	Sweetgum, Common	12	Good		
581a	Pine, Loblolly	13	Good		
582a	Pine, Loblolly	18	Good		
583a	Pine, Loblolly	8	Good		
584a	Pine, Loblolly	11	Good		
585a	Pine, Loblolly	7	Good		
586a	Pine, Loblolly	16	Good		
587a	Tulip Tree	0	Good	Not on Property	9
588a	Pine, Loblolly	0	Good	Not on Property	8
589a	Pine, Loblolly	0	Good	Not on Property	9
590a	Pine, Loblolly	0	Good	Not on Property	9
591a	Sweetgum, Common	0	Good	Not on Property	19
592a	Pine, Loblolly	0	Good	Not on Property	7
593a	Pine, Loblolly	0	Good	Not on Property	7
594a	Pine, Loblolly	7	Good		
595a	Pine, Loblolly	10	Good		
596a	Pine, Loblolly	7	Good		
597a	Pine, Loblolly	6	Fair		
598a	Pine, Loblolly	10	Good		
599a	Pine, Loblolly	12	Fair		
600a	Pine, Loblolly	9	Good		
601a	Sweetgum, Common	6	Good		
602a	Pine, Loblolly	16	Good		
603a	Pine, Loblolly	12	Good		
604a	Pine, Loblolly	17	Good		
605a	Sweetgum, Common	9	Fair	codominant leaders	
606a	Pine, Loblolly	11	Good		
607a	Pine, Loblolly	12	Good		
608a	Pine, Loblolly	7	Good		
609a	Pine, Loblolly	6	Fair		
610a	Pine, Loblolly	9	Good		
611a	Pine, Virginia	8	Fair		
612a	Pine, Loblolly	8	Good		
613a	Pine, Loblolly	0	Poor	in failure	7
614a	Pine, Loblolly	9	Good		
615a	Pine, Loblolly	12	Good		
616a	Pine, Loblolly	9	Good		
617a	Pine, Loblolly	9	Good		
618a	Pine, Loblolly	7	Good		
619a	Pine, Loblolly	10	Good		
620a	Pine, Loblolly	11	Good		
621a	Pine, Loblolly	10	Good		
622a	Pine, Loblolly	7	Good		
623a	Pine, Loblolly	15	Good		
624a	Pine, Loblolly	9	Good		
625a	Pine, Loblolly	14	Fair	lost major leader or limb	
626a	Pine, Loblolly	13	Good		
627a	Pine, Loblolly	10	Good		
628a	Pine, Loblolly	8	Fair	codominant leaders	
629a	Pine, Loblolly	8	Good		
630a	Pine, Loblolly	11	Good		
631a	Pine, Loblolly	8	Good		
632a	Elm, Winged	8	Fair		
633a	Pine, Loblolly	7	Good		
634a	Pine, Loblolly	8	Good		
635a	Pine, Loblolly	10	Good		
636a	Pine, Loblolly	0	Poor	lost main leader	15
637a	Pine, Loblolly	0	Poor	cankers; signs of stress	13
638a	Pine, Loblolly	12	Good		
639a	Pine, Loblolly	12	Good		
640a	Pine, Loblolly	17	Good		
641a	Sycamore, American	16	Fair		
642a	Oak, Shumard	0	Fair	Buffer; trunk wounds	11
643a	Oak, Overcup	20	Fair		
644a	Oak, Overcup	0	Fair	Buffer	11
645a	Pine, Loblolly	16	Good		
646a	Pine, Loblolly	18	Good		
647a	Pine, Loblolly	10	Good		
648a	Pine, Loblolly	10	Good		
649a	Pine, Loblolly	10	Good		
650a	Pine, Loblolly	12	Good		
651a	Pine, Loblolly	10	Good		
652a	Pine, Loblolly	10	Good		
653a	Pine, Loblolly	0	Poor	serious decline	8
654a	Pine, Loblolly	13	Good		
655a	Pine, Loblolly	7	Good		
656a	Pine, Loblolly	8	Good		
657a	Pine, Loblolly	7	Good		
658a	Pine, Loblolly	16	Good		
659a	Pine, Loblolly	7	Good		
660a	Pine, Loblolly	14	Good		
661a	Willow, Black	8	Fair		
662a	Pine, Loblolly	6	Good		
663a	Pine, Loblolly	19	Good		
664a	Pine, Loblolly	9	Good		
665a	Sweetgum, Common	8	Good		
666a	Maple, Red	14	Good		
667a	Sweetgum, Common	7	Good		
668a	Sweetgum, Common	8	Good		
669a	Pine, Loblolly	17	Good		
670a	Sweetgum, Common	6	Good		
671a	Sweetgum, Common	7	Good		
672a	Tulip Tree	17	Good		
673a	Tulip Tree	11	Fair	codominant leaders	
674a	Sweetgum, Common	15	Fair	codominant leaders	
675a	Pine, Loblolly	11	Good		
676a	Pine, Loblolly	9	Good		
677a	Pine, Loblolly	9	Good		
678a	Pine, Loblolly	10	Good		
679a	Pine, Loblolly	8	Good		
680a	Pine, Loblolly	8	Good		
681a	Pine, Loblolly	9	Good		
682a	Pine, Loblolly	8	Good		
683a	Pine, Loblolly	6	Good		
684a	Pine, Loblolly	8	Good		
685a	Pine, Loblolly	13	Good		
686a	Pine, Loblolly	12	Good		
687a	Pine, Loblolly	11	Good		
688a	Pine, Loblolly	7	Good		
689a	Pine, Loblolly	8	Good		
690a	Pine, Loblolly	10	Good		
691a	Sweetgum, Common	9	Good		
692a	Pine, Loblolly	7	Fair		
693a	Pine, Loblolly	14	Good		
694a	Maple, Red	8	Good		
695a	Sweetgum, Common	10	Fair		
696a	Sweetgum, Common	8	Good		
697a	Tulip Tree	7	Good		
698a	Pine, Loblolly	13	Fair		
699a	Maple, Red	13	Good		
700a	Maple, Red	7	Fair	multi-stemmed	
701a	Tulip Tree	0	Good	Buffer	11
702a	Tulip Tree	0	Good	Buffer	6
703a	Pine, Loblolly	22	Good		
704a	Tulip Tree	7	Good		
705a	Pine, Loblolly	20	Good		
706a	Tulip Tree	7	Good		
707a	Maple, Red	6	Good		
708a	Pine, Loblolly	23	Good		
709a	Pine, Loblolly	17	Good		
710a	Maple, Red	6	Good		
711a	Pine, Loblolly	14	Good		
712a	Pine, Loblolly	15	Good		
713a	Oak, Water	0	Good	Buffer	24
714a	Sweetgum, Common	0	Good	Buffer	7
715a	Tulip Tree	0	Good	Buffer	9
716a	Tulip Tree	0	Good	Buffer	7
717a	Tulip Tree	0	Good	Buffer	8
718a	Tulip Tree	0	Good	Buffer	7
719a	Tulip Tree	0	Good	Buffer	8
720a	Pine, Loblolly	0	Good	Buffer	21
721a	Tulip Tree	0	Good	Buffer	8
722a	Willow, Black	0	Fair	Buffer	12
723a	Tulip Tree	7	Good		
724a	Sweetgum, Common	8	Good		
725a	Hickory, Mockernut	0	Good	Buffer	8
726a	Sweetgum, Common	0	Good	Off Property	6
727a	Hickory, Mockernut	0	Good	Off Property	11
728a	Hickory, Mockernut	0	Good	Off Property	12
729a	Beech, American	0	Good	Off Property	11
730a	Hickory, Mockernut	7	Fair		
731a	Oak, White	11	Good		
732a	Hickory, Mockernut	11	Good		
733a	Tulip Tree	30	Fair		
734a	Hickory, Mockernut	6	Good		
735a	Tulip Tree	24	Good		
736a	Hickory, Mockernut	6	Good		
737a	Hickory, Mockernut	7	Good		
738a	Hickory, Mockernut	6	Good		
739a	Pine, Loblolly	0	Poor	trunk decay	24
740a	Sweetgum, Common	11	Good		
741a	Sweetgum, Common	13	Good		
742a	Sweetgum, Common	10	Good		
743a	Tulip Tree	0	Good	Buffer	22
744a	Oak, White	0	Good	Buffer	6
745a	Hickory, Mockernut	0	Good	Buffer	17
746a	Tulip Tree	0	Good	Buffer	9
747a	Tulip Tree	0	Good	Buffer	10
748a	Tulip Tree	0	Good	Buffer	9
749a	Pine, Loblolly	0	Good	Buffer	27
750a	Maple, Red	0	Fair	Buffer	8
751a	Maple, Red	0	Good	Buffer	13
752a	Tulip Tree	0	Good	Buffer	10
753a	Sweetgum, Common	0	Poor	Buffer; hollow	10
754a	Sweetgum, Common	0	Good	Buffer	18
755a	Sweetgum, Common	0	Good	Buffer	10
756a	Sweetgum, Common	0	Good	Buffer	7
757a	Sweetgum, Common	11	Good		
758a	Pine, Loblolly	22	Good		
759a	Sweetgum, Common	7	Good		
760a	Sweetgum, Common	9	Fair		
761a	Pine, Loblolly	16	Good		
762a	Tulip Tree	25	Good		
763a	Tulip Tree	25	Good		
764a	Sweetgum, Common	7	Good		
765a	Tulip Tree	9	Fair	codominant leaders	
766a	Pine, Loblolly	24	Good		
767a	Tulip Tree	15	Good		
768a	Pine, Loblolly	15	Good		
769a	Sweetgum, Common	12	Good		
770a	Sweetgum, Common	9	Fair		
771a	Pine, Loblolly	17	Good		
772a	Pine, Loblolly	18	Good		
773a	Sweetgum, Common	10	Good		
774a	Sweetgum, Common	9	Good		
775a	Pine, Loblolly	21	Good		
776a	Sweetgum, Common	7	Good		
777a	Tulip Tree	10	Good		
778a	Sweetgum, Common	11	Good		
779a	Sweetgum, Common	6	Good		
780a	Pine, Loblolly	0	Good	Buffer	11
781a	Maple, Red	0	Good	Buffer	10
782a	Tulip Tree	0	Good	Buffer	13
783a	Tulip Tree	0	Good	Buffer	7
784a	Maple, Red	0	Fair	Buffer	7
785a	Tulip Tree	0	Good	Buffer	10
786a	Pine, Loblolly	0	Good	Buffer	27
787a	Tulip Tree	0	Good	Buffer	9
788a	Pine, Loblolly	0	Good	Buffer	13
789a	Maple, Red	0	Good	Buffer	10
790a	Maple, Red	0	Good	Buffer	10
791a	Maple, Red	0	Good	Buffer	9
792a	Pine, Loblolly	28	Good		
793a	Tulip Tree	10	Good		
794a	Maple, Red	0	Fair	Buffer; basal decay	15
795a	Maple, Red	0	Good	Buffer	15
796a	Tulip Tree	0	Good	Buffer	9
797a	Tulip Tree	17	Good		
798a	Tulip Tree	0	Fair		18
799a	Tulip Tree	10	Good		
800a	Pine, Loblolly	0	Good	Buffer	20
801a	Oak, Water	0	Fair	Buffer; codominant leaders	10
802a	Pine, Loblolly	21	Good		
803a	Pine, Loblolly	19	Good		
804a	Pine, Loblolly	20	Good		
805a	Tulip Tree	11	Good		
806a	Tulip Tree	12	Good		
807a	Tulip Tree	10	Good		
808a	Sweetgum, Common	0	Poor	basal decay	12
809a	Tulip Tree	8	Good		
810a	Tulip Tree	11	Good		
811a	Pine, Loblolly	11	Good		
812a	Pine, Loblolly	17	Good		
813a	Tulip Tree	9	Good		
814a	Pine, Loblolly	18	Good		
815a	Maple, Red	8	Good		
816a	Sweetgum, Common	13	Good		
817a	Sweetgum, Common	12	Fair	trunk wounds	
818a	Pine, Loblolly	17	Good		
819a	Pine, Loblolly	22	Good		
820a	Sweetgum, Common	13	Good		
821a	Sweetgum, Common	10	Good		
822a	Pine, Loblolly	22	Good		
823a	Pine, Loblolly	19	Good		
824a	Pine, Loblolly	19	Good		
825a	Tulip Tree	10	Good		
826a	Pine, Loblolly	19	Good		
827a	Maple, Red	7	Good		
828a	Tulip Tree	8	Good		
829a	Pine, Loblolly	14	Good		
830a	Tulip Tree	12	Good		
831a	Maple, Red	7	Good		
832a	Maple, Red	6	Good		
833a	Sweetgum, Common	14	Good		
834a	Sweetgum, Common	6	Good		
835a	Pine, Loblolly	22	Good		
836a	Sweetgum, Common	11	Good		
837a	Sourwood	7	Good		
838a	Sourwood	9	Good		
839a	Tulip Tree	20	Good		
840a	Tulip Tree	18	Good		
841a	Sweetgum, Common	7	Good		
842a	Sweetgum, Common	7	Good		
843a	Tulip Tree	20	Good		
844a	Sweetgum, Common	8	Good		
845a	Pine, Loblolly	18	Good		
846a	Tupelo, Black	6	Good		
847a	Tulip Tree	27	Good		
848a	Pine, Loblolly	21	Good		
849a	Sweetgum, Common	9	Good		
850a	Cherry, Black	12	Good		
851a	Pine, Loblolly	18	Good		
852a	Pine, Loblolly	20	Good		
853a	Pine, Loblolly	27	Good		
854a	Tulip Tree	10	Good		
855a	Tulip Tree	14	Good		
856a	Tulip Tree	7	Good		
857a	Pine, Loblolly	23	Good		
858a	Maple, Red	7	Good		
859a	Pine, Loblolly	15	Good		
860a	Sweetgum, Common	8	Good		
861a	Sweetgum, Common	14	Good		
862a	Pine, Loblolly	22	Good		
863a	Tulip Tree	14	Good		
864a	Tulip Tree	8	Good		
865a	Tulip Tree	10	Good		
866a	Pine, Loblolly	26	Good		
867a	Tulip Tree	12	Fair		
868a	Sweetgum, Common	8	Good		
869a	Sweetgum, Common	6	Good		
870a	Sweetgum, Common	8	Good		
871a	Pine, Loblolly	26	Good		
872a	Sweetgum, Common	10	Good		
873a	Pine, Shortleaf	14	Good		
874a	Sweetgum, Common	13	Good		
875a	Cherry, Black	10	Fair		
876a	Oak, White	10	Good		
877a	Tulip Tree	7	Good		
878a	Sweetgum, Common	10	Good		
879a	Pine, Loblolly	18	Good		
880a	Sweetgum, Common	11	Good		
881a	Pine, Loblolly	20	Good		
882a	Sweetgum, Common	11	Good		
883a	Pine, Loblolly	11	Good		
884a	Sweetgum, Common	12	Good		
885a	Maple, Red	11	Good		
886a	Maple, Red	17	Fair		
887a	Pine, Loblolly	22	Good		
888a	Pine, Loblolly	18	Good		
889a	Pine, Loblolly	22	Good		
890a	Tulip Tree	13	Good		
891a	Pine, Loblolly	19	Good		
892a	Sweetgum, Common	17	Good		
893a	Sweetgum, Common	7	Good		
894a	Pine, Loblolly	19	Good		
895a	Pine, Loblolly	18	Good		
896a	Sweetgum, Common	12	Good		
897a	Sweetgum, Common	8	Good		
898a	Pine, Loblolly	22	Good		
899a	Pine, Loblolly	18	Good		
900a	Tulip Tree	12	Good		
901a	Sweetgum, Common	7	Good		
902a	Sweetgum, Common	8	Good		
903a	Pine, Loblolly	19	Good		
904a	Sweetgum, Common	9	Good		
905a	Sweetgum, Common	9	Good		
906a	Pine, Shortleaf	13	Good		
907a	Sweetgum, Common	15	Good		
908a	Maple, Red	7	Good		
909a	Sweetgum, Common	17	Good		
910a	Pine, Loblolly	25	Good		
911a	Pine, Loblolly	20	Good		
912a	Pine, Loblolly	17	Good		
913a	Pine, Loblolly	21	Good		
914a	Sweetgum, Common	12	Good		
915a	Pine, Loblolly	0	Poor	trunk decay	19
916a	Sweetgum, Common	9	Good		
917a	Sweetgum, Common	16	Good		
918a	Sweetgum, Common	6	Good		
919a	Tulip Tree	13	Good		
920a	Tulip Tree	12	Good		
921a	Sweetgum, Common	6	Good		
922a	Sweetgum, Common	11	Good		
923a	Sweetgum, Common	9	Good		
924a	Pine, Loblolly	21	Fair	leaning	
925a	Sweetgum, Common	10	Good		
926a	Tulip Tree	7	Good		
927a	Tulip Tree	10	Good		
928a	Tulip Tree	8	Good		
929a	Sweetgum, Common	19	Good		
930a	Oak, White	13	Good		
931a	Tulip Tree	19	Good		
932a	Sweetgum, Common	0	Poor	trunk decay	11
933a	Sweetgum, Common	7	Good		
934a	Tulip Tree	10	Good		
935a	Sweetgum, Common	11	Good		
936a	Pine, Loblolly	21	Good		
937a	Tulip Tree	12	Good		
938a	Pine, Loblolly	23	Good		
939a	Pine, Loblolly	19	Good		
940a	Pine, Loblolly	11	Good		
941a	Sweetgum, Common	10	Good		
942a	Tulip Tree	17	Good		
943a	Pine, Loblolly	23	Good		
944a	Tulip Tree	10	Good		
945a	Tulip Tree	11	Good		
946a	Pine, Loblolly	22	Good		
947a	Oak, Northern Red	11	Good		
948a	Tulip Tree	11	Good		
949a	Tulip Tree	15	Good		
950a	Sweetgum, Common	11	Good		
951a	Maple, Red	6	Good		
952a	Oak, White	7	Good		
953a	Hickory, Mockernut	8	Good		
954a	Tulip Tree	17	Good		
955a	Maple, Red	7	Fair		
956a	Sweetgum, Common	13	Good		
957a	Tulip Tree	9	Good		
958a	Pine, Loblolly	23	Good		
959a	Oak, Willow	8	Good		
960a	Oak, White	9	Good		
961a	Tulip Tree	6	Good		
962a	Sweetgum, Common	18	Good		
963a	Oak, Northern Red	30	Good		
964a	Tulip Tree	10	Good		
965a	Sweetgum, Common	9	Good		
966a	Oak, Northern Red	18	Good		
967a	Oak, Northern Red	16	Good		
968a	Tulip Tree	23	Good		
969a	Maple, Red	7	Good		
970a	Beech, American	8	Good		
971a	Oak, Northern Red	18	Good		
972a	Pine, Shortleaf	12	Good		
973a	Hickory, Mockernut	0	Good	Buffer	7
974a	Oak, White	0	Good	Buffer	26
975a	Tulip Tree	14	Good		
976a	Oak, Northern Red	15	Good		
977a	Hickory, Mockernut	7	Good		
978a	Oak, White	9	Good		
979a	Oak, White	16	Good		
980a	Oak, White	7	Good		
981a	Tulip Tree	12	Good		
982a	Tulip Tree	6	Good		
983a	Tulip Tree	0	Poor	basal decay	17
984a	Oak, White	29	Good		
985a	Tulip Tree	0	Poor	basal decay	36
986a	Oak, Northern Red	14	Good		
987a	Sourwood	8	Good		
988a	Oak, Northern Red	20	Good		
989a	Oak, Northern Red	17	Good		
990a	Oak, Northern Red	25	Good		
991a	Sweetgum, Common	7	Good		
992a	Oak, White	7	Good		
993a	Oak, White	16	Good		
994a	Oak, White	8	Good		
995a	Oak, Northern Red	20	Good		
996a	Oak, Northern Red	17	Good		
997a	Oak, Northern Red	27	Good		
998a	Oak, White	11	Good		
999a	Hickory, Mockernut	11	Good		
1000a	Oak, White	10	Good		
1001a	Oak, White	13	Good		
1002a	Oak, White	7	Good		
1003a	Oak, White	15	Good		
1004a	Oak, White	10	Good		
1005a	Sourwood	7	Fair		
1006a	Oak, Northern Red	0	Good	Buffer	17
1007a	Hickory, Mockernut	0	Good	Buffer	8
1008a	Oak, White	0	Good	Buffer	17
1009a	Tulip Tree	0	Fair	Buffer	15
1010a	Maple, Red	0	Fair	Buffer	10
1011a	Oak, Northern Red	0	Fair	Buffer	17
1012a	Hickory, Mockernut	0	Fair	Buffer	8
1013a	Sourwood	0	Good	Buffer	7
1014a	Oak, Northern Red	0	Good	Buffer	14
1015a	Oak, Northern Red	0	Good	Buffer	15
1016a	Oak, White	0	Good	Buffer	11
1017a	Oak, White	0	Fair	Buffer	8
1018a	Oak, White	16	Good		
1019a	Oak, White	0	Good	Buffer	7
1020a	Oak, White	0	Good	Buffer	8
1021a	Oak, Northern Red	0	Good	Buffer	18
1022a	Sourwood	0	Good	Buffer	12
1023a	Tulip Tree	0	Good	Buffer	14
1024a	Maple, Red	0	Good	Buffer	15
1025a	Sweetgum, Common	0	Good	Buffer	13
1026a	Pine, Loblolly	25	Good		
1027a	Maple, Red	13	Fair		
1028a	Pine, Loblolly	19	Good		
1029a	Pine, Loblolly	0	Good	Buffer	23
1030a	Pine, Loblolly	0	Fair	Buffer; basal decay	19
1031a	Pine, Loblolly	0	Good	Buffer	19
1032a	Sweetgum, Common	19	Good		
1033a	Pine, Loblolly	18	Good		
1034a	Pine, Loblolly	0	Good	Buffer	16
1035a	Maple, Red	32	Fair	codominant leaders	
1036a	Maple, Red	12	Good		
1037a	Pine, Loblolly	15	Good		
1038a	Maple, Red	14	Good		
1039a	Maple, Red	0	Fair	Buffer	18
1040a	Crapemyrtle, Common	6	Good	multi-stemmed	
1041a	Crapemyrtle, Common	6	Good	multi-stemmed	
1042a	Oak, Willow	25	Good	Old 304 tag	
1043a	Oak, Willow	27	Good	Old 393 tag	
1044a	Oak, Willow	21	Good	Old 392 tag	
1045a	Oak, Willow	0	Good	Buffer; Old 391 tag	23
1046a	Oak, Willow	25	Good	Old 387 tag	
1047a	Oak, Willow	20	Good	Old 901 tag	
1048a	Oak, Willow	18	Good	Old 351 tag	
1049a	Crapemyrtle, Common	6	Good	multi-stemmed	
1050a	Crapemyrtle, Common	6	Good	multi-stemmed; old 389 tag	
1051a	Crapemyrtle, Common	6	Good	multi-stemmed; old 390 tag	
1052a	Oak, Willow	24	Good	Old 511 tag	
1053a	Oak, Willow	29	Good	Old 512 tag	
1054a	Crapemyrtle, Common	6	Good	multi-stemmed; old 513 tag	
1055a	Crapemyrtle, Common	6	Good	multi-stemmed; old 515 tag	
1056a	Pine, Loblolly	19	Fair		
1057a	Pine, Loblolly	28	Good		
1058a	Tulip Tree	13	Good		
1059a	Tulip Tree	13	Good		
1060a	Pine, Loblolly	23	Good		
1061a	Tulip Tree	10	Good		
1062a	Pine, Loblolly	22	Good		
1063a	Pine, Loblolly	25	Fair		
1064a	Pine, Loblolly	9	Good		
1065a	Pine, Loblolly	10	Good		
1066a	Pine, Loblolly	6	Fair		
1067a	Pine, Loblolly	6	Good		
1068a	Pine, Loblolly	9	Good		
1069a	Cherry, Black	8	Good		
1070a	Cherry, Black	7	Good		
1071a	Tulip Tree	7	Good		
1072a	Pine, Loblolly	11	Good		
1073a	Pine, Loblolly	6	Good		
1074a	Oak, Willow	26	Good	Old 518 tag	
1075a	Oak, Willow	26	Good	Old 517 tag	
1076a	Oak, Willow	23	Good	Old 516 tag	
1077a	Oak, Willow	25	Good	Old 526 tag	
1078a	Oak, Willow	24	Good	Old 527 tag	
1079a	Maple, Red	17	Good		
1080a	Maple, Red	17	Good		
1081a	Maple, Red	17	Good		
1082a	Oak, Willow	18	Good		
1083a	Oak, Willow	26	Good		
1084a	Oak, Willow	24	Good		
1085a	Oak, Willow	20	Good		
1086a	Crapemyrtle, Common	6	Good	multi-stemmed	
1087a	Crapemyrtle, Common	6	Good	multi-stemmed	
1088a	Crapemyrtle, Common	6	Good	multi-stemmed	
1089a	Crapemyrtle, Common	6	Good	multi-stemmed	
1090a	Crapemyrtle, Common	6	Good	multi-stemmed	
1091a	Crapemyrtle, Common	6	Good	multi-stemmed	
1092a	Crapemyrtle, Common	6	Good	multi-stemmed	
1093a	Crapemyrtle, Common	6	Good	multi-stemmed	
1094a	Crapemyrtle, Common	6	Good	multi-stemmed	
1095a	Maple, Red	9	Good		
1096a	Maple, Red	9	Good		
1097a	Maple, Red	9	Good		
1098a	Crapemyrtle, Common	6	Good		
1099a	Crapemyrtle, Common	6	Good	multi-stemmed	
1100a	Crapemyrtle, Common	6	Good	multi-stemmed	
1101a	Crapemyrtle, Common	6	Good	multi-stemmed	
1102a	Crapemyrtle, Common	6	Good	multi-stemmed	
1103a	Crapemyrtle, Common	6	Good	multi-stemmed	
1104a	Crapemyrtle, Common	6	Good	multi-stemmed	
1105a	Crapemyrtle, Common	6	Good	multi-stemmed	
1106a	Crapemyrtle, Common	6	Good	multi-stemmed	
1107a	Oak, Willow	22	Good		
1108a	Oak, Willow	22	Good		
1109a	Oak, Willow	21	Good		
1110a	Maple, Red	9	Fair	codominant leaders	
1111a	Maple, Red	12	Good		
1112a	Maple, Red	12	Fair	scale insects	
1113a	Maple, Red	15	Good		
1114a	Oak, Willow	22	Good		
1115a	Oak, Willow	19	Fair		
1116a	Oak, Willow	24	Good		
1117a	Oak, Willow	21	Good		
1118a	Oak, Willow	18	Good		
1119a	Oak, Willow	18	Good		
1120a	Oak, Willow	20	Good		
1121a	Oak, Willow	19	Good		
1122a	Oak, Willow	24	Good		
1123a	Crapemyrtle, Common	6	Good	multi-stemmed	
1124a	Crapemyrtle, Common	6	Good	multi-stemmed	
1125a	Crapemyrtle, Common	6	Good	multi-stemmed	
1126a	Crapemyrtle, Common	6	Good	multi-stemmed	
1127a	Maple, Red	8	Fair		
1128a	Maple, Red	9	Fair	scale insects	
1129a	Maple, Red	7	Fair		
TOTAL CALIPER INCHES					**11,853**

CONDITIONS OF ZONING TREES

REFER TO COMMENT #9 IN THE CONDITIONS OF ZONING

Specimen Analysis

(Any reference to tree being "Gone" or the varying of the tag numbers are referring to previous Arborist Reports. The latest report from Outdoor Spaces on record: 16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta)

(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 island tree are sadly in decline.)

Tree #	Size/Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration	City of Alpharetta's Assessment
447	13" Crape Myrtle	Good	Good	Yes			Yes	
473	28" Scarlett Oak				Outside of limits of	42		
477	9" Dogwood	Good	Good	Yes			Yes	
512	28" Willow Oak	Good	Good	Yes			Yes	
563	29" Willow Oak	Good	Good	Yes			Yes	
566	29" White Oak	Good	Good	Yes			Yes	
568	27" White Oak	Poor	Poor	No	Several main limbs	128-129	No	
591	24" Water Oak	Fair	Poor	No	Numerous main limbs	145	No	
593	27" Southern Red	Fair	Poor	No	2 Co-Dominate	147	No	
596	25" Southern Red	Fair	Fair	Yes			Yes	
820	26" Tulip Poplar				Does not meet the			
821	30" Red Oak	Fair	Poor	No	2 Co-Dominate	141	No	

SITE solutions

3715 Northside Parkway T: 404.705.9411
300 Northcreek, Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsla.com

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PROFESSIONAL STAMP:

GEORGIA REGISTERED No. 1449 LANDSCAPE ARCHITECT DAVID W. FLOYD, JR.

LAKEVIEW - ROADWAY

LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
LWV TPA GA 400, LLC

SHEET STATUS

MARK	DATE	BY	RELEASE
A	05.18.2021	DF	LDP SUBMITTAL
B	08.11.2021	DF	LDP RESUBMITTAL
C	08.27.2021	DF	PROGRESS PRINT
D	09.17.2021	DF	LDP RESUBMITTAL

SHEET TITLE:

PHASE 2 EXISTING TREE DATA

PROJECT NUMBER:
20026.03

TP1.05

DATE: -

NOT ISSUED FOR CONSTRUCTION.

OVERALL ELEVATIONS - MULTI-FAMILY

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

0 100 500 750 1000 1500

1 JUNE 2021

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TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A 1.0

PARTIAL NORTH ELEVATION - MULTI-FAMILY

NORTH ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK ONYX	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | EXECUTIVE WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

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PARTIAL NORTH ELEVATION - MULTI-FAMILY

NORTH ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK ONYX	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | EXECUTIVE WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

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A 1.2

PARTIAL NORTH ELEVATION - MULTI-FAMILY

NORTH ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK ONYX	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | EXECUTIVE WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

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A 1.3

PARTIAL WEST ELEVATION - MULTI-FAMILY

WEST ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK ONYX	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | EXECUTIVE WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

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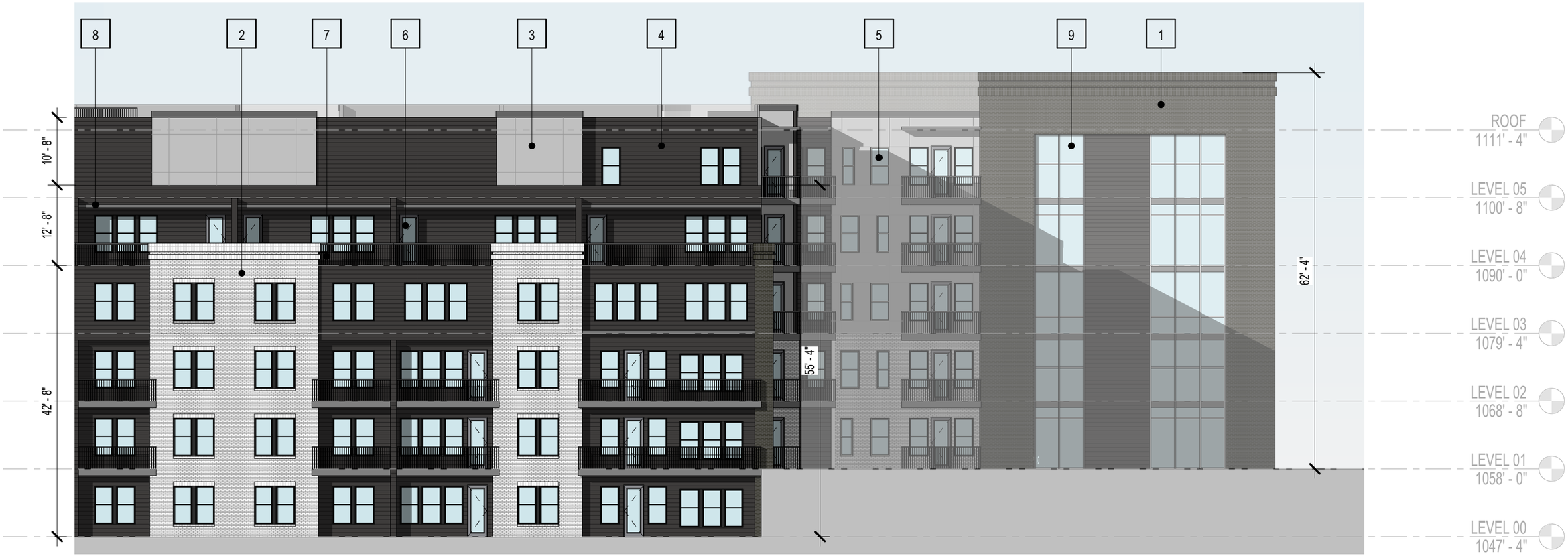
A 1.4

PARTIAL WEST ELEVATION - MULTI-FAMILY



WEST ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK ONYX	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | EXECUTIVE WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

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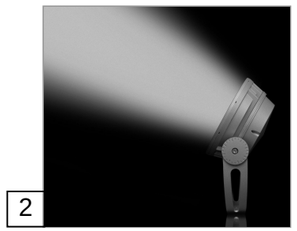
A 1.5

NORTH LIGHTING ELEVATION & FIXTURE TYPES - MULTI-FAMILY



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ALPHARETTA | GA

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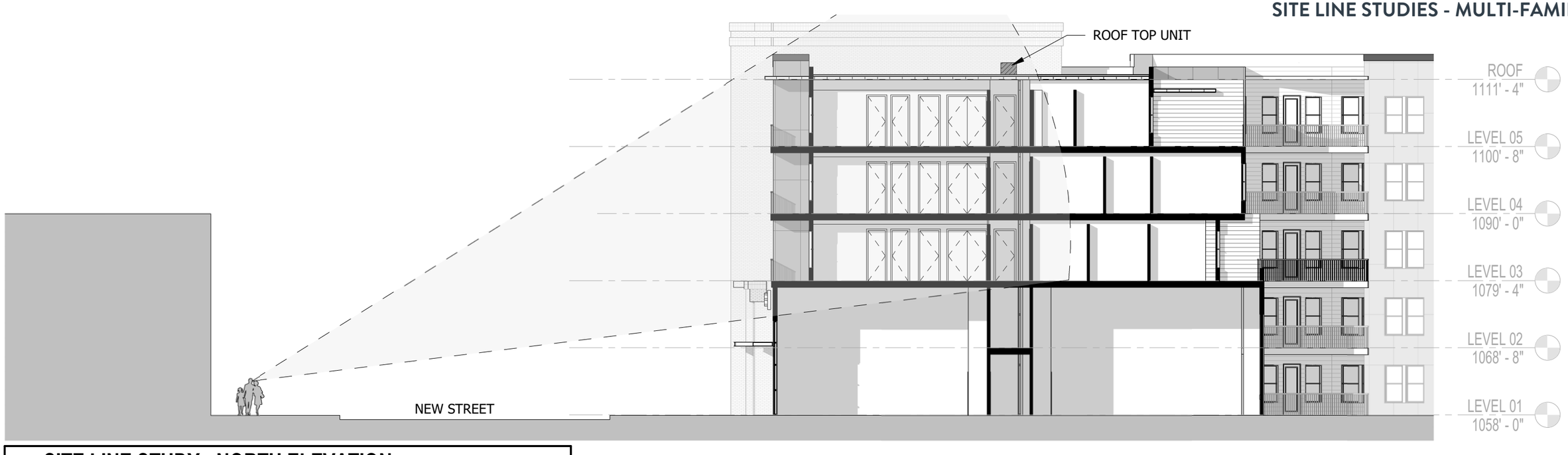
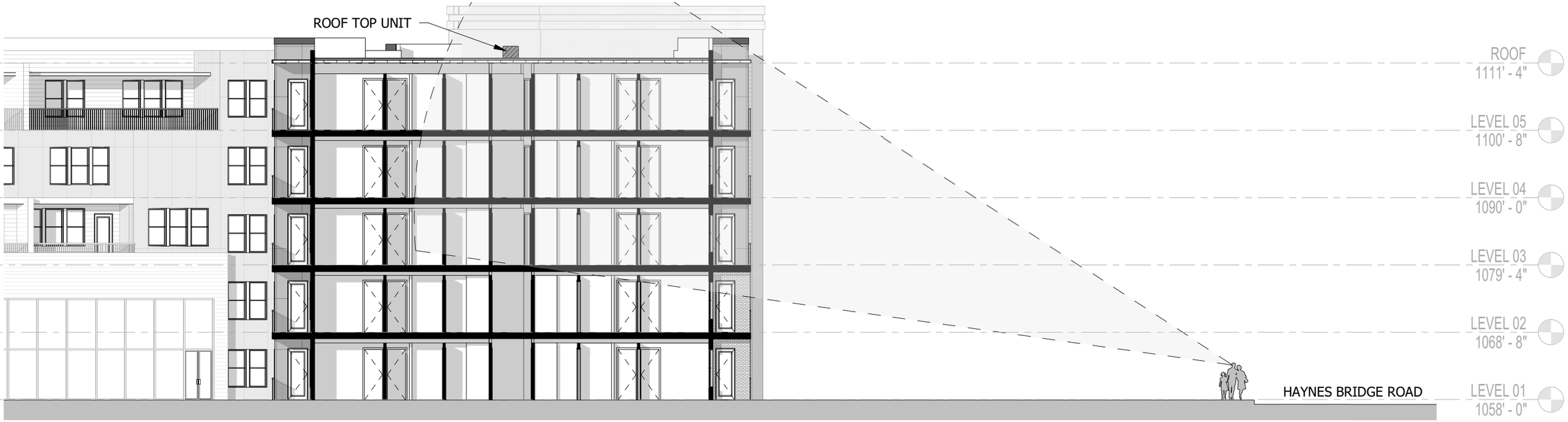
A 1.6

SITE LINE STUDIES - MULTI-FAMILY



SITE LINE STUDY - NORTH ELEVATION



SITE LINE STUDY - EAST ELEVATION

0 16 24 32 48

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A 2.0

PERSPECTIVE VIEW 1

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A
3.0

PERSPECTIVE VIEW 2

PERSPECTIVE VIEW 3

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A 3.1

PERSPECTIVE VIEW 4

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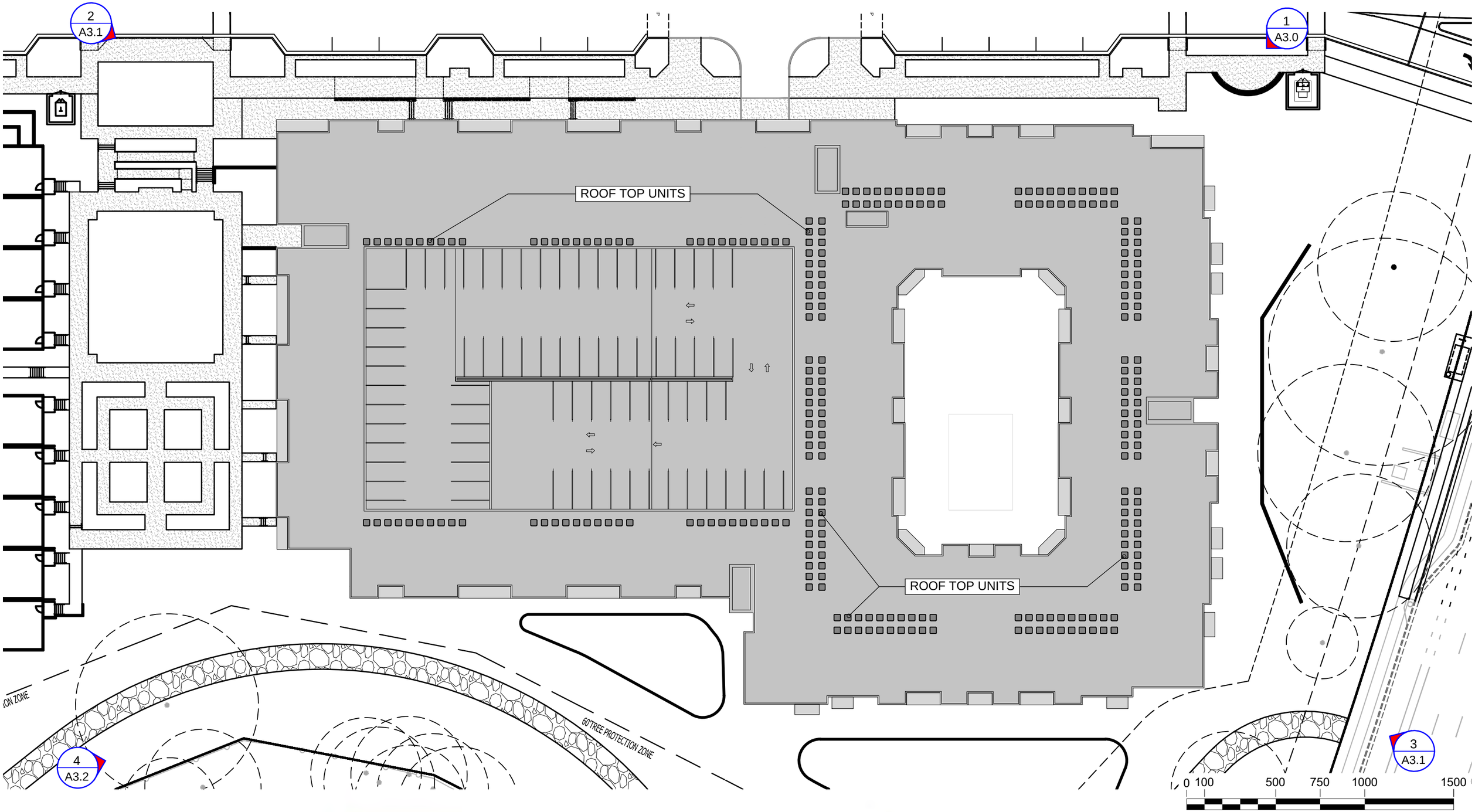
TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

1 JUNE 2021

A 3.2

ROOF PLAN - MULTI-FAMILY

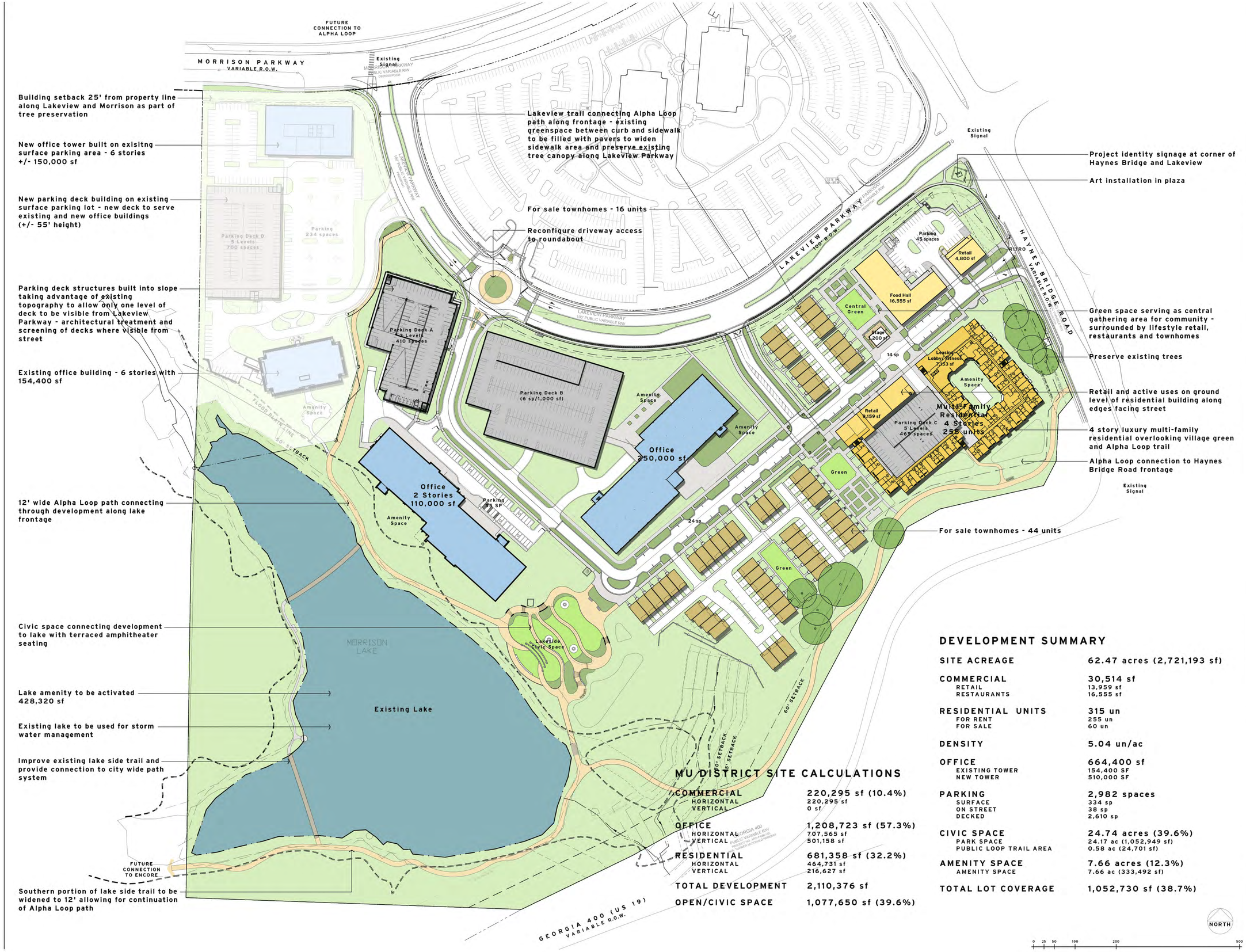


1 JUNE 2021

NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A
4.0



DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	30,514 sf
RETAIL	13,959 sf
RESTAURANTS	16,555 sf
RESIDENTIAL UNITS	315 un
FOR RENT	255 un
FOR SALE	60 un
DENSITY	5.04 un/ac
OFFICE	664,400 sf
EXISTING TOWER	154,400 SF
NEW TOWER	510,000 SF
PARKING	2,982 spaces
SURFACE	334 sp
ON STREET	38 sp
DECKED	2,610 sp
CIVIC SPACE	24.74 acres (39.6%)
PARK SPACE	24.17 ac (1,052,949 sf)
PUBLIC LOOP TRAIL AREA	0.58 ac (24,701 sf)
AMENITY SPACE	7.66 acres (12.3%)
AMENITY SPACE	7.66 ac (333,492 sf)
TOTAL LOT COVERAGE	1,052,730 sf (38.7%)

MU DISTRICT SITE CALCULATIONS

COMMERCIAL	220,295 sf (10.4%)
HORIZONTAL	220,295 sf
VERTICAL	0 sf
OFFICE	1,208,723 sf (57.3%)
HORIZONTAL	707,565 sf
VERTICAL	501,158 sf
RESIDENTIAL	681,358 sf (32.2%)
HORIZONTAL	464,731 sf
VERTICAL	216,627 sf
TOTAL DEVELOPMENT	2,110,376 sf
OPEN/CIVIC SPACE	1,077,650 sf (39.6%)

0 25 50 100 200 500

NELSON

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Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com

stamp

STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 5481 · REGISTERED ARCHITECT

LAKEVIEW PARK MASTER PLAN

LWV TPA GA 400, LLC

Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

06 DECEMBER 2019 - SUBMITTED FOR ZONING
20 AUGUST 2020 - SUBMITTED FOR REVIEW
27 JUNE 2021 - UPDATED

revisions

date	job number
06 DECEMBER 2019	1508064.00

drawing title

CONCEPTUAL SITE PLAN

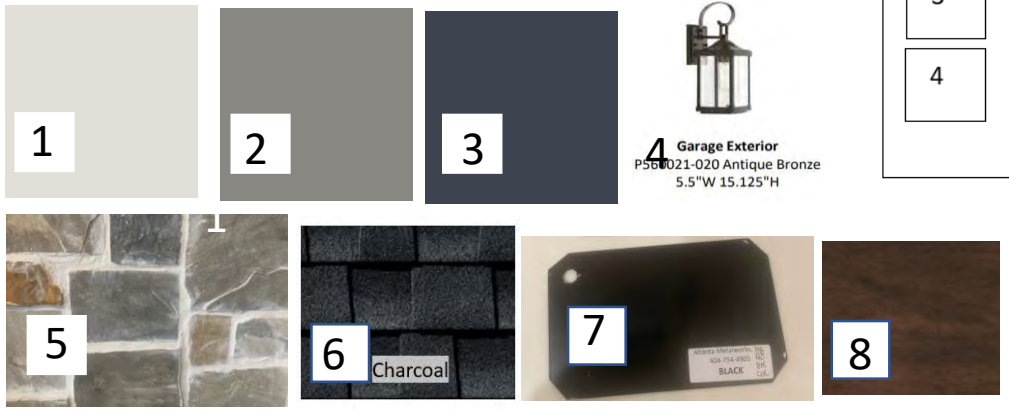
drawing number

SP-22

SUBMITTED FOR REVIEW

FINISH SCHEDULE

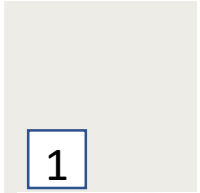
KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	Painted Brick, Cementitious Paneling (Top Only), Trim & Garage Door SW 7016 Eider White	5	Natural Stone: Gray Ashlar W/ Coosa Frosty Mortar
2	Cementitious Paneling at Window & Windows SW 0077 Classic French Gray	6	Roof GAR Architectural Shingles Charcoal
3	Front Door SW 2739 Charcoal Blue	7	Gutters, Downspouts & Metal Roof Color: Black
4	Standard Lantern: Progress Lighting-P560021-020-Gibbs Street-5.5 Inches wide by 15.13 Inches high	8	Cedar Stain: Sherwin Williams Woodscapes Charwood

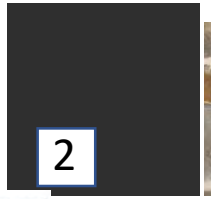


TOLL BROTHERS – PRODUCT A - LAKEVIEW COMMUNITY

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	Painted Brick & Garage Door SW 7005 Pure White	5	Gutters, Metal Downspouts & Metal Roof Color: Black
2	Trim, Cementitious Panel, Windows & Front Door SW 6258 Tricorn Black	6	Cedar Stains: Sherwin Williams Woodscapes Charwood
3	Natural Stone: Gray Ashlar W/ Coosa Frosty Mortar		
4	Roof GAF Architectural Shingles Charcoal		





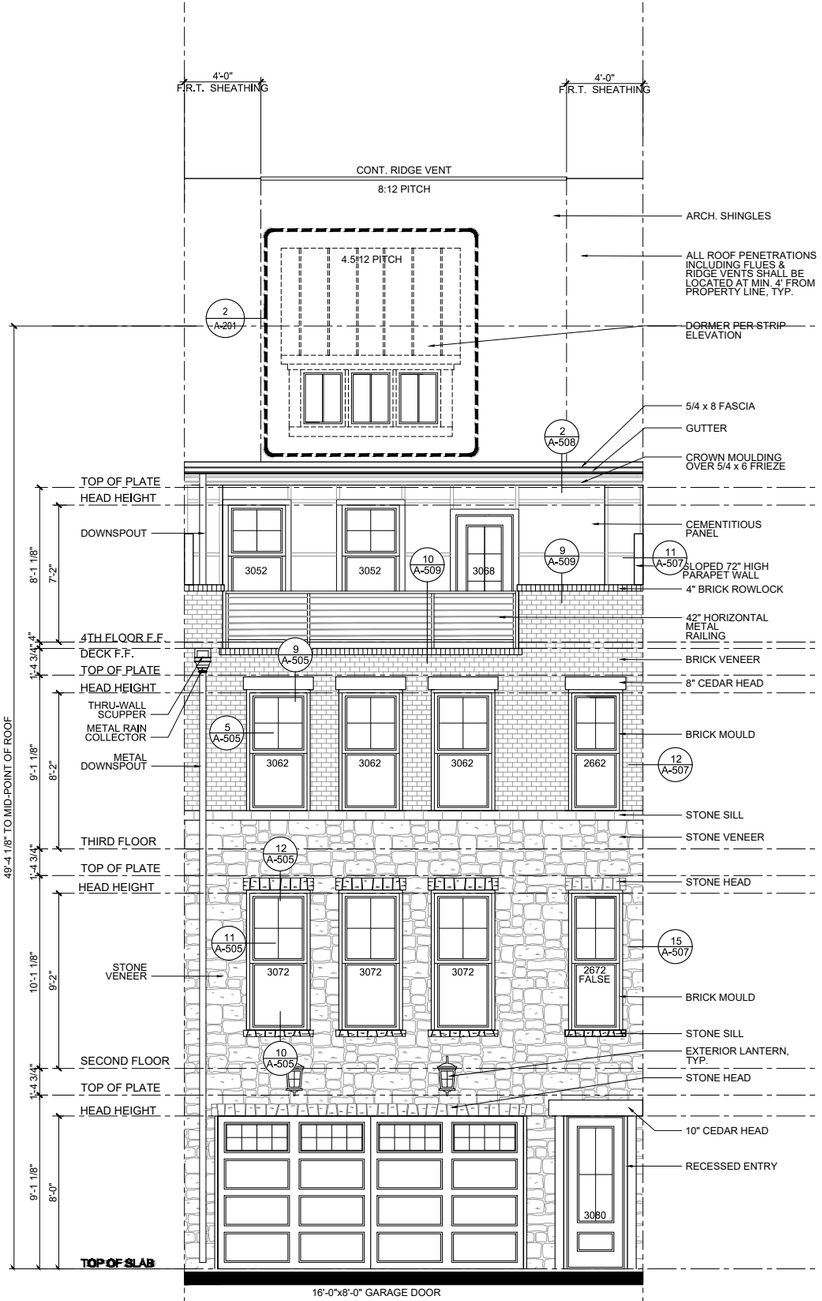
TOLL BROTHERS – PRODUCT B- LAKEVIEW COMMUNITY

FINISH SCHEDULE

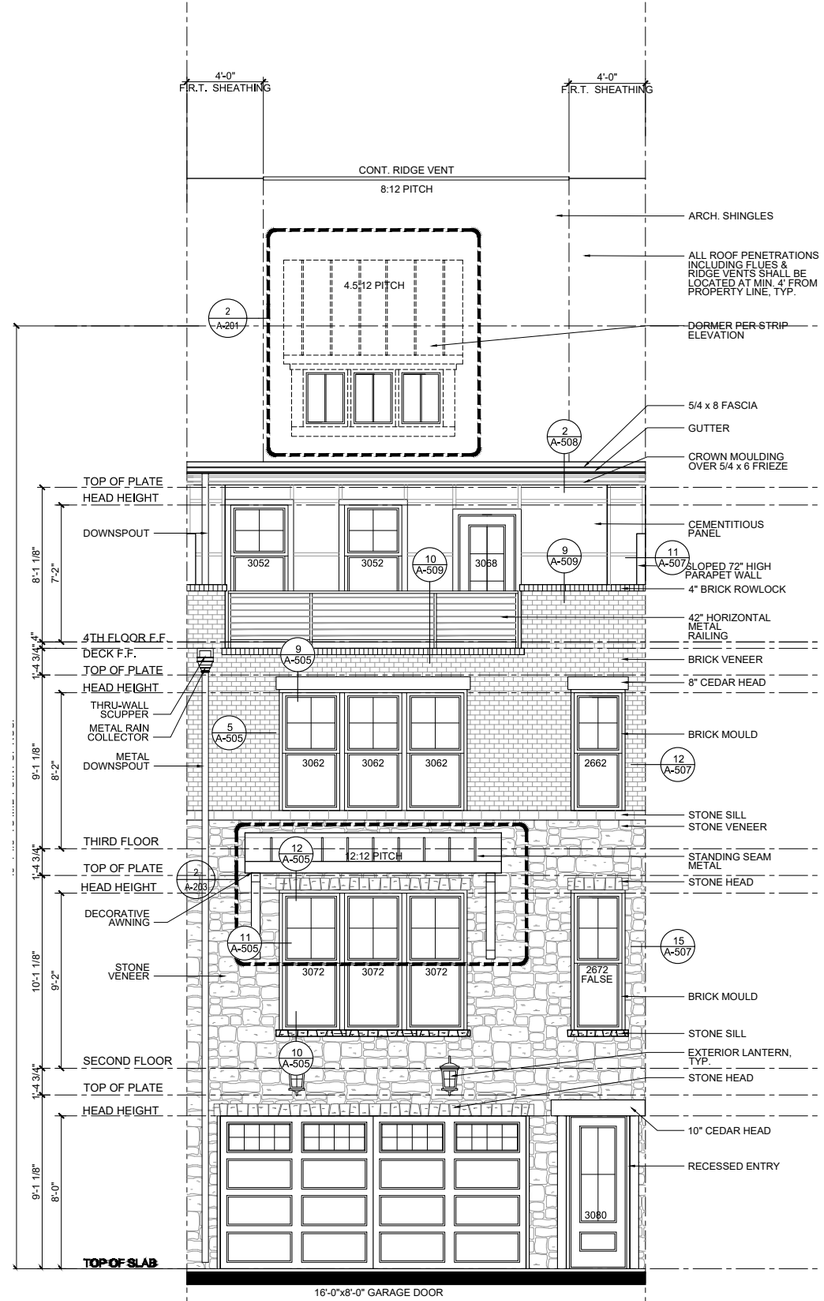
KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	Brick: Meridian Queen Size Magnolia Bay W/ Light Ivory Mortar	5	Roof GAF Architectural Shingles Charcoal
2	Cementitious Panel, Windows & Front Door SW 7674 Peppercorn	6	Gutters, Metal Downspouts & Metal Roof Color: Black
3	Trim & Garage Door: SW 7004 Snowbound	7	Cedar Stains: Sherwin Williams Woodscapes Charwood
4	Natural Stone: Gray Ashlar W/ Coosa Frosty Mortar	8	Standard Lantern: Progress Lighting-P560021-020-Gibbs Street-5..5 Inches wide by 15.3 Inches High

TOLL BROTHERS – PRODUCT C- LAKEVIEW COMMUNITY

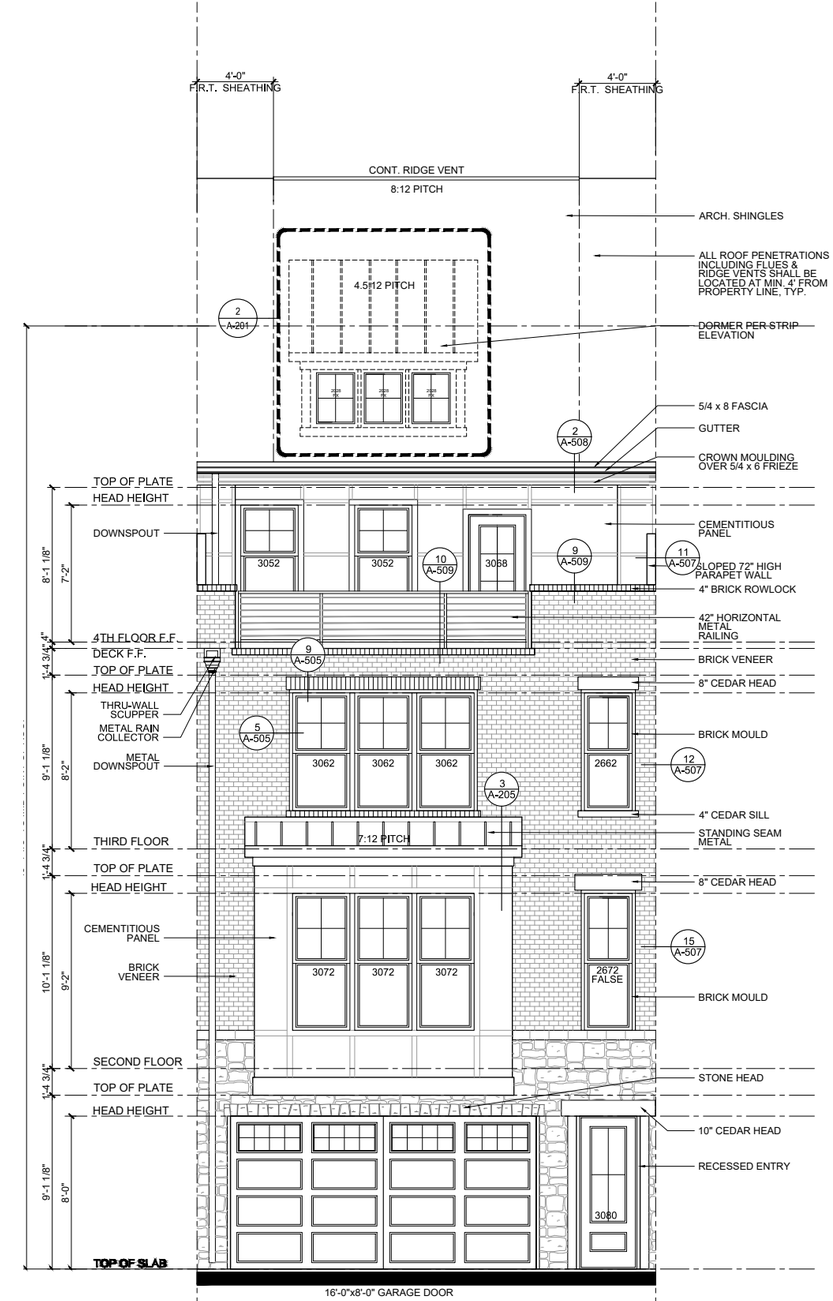
TOLL BROTHERS - PRODUCT A - LAKEVIEW COMMUNITY
A1.1



TRADITIONAL FRONT



CLASSIC FRONT

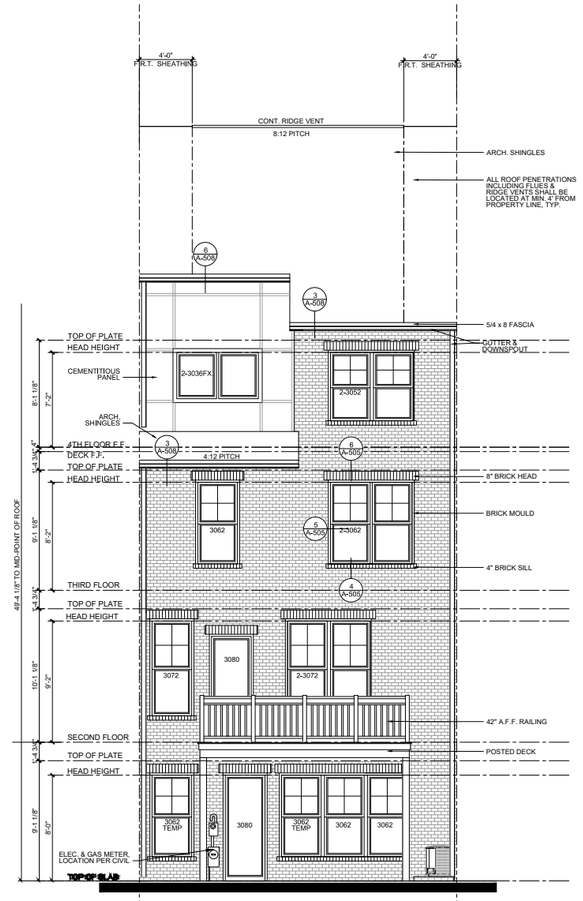


TRANSITIONAL FRONT

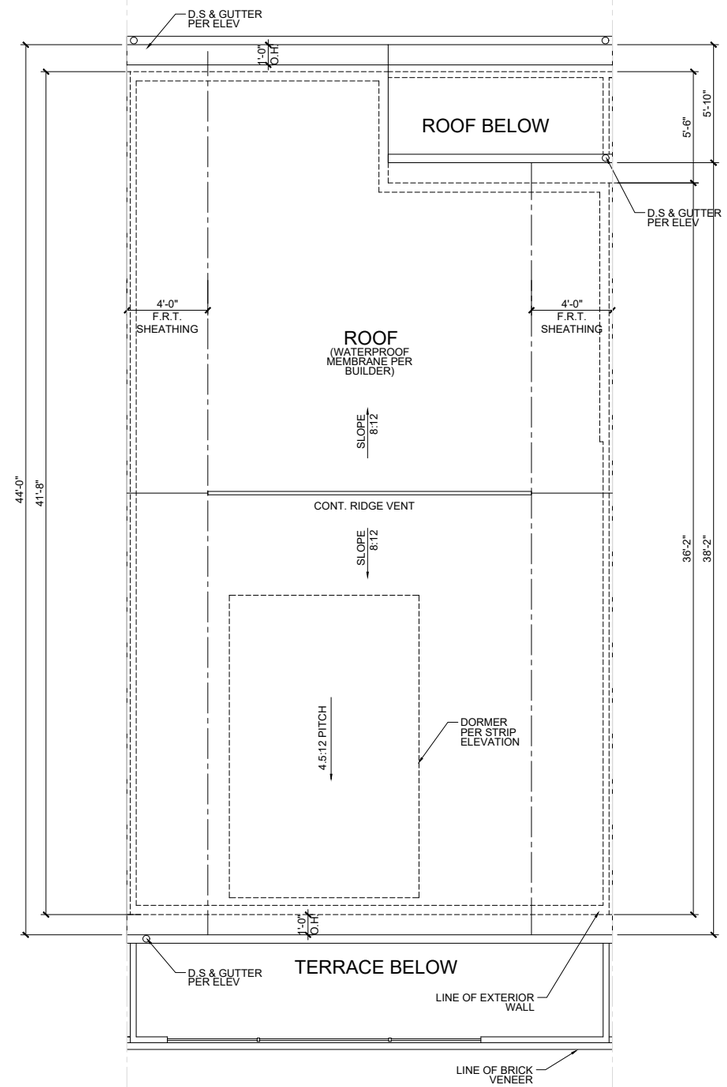
TOLL BROTHERS - PRODUCT A - LAKEVIEW COMMUNITY

A1.2

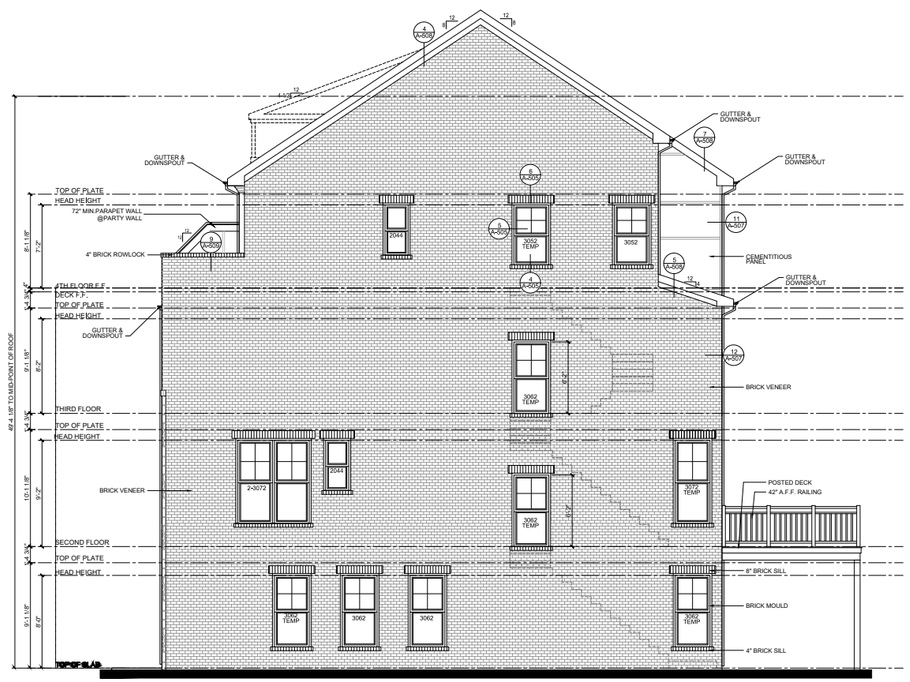
TYPICAL LEFT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL ROOF PLAN

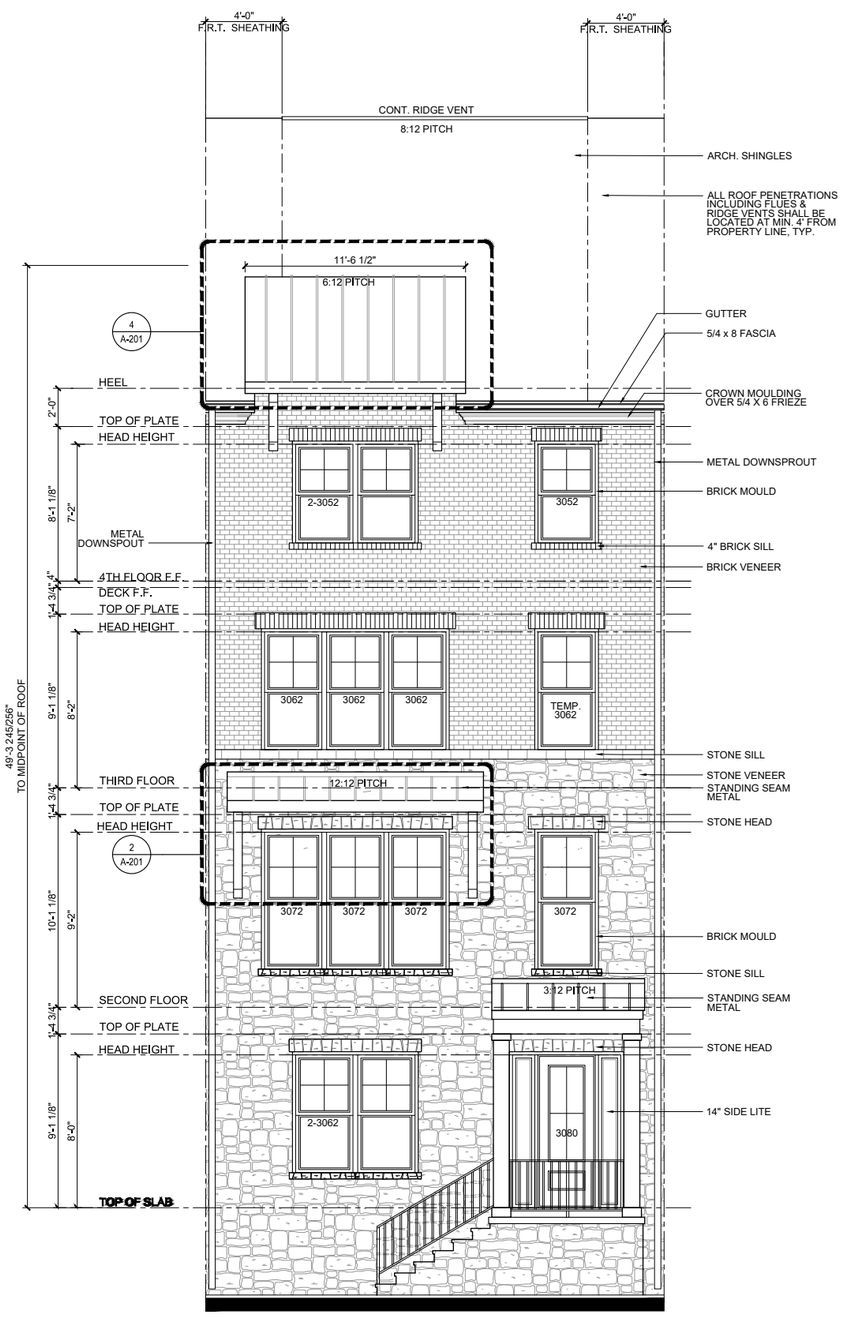


TYPICAL RIGHT ELEVATION

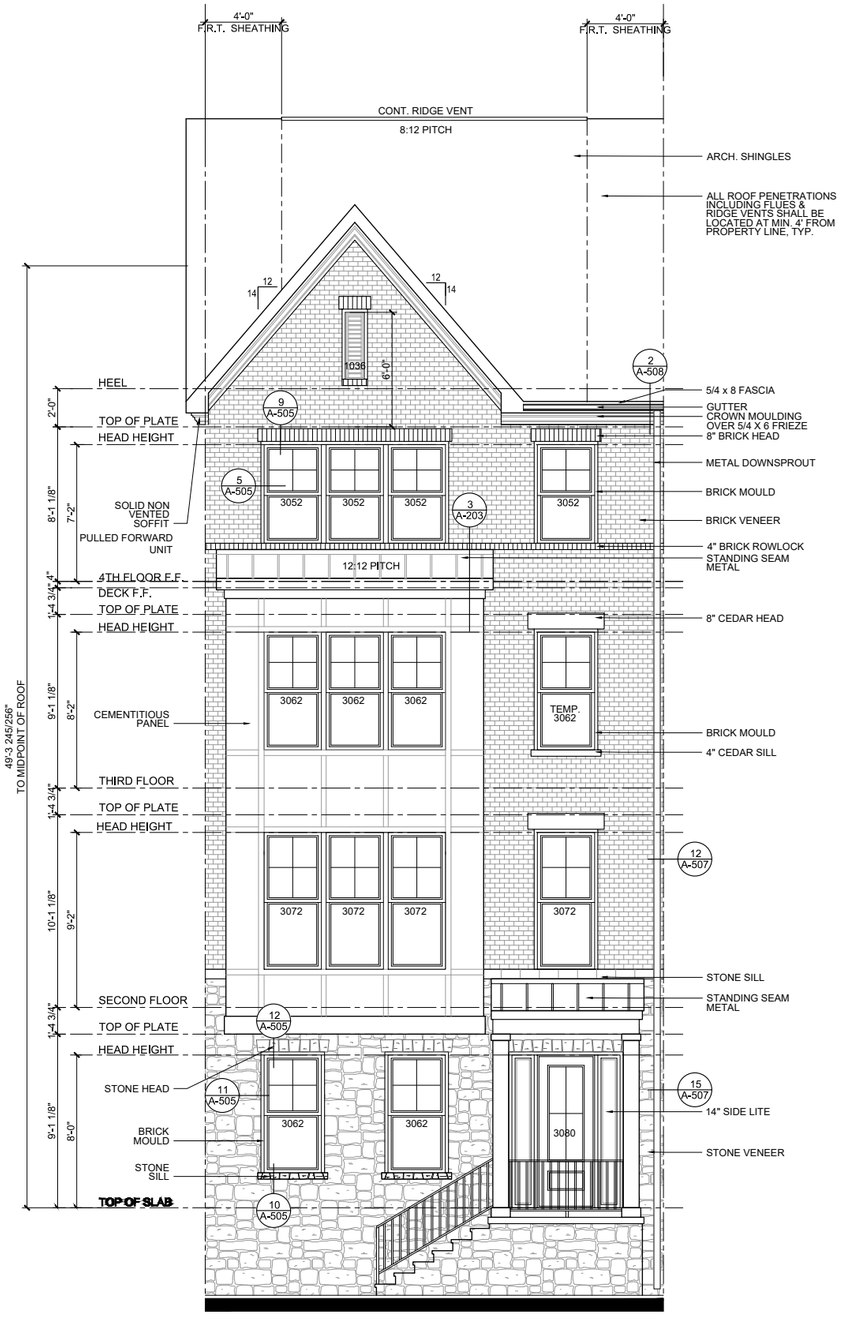
TOLL BROTHERS - PRODUCT A - LAKEVIEW COMMUNITY

A1.3

TOLL BROTHERS - PRODUCT B - LAKEVIEW COMMUNITY
A2.1



CLASSIC FRONT

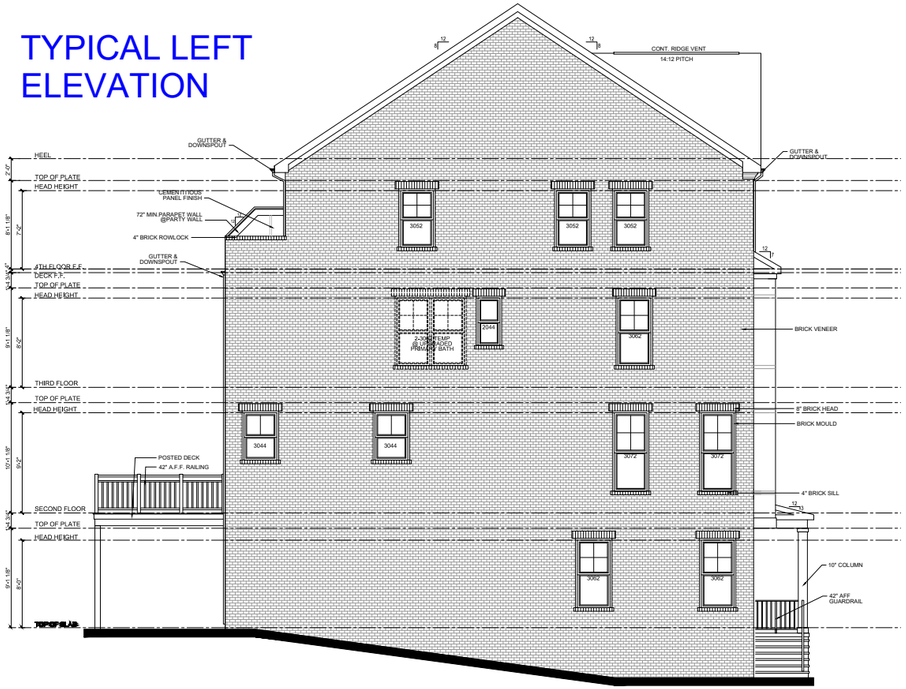


TRANSITIONAL FRONT

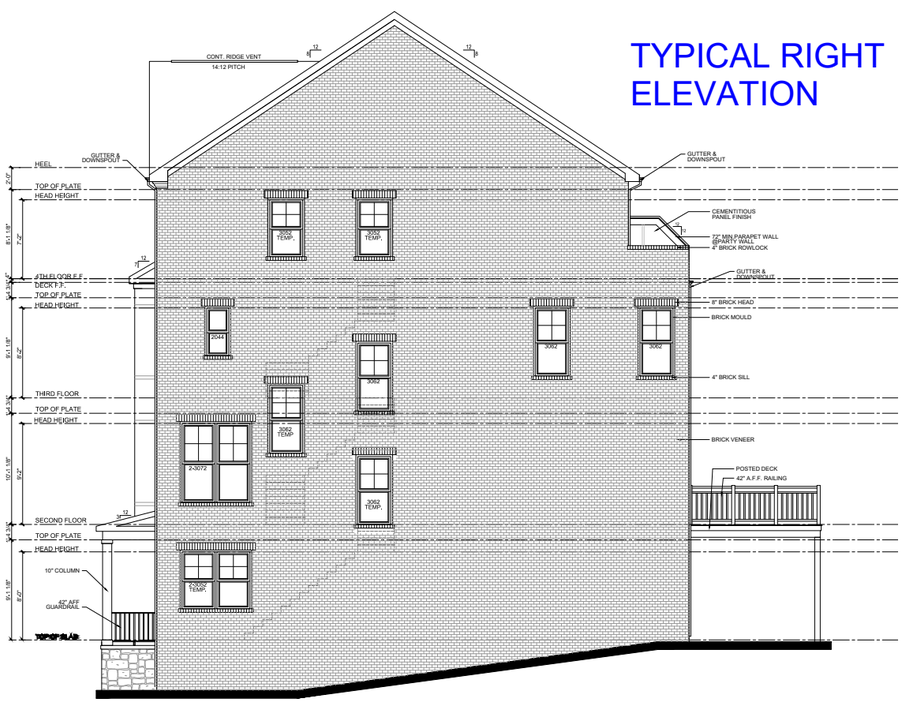
TOLL BROTHERS - PRODUCT B - LAKEVIEW COMMUNITY

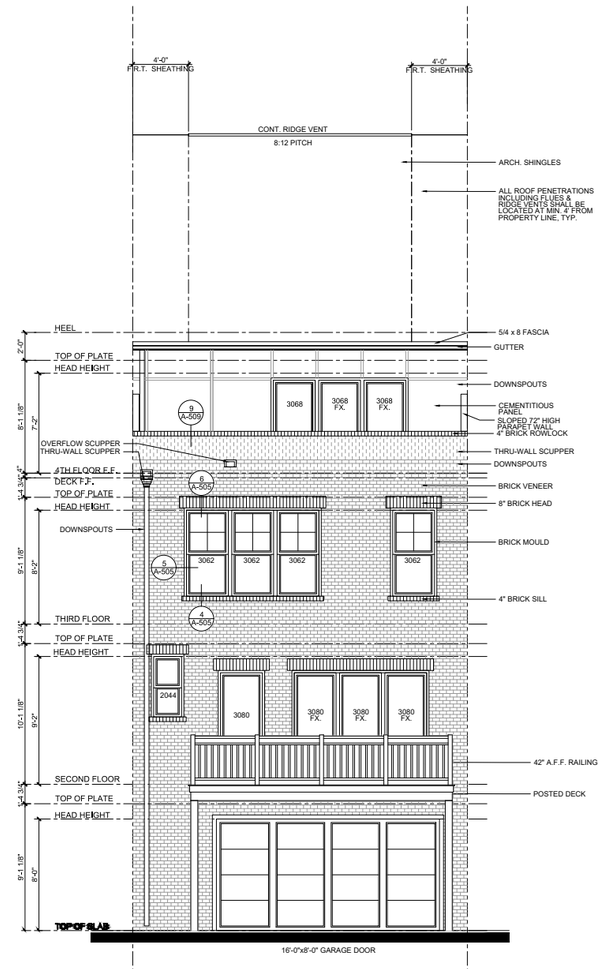
A2.2

TYPICAL LEFT ELEVATION

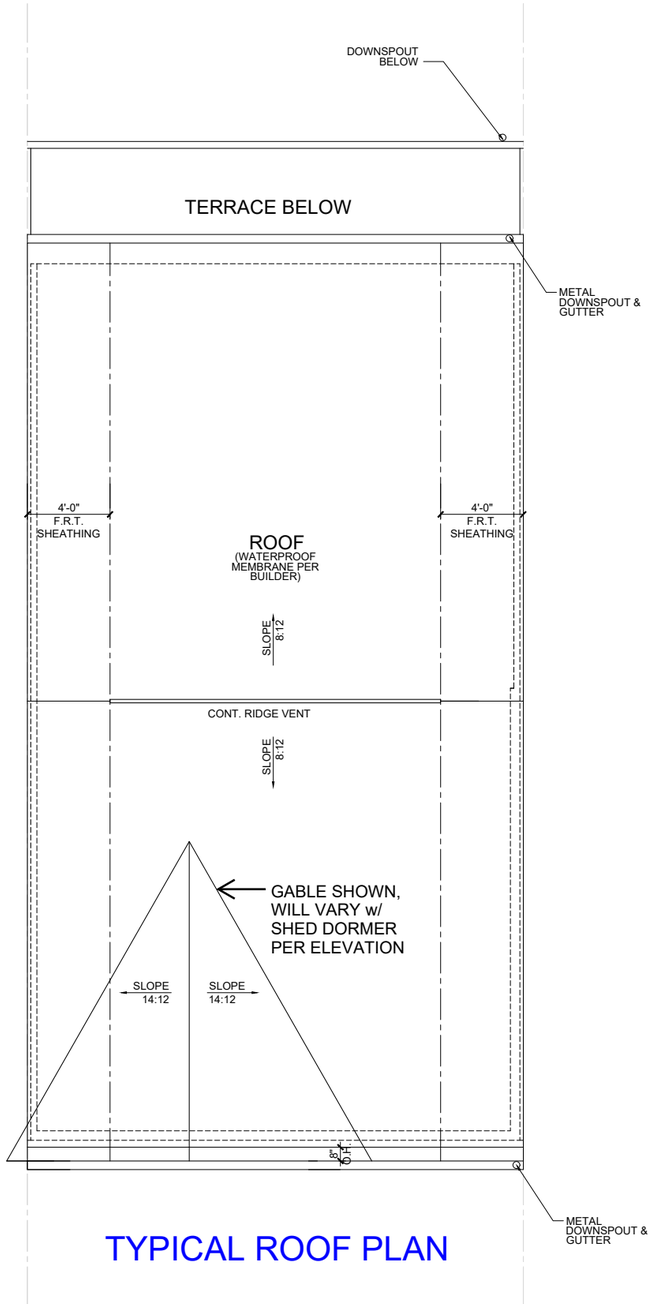


TYPICAL RIGHT ELEVATION





TYPICAL REAR ELEVATION

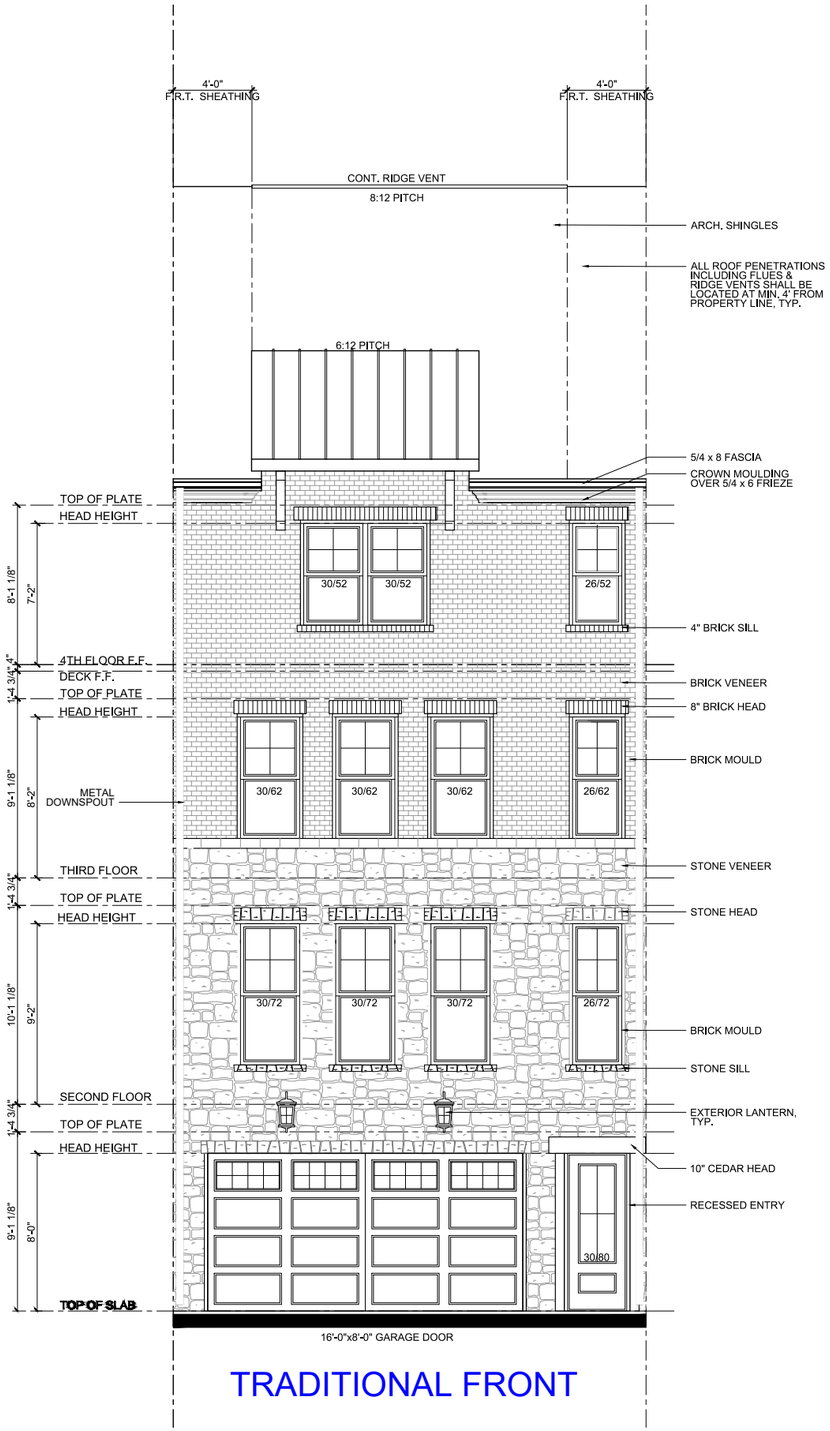


TYPICAL ROOF PLAN

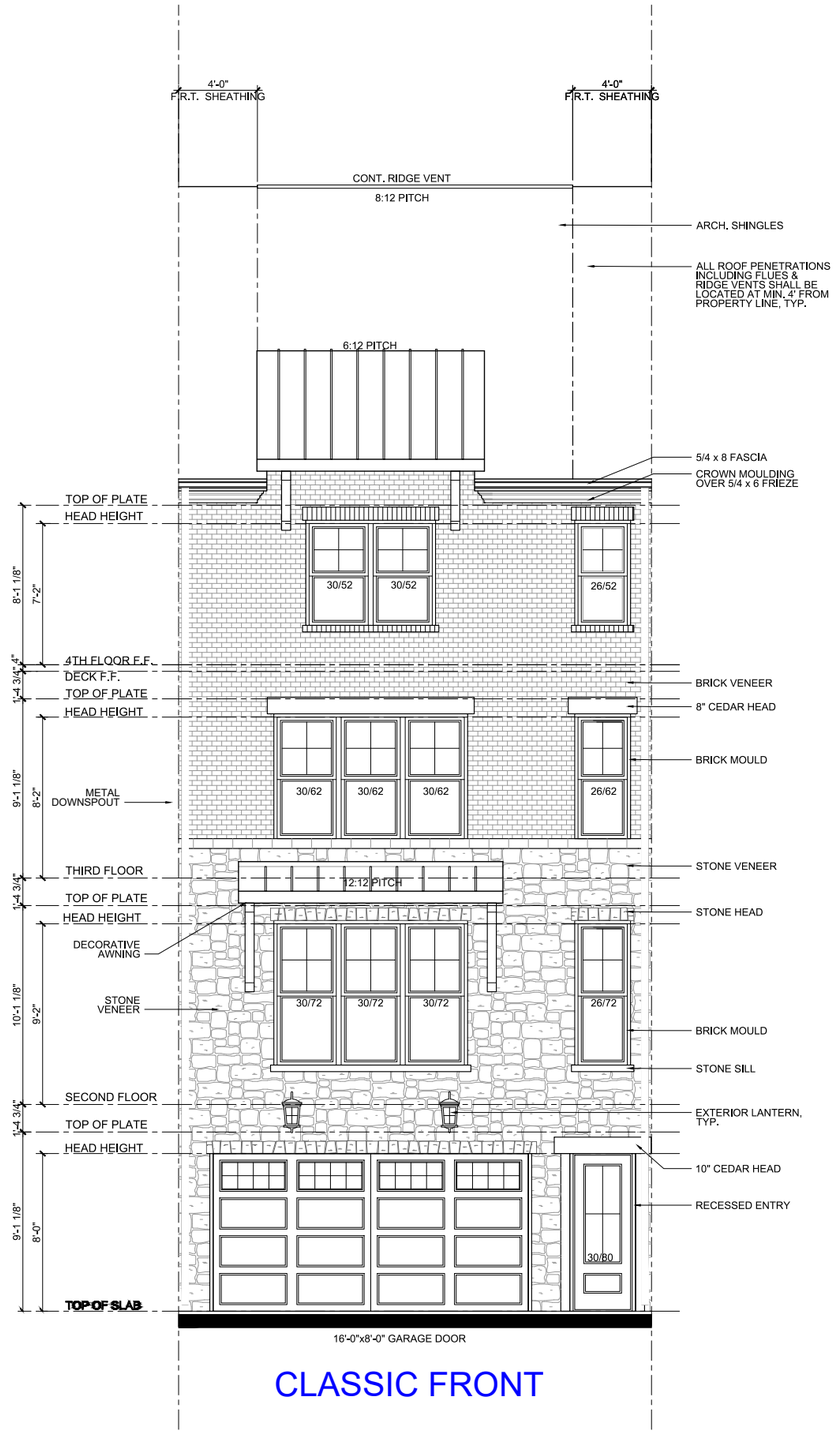
TOLL BROTHERS - PRODUCT B - LAKEVIEW COMMUNITY

A2.3

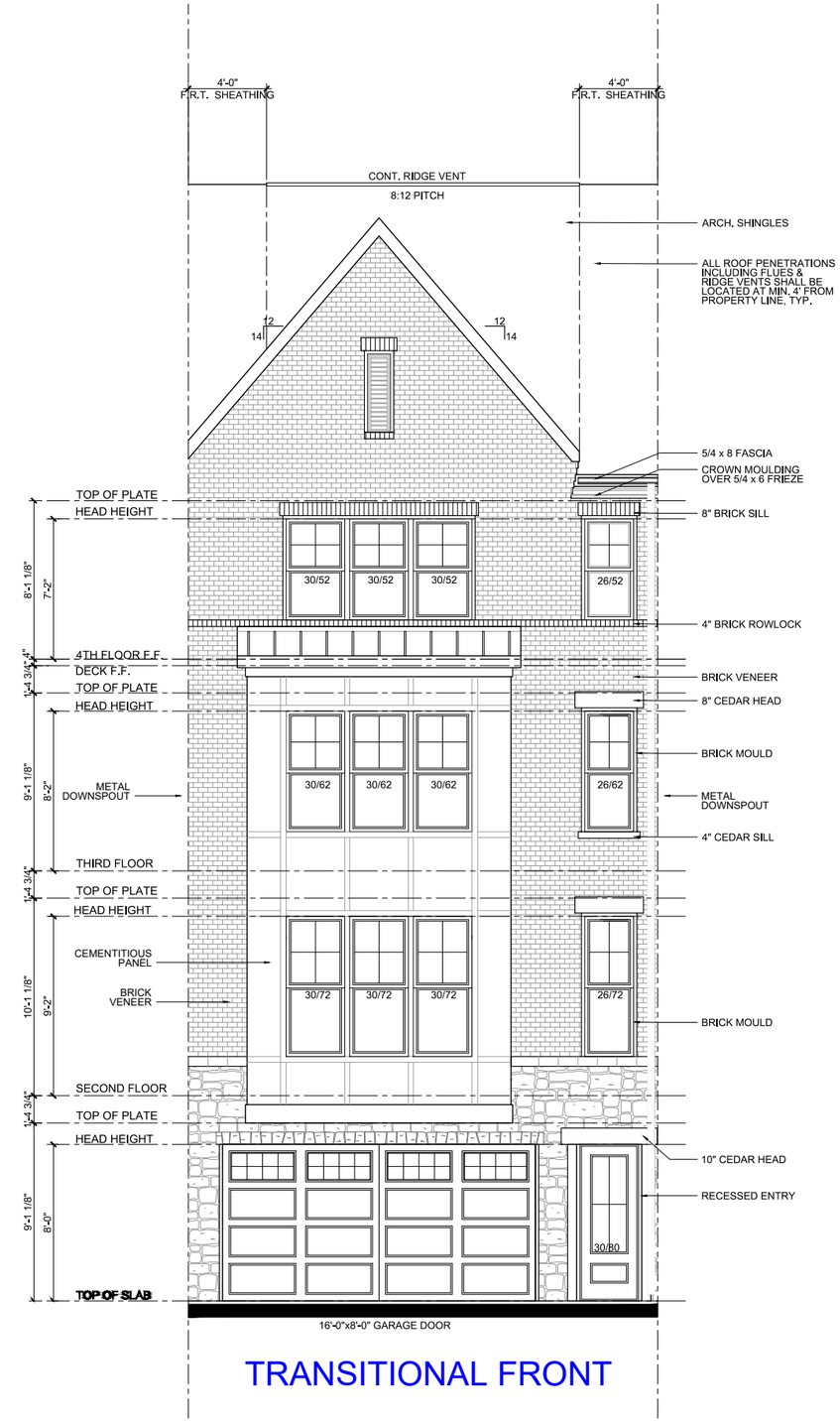
TOLL BROTHERS - PRODUCT C - LAKEVIEW COMMUNITY
A3.1



TRADITIONAL FRONT



CLASSIC FRONT

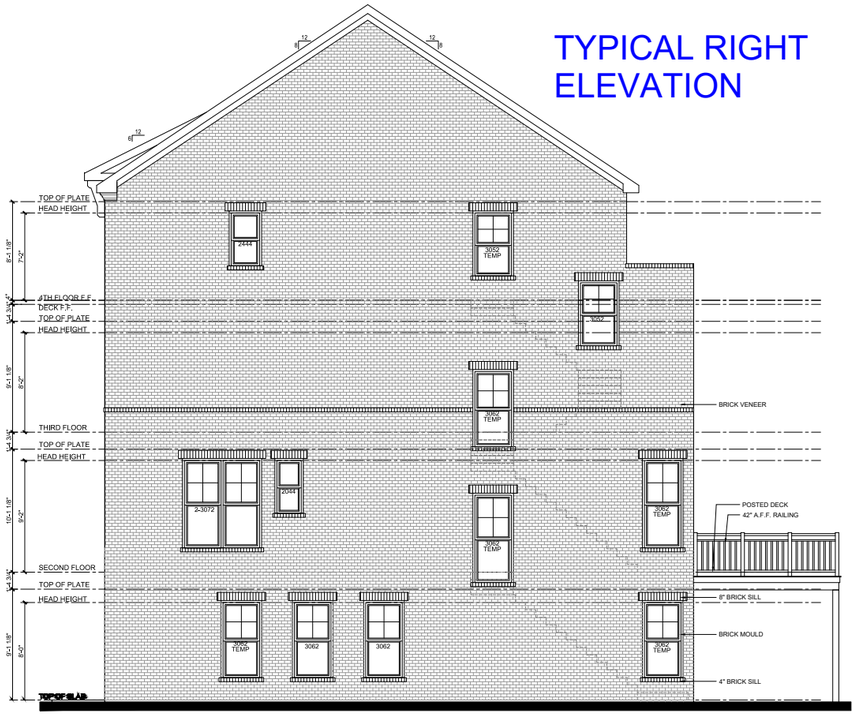


TRANSITIONAL FRONT

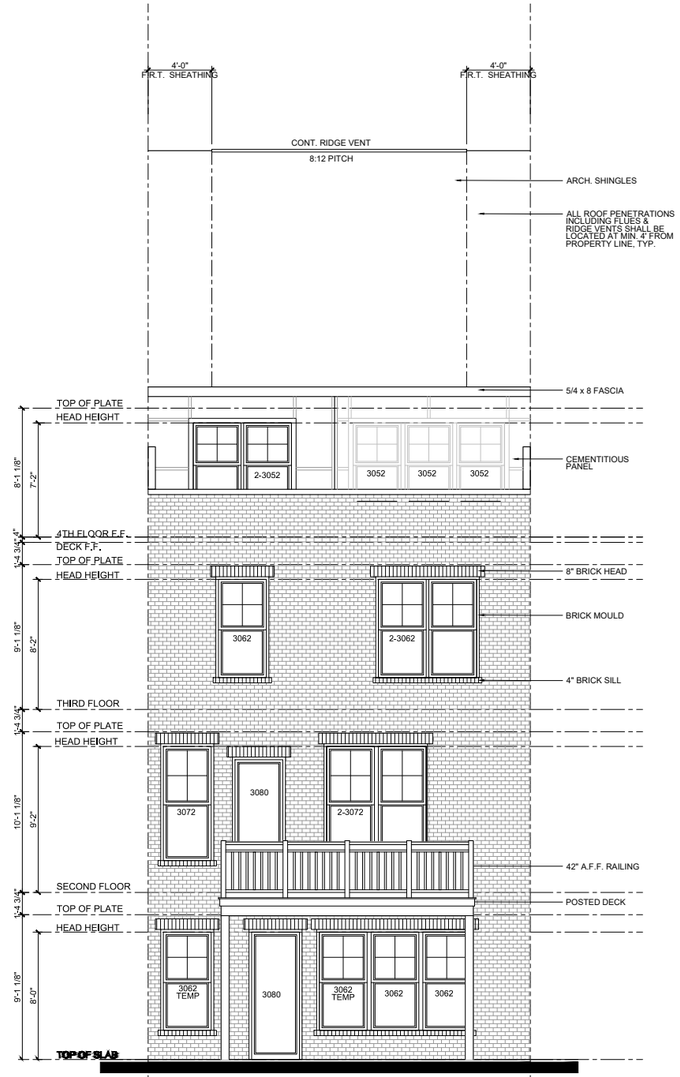
TOLL BROTHERS - PRODUCT C - LAKEVIEW COMMUNITY

A3.2

TYPICAL RIGHT ELEVATION



TYPICAL LEFT ELEVATION



TYPICAL REAR ELEVATION

TOLL BROTHERS - PRODUCT C - LAKEVIEW COMMUNITY

A3.3

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-21-04 ADORA DAY CARE/KB400 MASTER PLAN

CITY COUNCIL: OCTOBER 18, 2021

This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 12 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve MP-21-04 Adora Day Care/KB400 Master Plan, subject to the following conditions:

1. 'Day Care Center' shall be listed as a permitted use in the KB/400 Partners Master Plan Pod B.
2. Site shall be developed substantially similar to the site plan prepared by Kent Ahrenhold Architect, dated 5/20/2021. Site shall be limited to 'Day Care Center' use only.
3. Changes to the exterior of the existing building, new additions and signage shall be subject to approval by the DRB. There shall be no primary colors used on the exterior of the building, including on awnings or signage. At a minimum, existing building shall be pressured washed.
4. Drop-off & Pick-up operations shall be contained on-site. Operations shall not impede traffic along Rock Mill Road and North Point Parkway.
5. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable landscaping, with final approval by DRB.
6. Shrub plantings between the street and parking areas shall be upgraded with a double row of shrubs, minimum 2' tall at planting. New landscape material shall be sustainable landscaping, with final approval by DRB.
7. Fencing visible from North Point Parkway or Rock Mill Road shall be decorative, as approved by DRB.
8. Playground area shall be screened from North Point Parkway and Rock Mill Road, with final approval by DRB.
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by DRB.
10. At a minimum, North Point EcoDistrict points shall include the use of sustainable landscaping and/or bioretention, subject to approval by Staff at LDP.
11. Planter along Rock Mill Road and North Point Parkway shall be planted with a row of shrubs, as approved by DRB.
12. Existing mechanical equipment on the south side of the building shall be screened, as approved by DRB.

III. REPORT IN BRIEF:

The applicant, Abdulbasit Aydin, is requesting a master plan amendment to add 'Day Care Center' as a permitted use in Pod B of the KB/400 Partners Master Plan. Adora Childcare proposes to re-use a vacant 4,172 square foot building formerly used as a Wells Fargo bank with drive-through. Drive-through facilities are proposed to be removed and replaced with two (2) building additions totaling 3,614 square feet and a new playground area. The subject property is located at 5750 North Point Parkway at the northeast corner of North Point Parkway and Rock Mill Road.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Day Care Center' in a 7,786 square foot building, which was formerly a Wells Fargo Bank with drive-through. A master plan amendment is requested to the KB400 Master Plan to add the use to Pod B. The subject property is located at 5750 North Point Parkway at the northeast corner of North Point Parkway and Rock Mill Road.

The property is zoned O-I (Office-Institutional) and is subject to the KB400 Master Plan Pod B. The 2.35-acre property was developed in 2004 with a 1-story, 4,172 square foot bank building with drive-through facilities. Surrounding properties are zoned O-I to the west, north and east and CUP (Community Unit Plan) to the south. North Point Park office condominiums is located to the west, Milton Park to the south, and City-owned open space to the north and east.

In 1999, the KB/400 Partners Master Plan was approved on 27 acres along North Point Parkway allowing four (4) office buildings, two (2) free-standing restaurants and one (1) free-standing bank. Pod A is currently undeveloped and has been the subject of past public hearing requests to rezone that property for a residential subdivision. Pod B, the subject property, was developed as a Wells Fargo Bank with drive-through and Pod C is developed as North Point Park office condominiums. 'Day Care Center' is listed as a permitted use in Pod C and an accessory use in Pod A; however, the use is not listed in Pod B.

The Unified Development Code (UDC) allows a 'Day Care Center' by-right in the O-P (Office-Professional), C-1 (Neighborhood Commercial, C-2 (General Commercial) and LI (Light Industrial) districts and as a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), PSC (Planned Shopping Center) and MU (Mixed Use) districts.

SITE PLAN

The site plan depicts the 4,172 square foot bank building to remain and the drive-through facilities being replaced with a 2,564 square foot classroom addition and playground area. A 1,050 square foot addition is also depicted on the north side of the building, which pushes the dumpster enclosure north into the former exit lane of the drive-through. The total area of the Day Care Center is 7,786 square feet. 35 surface parking spaces are provided on the property. The UDC requires one (1) parking space/400 square feet for a Day Care Center, of which the applicant's proposal exceeds the minimum parking requirement.

The North Point Overlay requires development proposals that increase an existing building footprint by more than 30%, but less than 60% earn a minimum of two (2) EcoDistrict points. There are a variety of ways that the applicant can meet the EcoDistrict, including providing sustainable landscaping and/or bioretention. Overlay open space requirements apply to new developments. However, the KB/400 Partners Master Plan required the previous property owner to construct a trail along the adjacent stream and open the trail to public access. The previous property owner dedicated an adjacent 1.13-acre parcel of land, which includes the trail.

TRAFFIC

Staff estimates that the 7,786 square foot 'Day Care Center' would generate 86 AM Peak Hour trips and 87 PM Peak Hour trips. According to the City's Transportation Engineer, the property has adequate vehicular access to serve the proposed use.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with office and residential uses. The proposed zoning request will allow for a 'Day Care Center', which represents a neighborhood-level service use that would complement surrounding uses.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office and residential uses.

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

Response: The zoning proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing bank building and redevelop the drive-through facilities into classrooms and a playground area.

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

Response: KB/400 Partners Master Plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.

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 zoning proposal should not have significant impacts on public facilities and services. The proposed use is estimated to generate 87 PM Peak Hour trips.

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

Response: Not applicable.

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 zoning proposal reflects a reasonable balance. The proposal would complement surrounding uses, which are primarily developed with office and residential uses.

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

Response: KB/400 Partners Master Plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The zoning proposal would allow a 'Day Care Center', which represents a neighborhood-level service use that would complement surrounding uses. In addition, the master plan allows 'Day Care Center' as a permitted use in Pod C and as an accessory use in Pod A. It is unclear why the use was not allowed in Pod B given that the pod is approved for office and commercial uses such as, bakery, bank, and restaurant.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 8, 2021. There were no public comments.

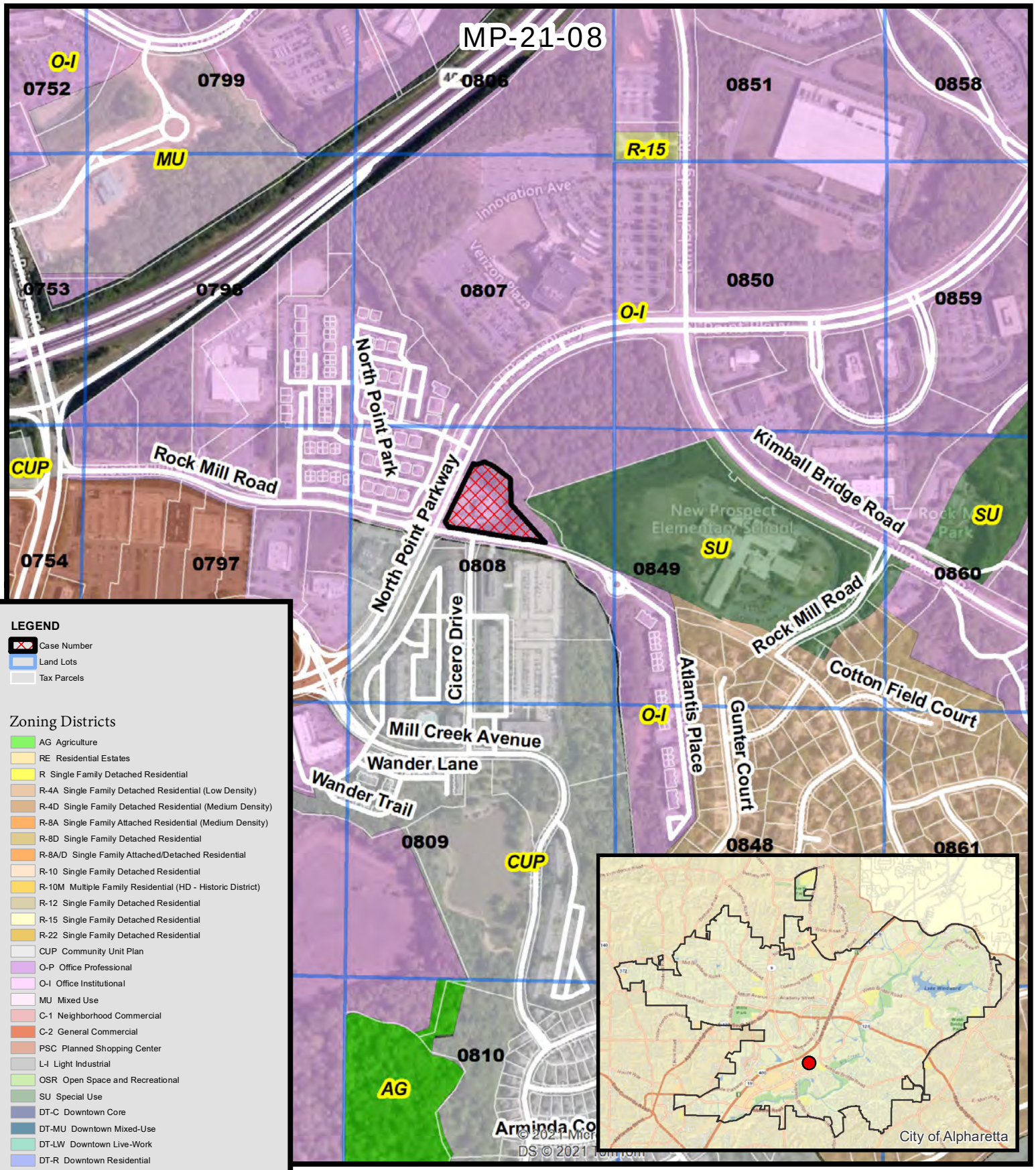
IV. ATTACHMENTS:

- Site Plan

MP-21-08
D/LL: 1/2/808
PC: 10/07/21
CC: 10/**18**/21

Aerial Map
Adora Day Care
5750 North Point Parkway

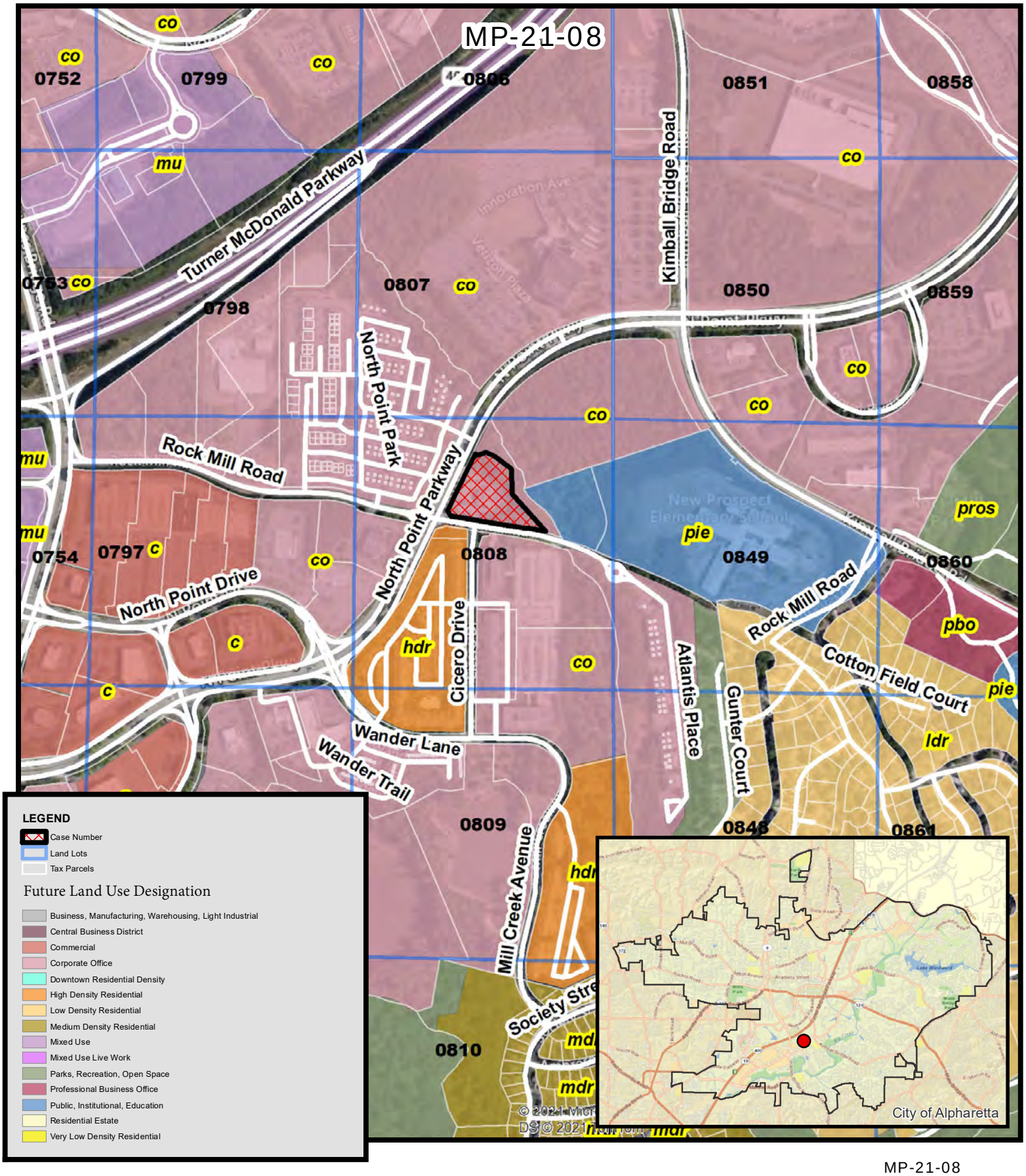
Location Map Provided by:
Community Development - GIS



MP-21-08
D/LL: 1/2/808
PC: 10/07/21
CC: 10/**18**/21

Zoning Map
Adora Day Care
5750 North Point Parkway

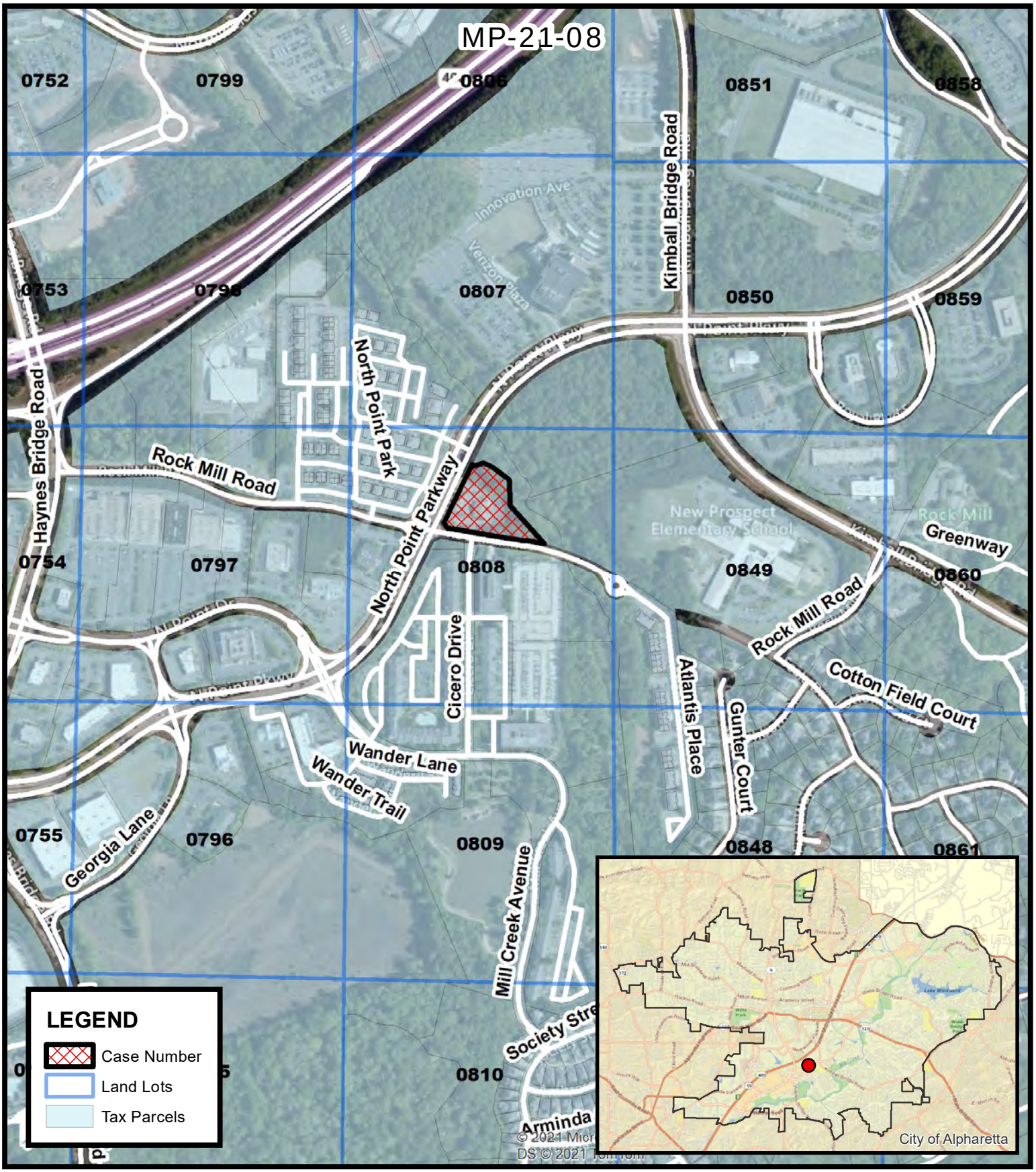
Location Map Provided by:
Community Development - GIS



MP-21-08
D/LL: 1/2/808
PC: 10/07/21
CC: 10/**18**/21

Future Land Use
Adora Day Care
5750 North Point Parkway

Location Map Provided by:
Community Development - GIS



MP-21-08
D/LL: 1/2/808
PC: 10/07/21
CC: 10/**18**/21

Location Map
Adora Day Care
5750 North Point Parkway

Location Map Provided by:
Community Development - GIS

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
SEPTEMBER 8, 2021
ZOOM
6:00 PM

I. **Staff & City Council present:**
   a. Kathi Cook, Director of Community Development and Director of Economic Development
   b. Michael Woodman, Senior Planner
   c. Ben Kern, GIS Specialist / Special Projects Planner
   d. Lauren Shapiro, Planning + Zoning Coordinator
   e. Karen Richard, City Council

II. **Total attendance:** 29 total attendees, including Staff and City Council

III. **MP-21-08 Adora Day Care Center KB / 400 Partners**
   a. Applicant Presentation: Akif Aydin
      i. Adding the use of a day care at this location
      ii. Converting a former bank building into a day care center
   b. There were no public comments for this item.

IV. **MP-21-07 / CLUP-21-04 / Z-21-09 / V-21-23 Empire Communities KB / 400 Partners**
   a. **Applicant Presentation: Kathy Zickert, Kelley Rhino, Kevin Norton, Ken Wood**
      i. This site was originally to be developed for 321,000 square feet of office space, likely 4-5 story office building with surface parking
      ii. Proposing single family detached homes that have 2 car garages and driveways (front and alley access units)
      iii. Neighborhood will have a clubhouse pool with cabanas, 2 pocket parks, amenity area (boardwalk with nature trail), would like to put in treehouses (pending liability / permitting), guest parking, entrance feature for the Eco-district
      iv. Challenging topography (floodplain area)
      v. No vehicular access on Kimball Bridge Road (only emergency and pedestrian access); condensing access for the neighborhood only to Rock Mill Road
      vi. Adjusted signal timing (length of green light) already at this intersection
      vii. School overcrowding:
         1. New Prospect Elementary
            a. Capacity = 825 students and currently enrolled = 501
         2. Webb Bridge Middle
            a. Capacity = 1,150 and currently enrolled = 1,113
         3. Alpharetta High
            a. Capacity = 2,175 and currently enrolled = 2,121
      viii. Traffic would be much better with this project when compared to an office use.
         1. Residential use = 990 trips per day; peak hour = 67 am and 89 pm trips
         2. Office use = 2,390 trips per day; peak hour = 342 am and 217 pm trips

b. Public Comments + Concerns:

i. Tributary #2 stream that goes through the property and concern for altering streams or violating Clean Water Act
    1. Applicant response: Not interfering with tributary on site; there are huge fines for violating the Clean Water Act, and the City may want a no-rise certificate which shows that there was no change in the floodplain

ii. Development look like Kirkwood, Halcyon, or Harlow?
    1. Applicant response: Compare this development more to Midwick off Thompson Street in Alpharetta.

iii. Average cost of single-family homes?
    1. Applicant response: Anticipated pricing: $500,000 to $550,000

iv. Does this proposal impact the dead-end street next to New Prospect that cuts through?
    1. Applicant response: No plans to impact the dead-end street (topography issues)

v. Are you proposing that 90 residences will have no negative impact on traffic flow and school capacity challenges?
    1. Applicant response: Any new development will generate traffic. We are discussing with the City the impact at Rock Mill and North Point Parkway and do not believe this will overwhelm. By taking away the curb cut directly from North Point and Kimball Bridge, we are bringing people through the signal at Rock Bridge.

vi. Suffered through rush hours for past 5 years. If New Prospect Elementary School hits max capacity, will the school buses and nearby resident be able to survive even higher traffic volumes?
    1. Applicant response: New Prospect is well below capacity and do not suggest that we will hit that enrollment.

vii. Previous proposal was 56 homes and this one is raised to 90, and you are not expecting negative impact with such high density?
    1. Applicant response: Agree.

viii. Extra safety issues for the kids comes along with the jammed traffic?
    1. Applicant response: Traffic generated from proposal will not be a hazard for anyone; adding a pedestrian connection to Kimball Bridge Road so that you will not have to cross the road to get to the school.

ix. Bike repair shop
    1. Applicant response: No bike repair shop, there is an area where bike repairs could be made.
    2. Staff response: By the fire access there is a small bicycle repair on the site plan, so that may have been where that question comes from.

x. Civic space
    1. Applicant response: 18% is amenity space and there is 32% civic space; we have more than what is required.

xi. School capacity and how much the 90 homes will affect enrollment:
    1. Applicant response: Can look at Midwick proposal and get the numbers of school children from that development as a comparison. It is unlawful for anyone to discriminate against anyone with children or create a policy to discourage that.
    2. Staff response: The City does send proposals for residential developments to Fulton County Schools and they have responded. With the projected students

generated from 90 single-family detached homes, the elementary, middle, and high schools that serve this property would be within enrollment capacity.

xii. Schools can hold 800 kids, but roads were not designed for the changes.

xiii. Desired customer? This is a family area. Would your development attract that kind of buyer?

xiv. Midwick would be different than this one, because this is right next to an elementary school.

xv. Civic spaces
    1. Applicant response: Corner area may have a gathering area (knee wall with art feature) where you can sit and enjoy the art. Also trying to create the treehouse area as a civic space. There may be a partial trail in the area of the floodplain.
    2. Staff response: There is a trail near the bank on the other side of the stream, but not on your property.

xvi. 90 homes seems dense.

xvii. Why wasn't the Kimball Farms neighborhood properly notified of this meeting? The HOA president listed in the application is not the HOA president.
    1. Applicant response: Would like to get the correct contact information, because that was the contact that I was given. This was not intentional, and if you will let me know that contact, we would be happy to set up a meeting.
    2. Staff response: The applicant and the City is required to notify all property owners within 500 feet of this property. Kimball Farms may be further than 500 feet away, and I do not recall off the top of my head. The City's contact for the HOA might have been incorrect, and we would love to have that contact.

xviii. Medium density or high density?
    1. Applicant response: This is a medium density project.

xix. This development should be viewed into context of other developments that will affect school enrollment. Are there other new developments that will also contribute to the growth in population at each school?
    1. Staff response: Not aware of any requests for residential in this general vicinity; would have to look at other areas to confirm that, but please reach out to me via email.

xx. Civic area is intended for residents or public to gather?
    1. Applicant response: public.

xxi. Is the school directly next to the development on the map? Will there be fencing on the boarder to the school?
    1. Applicant response: Yes and yes.

xxii. Kimball Farms flooding issues
    1. Applicant response: Highly regulated by federal and state law. Not sure that this development is within the same drainage basin; will look into this.

xxiii. Other high-density properties being developed nearby, what will make this property more desirable?
    1. Applicant response: The quality of what the client builds. The Midwick project is lovely and sells itself; can get you a list with the projects.

xxiv. Flood issues – this is a big deal to our community and should be taken into consideration.
    1. Applicant response: We have taken into consideration the flooding and downstream impacts. We have proposed a pond that will not only be to treat

water quality and runoff reduction and flood protection. Will run full flood study and hydrology studies.

xxv. There is a stream that is parallel to Gunter Court (in Kimball Farms). There is a detention / retention pond toward the end of Gunter Court that has never functioned the way the City wanted it to function. The stream on the side of Wachovia does go all the way down behind all of the homes behind Gunter Court and it does impact the very large detention / retention pond behind the end of Gunter Court. We ask you to not exacerbate this, as it is a very big problem for the homeowner that sits on the pond.
    1. Applicant response: I will be reaching out to you set up something for your community.

xxvi. Civic spaces – this is a neighborhood and parts are open to the public and the civic spaces is for the public to gather, you are near a school, what kind of gatherings do you envision and who would be responsible for the maintenance, upkeep, and safety of those areas if that area is public?
    1. Applicant response: It is our property, so we would be responsible for maintaining it. We are conditioning it as a space for kids to use. The issue with how to protect them or supervise is among the issues we have to look at.

xxvii. We have several community parks (Rock Mill Park), you are applying for residential zoning but you have civic space, are you building a structure that people go into to congregate?
    1. Applicant response: I am talking about a treehouse, not an amphitheater or a structure.

xxviii. Its an open air gathering spot?
    1. Applicant response: Yes.

xxix. I was told that this is a public space and that would be under the City of Alpharetta's jurisdiction and that the maintenance or policing would be through the City of Alpharetta.
    1. Staff response: If civic areas are dedicated to the City, there would be potential for the City to police those areas. If they are not dedicated, and are just civic space on the property, the HOA would be responsible.

xxx. Gathering spots can't violate a noise ordinance or gather for a specific reason, is this just a social thing?
    1. Applicant response: Yes. Are you familiar with the North Point Plan? If you look at that plan, it has observation decks looking out into a biosoil retention area, that would be considered a civic space. This is not something formal. The City requires every development in North Point Overlay to have a 10% minimum of civic space.

xxxi. I thought for civic spaces that churches could gather and could have different types of groups gather there. I am not interested in having something like that close to our neighborhood.
    1. Applicant response: The old AMC movie theater, we were required to provide 10% civic space and we improved the trail to Big Creek Greenway and was available to use a civic amenity but was privately owned. Not every civic space is a gathering space.

xxxii. As this goes forward, can there be more specifics as to what can or cannot be allowed in that civic space in the final approval?
    1. Applicant response: Staff will be able to derive appropriate conditions for the gathering / civic space.

xxxiii. Or for a political or church gathering – groups can go to their own spaces for that. This is residential community.

xxxiv. It is in your proposal that you have a bicycle repair shop open to the public.

1. Applicant response: This is not a store where you go into to buy a chain. This is a bike repair station and they are along the Alpha Loop; we installed one at Midwick. It is a vertical station that has tools to repair a bike if someone may need it.

xxxv. I live in Kimball Farms, and my concern is traffic. What is the plan for 90-180 more cars?

1. Applicant response: Peak trips is 67 for morning and 89 for evening trips. This is pre-covid data and does not account for changes in working circumstances.

xxxvi. Safety concerns for New Prospect Elementary School kids.

V. MP-21-06 / CU-21-12 National Veterinary Associates (NVA) / 3100 Royal Boulevard South

a. Applicant Presentation: Chandler Bovitz, Jack Arnold, Merritt Lancaster

i. Amend Royal 400 Master Plan - Pod 12 to allow for a veterinary hospital use and a conditional use for NVA

ii. Stand-alone building; this will not be an overnight kennel or pet resort. May only be kept overnight if needed in case of emergency

iii. National vet brand

iv. Should have no noise or impact to property owners

b. Public Comments + Concerns

i. Will this be fenced in case an animal gets out?

1. Applicant response: There is an existing fence on the rear portion and the topography on the side of North Point Parkway is too steep for anything to run off. The nature of the use is not going to be very conducive for animals that run off. We could look into adding a fence in an area where an animal could escape.

ii. This property is next to New Prospect Elementary School, that's why he is asking about the fence.

CHAT BOX TRANSCRIPT FROM ZOOM MEETING:

18:12:28 From david dickensheets to Everyone:
Tributary # 2 stream goes through property and to Big Creek and then to Chatahoohee, Anything in the request that alters that stream,or any conflicts w/ the Clean Water Act that was recently reaffirmed.

18:13:16 From Tom Cossuto to Everyone:
Good question, ask her.

18:14:55 From Aimee Uphues to Everyone:
Is this developer intending to look like Kirkwood or Haylcon or Harlow?

18:15:38 From Ben Ward to Everyone:
What is the average cost of the single family homes that are being developed?

18:15:40 From Lynn Podsiadlo to Everyone:
does this current proposal impact the dead end street next to New prospect that cuts through?

18:15:54 From Tom Cossuto to Everyone:
Are you proposing that 90 residences will have no negative impact on traffic flow and school capacity challenges? If so, how could that possibly be the case?

18:17:26 From WANG Siting to Everyone:
I have been living in Kimball farm community for about 5 years and suffered a lot for the rush hours. If new prospect elementary school hits the max capacity as you planned, will the school buses and nearby residents be able to survive even higher traffic volumes?

18:18:11 From Aimee Uphues to Everyone:
the previous proposal was 56 homes you have raised it to 90 and not expecting negative impact with such high density

18:19:20 From WANG Siting to Everyone:
And the extra safety issues for the kids comes along with the jammed traffics?

18:20:09 From Aimee Uphues to Everyone:
why is a bike repair shop open the public? This a commercial proposal or mixed use. What do mean by civic spaces

18:20:16 From Tom Cossuto to Everyone:
Please let me know for each school (elementary, middle and high) how much of the excess capacity today that you quoted is expected to be filled by these 90 homes?

18:20:19 From WANG Siting to Everyone:
The school can hold 800m kids, but the roads were not designed for the changes.

18:20:50 From Aimee Uphues to Everyone:
the proposal stated bike repair shop open to the public

18:22:05 From Aimee Uphues to Everyone:
who is your desired customer? this is a family area would your development attract that kind of buyer?

18:23:10 From Greg Hanley to Everyone:
Downtown Midwick would likely be different than this one... as it would be right next door to an elementary school

18:23:23 From Aimee Uphues to Everyone:
can you be more specific about use of civic spaces

18:23:49 From Greg Hanley to Everyone:
90 home seems pretty dense for the amount of space proposed. Why wasn't Kimball Farms neighborhood properly notified of this meeting ? The HOA President listed in the application is not the HOA president

18:23:51 From Tom Cossuto to Everyone:

How could the High school remain within capacity? What were the current enrollment and capacity numbers you quoted earlier?

18:24:22 From Aimee Uphues to Everyone:

what else is incorrect in the proposal? medium density or high density?

18:25:57 From Ben Ward to Everyone:

These 90 homes should be viewed in the context of other new developments that will affect the capacity of the schools in our area. To the city officials... Are there other new developments that will also contribute to the growth in population at each school?

18:27:13 From Aimee Uphues to Everyone:

who is the civic area intended for people to gather? residents or public?

18:27:16 From willliam dagher to Everyone:

william dagher is the president of the HOA Kimball Farms william@sfur.com

18:27:21 From david dickensheets to Everyone:

is the school directly next to it on the map.That is no other owned property there . If so will there be fencing on the border to the school ?

18:28:11 From Ben Ward to Everyone:

Kimball Farms is already facing significant issues with flooding in some parts of our community. What assurances can we be given that this new development will not add to the existing flooding issues?

18:28:31 From Aimee Uphues to Everyone:

its a matter of legal definition

18:30:06 From Aimee Uphues to Everyone:

There are many other high density properties being built currently near by, what will make this property more desirable?

18:31:32 From Ben Ward to Everyone:

Please review the flood issue. That is a big deal to our community and it should be an issue that the developer has already taken into consideration!

18:32:26 From willliam dagher to Everyone:

william dagher would like to make a comment about the flood issue

18:40:33 From Greg Hanley to Everyone:

the adjacent property on the south of that map, is New Prospect Elementary School

18:41:11 From Greg Hanley to Everyone:

thats why he was asking about the fence

18:42:06 From Tom Cossuto to Everyone:

what are the next steps?

18:44:58 From WANG Siting to Everyone:

Will the recordings be put to on line and open to public viewing since many people can't attend the discussion in person?

18:48:51 From iPhone to Everyone:

I live in kimball farms. My main concern is traffic. What's the plan to handle 90 to 180 cars more

18:52:18 From WANG Siting to Everyone:

Thanks!

18:53:06 From WANG Siting to Everyone:

Also the safety concerns for NPES kids.

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: Adora Childcare

Contact Name: Akif Aydin Telephone: 904-333-3588

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.

NA

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

- ☑ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 09/08/2021

Print Form

August 5, 2021

Abdulbasit Aydin
10 Ridgedale way
Simpsonville SC 29681

RE: Adora Day Care Center MP-21-08

Dear Property Owner:

Please allow this letter to serve as public notice for a Rezoning, for use of a daycare, request at 5750 North Point Parkway, Alpharetta, GA 30022.

The Community Zoning Information Meeting for this request will be held on Wednesday, September 8, 2021 at 6:00 p.m. via Zoom. The link to the meeting is https://zoom.us/j/7301636794.

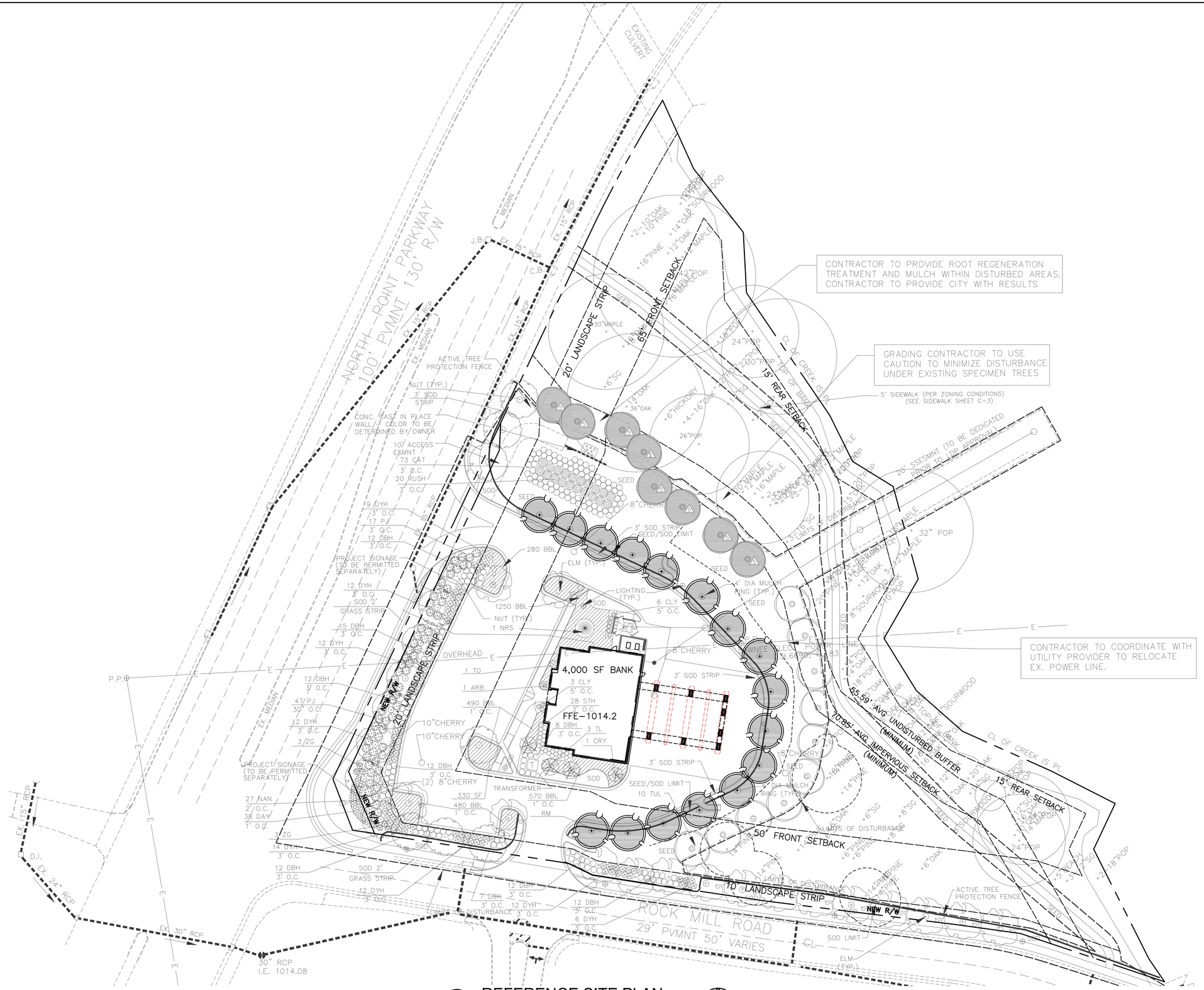
This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, October 7, 2021 at 6:30 PM and City Council on Monday, October 18 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at akifay@hotmail.com

Sincerely,

Abdulbasit Aydin



1 A-1 REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

NORTH

ISSUE / REVISIONS
1. (5-20-21): EXISTING CONDITIONS.

PRELIMINARY

ADORA CHILDCARE

5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY
DAB

CHECKED BY
KA

DATE
20 May 2021

DRAWING TITLE
REFERENCE SITE PLAN

SHEET NO.
PRELIMINARY DRAWING NOT FOR CONSTRUCTION
A-1

NOT
RELEASED FOR CONSTRUCTION

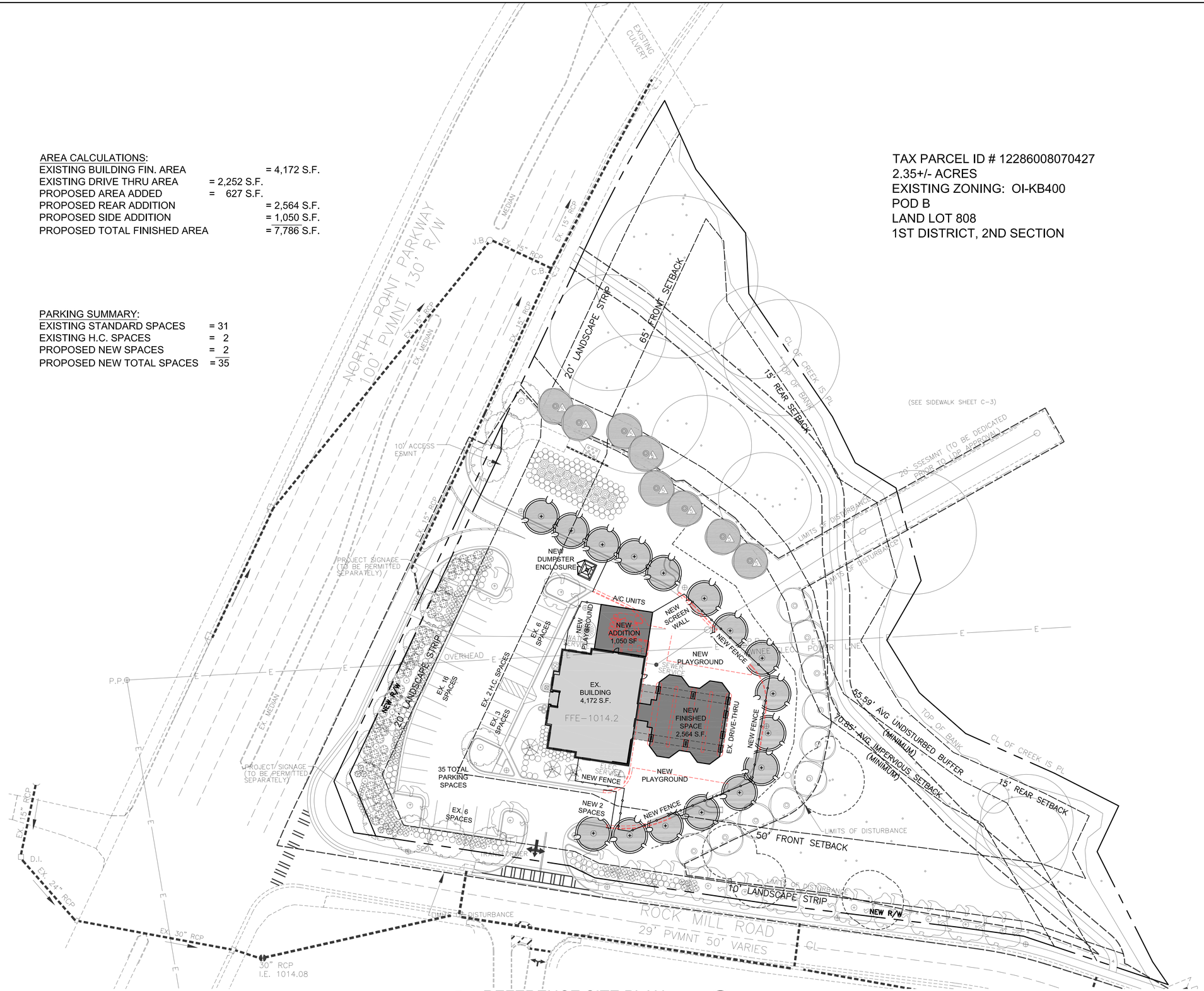
AREA CALCULATIONS:

EXISTING BUILDING FIN. AREA		= 4,172 S.F.
EXISTING DRIVE THRU AREA	= 2,252 S.F.	
PROPOSED AREA ADDED	= 627 S.F.	
PROPOSED REAR ADDITION		= 2,564 S.F.
PROPOSED SIDE ADDITION		= 1,050 S.F.
PROPOSED TOTAL FINISHED AREA		= 7,786 S.F.

PARKING SUMMARY:

EXISTING STANDARD SPACES	= 31
EXISTING H.C. SPACES	= 2
PROPOSED NEW SPACES	= 2
PROPOSED NEW TOTAL SPACES	= 35

TAX PARCEL ID # 12286008070427
2.35+/- ACRES
EXISTING ZONING: OI-KB400
POD B
LAND LOT 808
1ST DISTRICT, 2ND SECTION



1 / A-1 REFERENCE SITE PLAN
SCALE: 1" = 30'-0"

NORTH

ISSUE / REVISIONS
1. (5-20-21): EXISTING CONDITIONS;
2. (5-27-21): PRELIMINARY LAYOUT.

PRELIMINARY

ADORA CHILDCARE
5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE. NO.K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY
DAB
CHECKED BY
KA
DATE
27 May 2021
DRAWING TITLE
REFERENCE SITE PLAN
SHEET NO.
PRELIMINARY DRAWING NOT FOR CONSTRUCTION
A-1

NOT RELEASED FOR CONSTRUCTION

WACHOVIA BANK NATIONAL ASSN
P.O. BOX 2609
CARLSBAD CA 92018-2609

PALMER HOUSE LLC
2911 PIEDMONT RD NE SUITE B
ATLANTA GA 30305

312 HOLDINGS LLC
1905 WILLSHIRE GLN
ALPHARETTA GA 30009

MCI COMMUNICATIONS SERVICES INC
7701 E TELECOM PKWY
TAMPA FL 33637

WINNIE GROUP LLC THE
700 NEWPORT HOLW
ALPHARETTA GA 30022

AG REALTY LLC
450 CULLEN COPSE
ALPHARETTA GA 30022

SAMANTHA ASSOCIATES LLC
3520 PIEDMONT RD STE 125
ATLANTA GA 30305

NEO REALTY LLC
5755 NORTH POINT PKWY # #17
ALPHARETTA GA 30022-1143

NORTHPOINT PARK 5152 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC
141 W JACKSON BLVD STE 300
CHICAGO IL 60604

NORTH POINT PARK 222 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

TADVAI VINAY K & KATANGURI VIJAYA L
5485 BETHELVIEW RD STE 360 108
CUMMING GA 30040

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

NVZON LLC
514 LADY FERN PT
ALPHARETTA GA 30022

SIKAL & HOLDINGS LLC
5755 NORTH POINT PKWY STE 24
ALPHARETTA GA 30022

ADVENTUS US REALTY #13 LP
1660 HASTINGS ST W
VANCOUVER BC V6C 2W2

ASHWIN PROPERTIES INC
5755 N POINT PKWY # 234
ALPHARETTA GA 30022

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

ENDOPLACE L L C
45 IVAN ALLEN JR BLVD NW STE 2206
ATLANTA GA 30308

SABET RAY REZA SABET ZAHRA
5755 NORTH POINT PKWY # 27
ALPHARETTA GA 30022

NORTH POINT II LLC
22300 MC CAULEY RD
SHAKER HEIGHTS OH 44122-2715

NORTHPOINT PARK 5152 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

NORTHPOINT PARK BUILDERS LLC
4994 LOWER ROSWELL RD SUITE 9
MARIETTA GA 30068

ENDOPLACE L L C
45 IVAN ALLEN JR BLVD SUITE 2206
ATLANTA GA 30308

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

ASHWIN PROPERTIES INC
5755 N POINT PKWY # 234
ALPHARETTA GA 30022-1172

CHRISTI PROPERTY LLC
550 PHARR RD # 410
ATLANTA GA 30305

CASE HOLDING GROUP LLC
315 BOUNDARY PL
ROSWELL GA 30075

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

SAMATHA ASSOC L L C
3520 PIEDMONT RD NE SUITE 125
ATLANTA GA 30305-1516

BREEN HOLDINGS OF GEORGIA LLC
5755 NORTH POINT PKWY STE 260
ALPHARETTA GA 30022

BHARATH SAMBA MURTHY & GEETHA
1410 BITTERCRESS CT
ALPHARETTA GA 30005

WALTHER P KEVIN
5755 N POINT PKWY # 202
ALPHARETTA GA 30022

ML HOLDINGS LLC
5755 NORTH POINT PKWY # 29
ALPHARETTA GA 30022

ANTHEM HOLDINGS LLC
5755 N POINT PKWY SUITE 96
ALPHARETTA GA 30022

KEOWN HOLDINGS LLC
5755 NORTH POINT PKWY SUITE 216
ALPHARETTA GA 30022

HOUSE & ASSOC INC
5755 NORTH POINT PKWY # 36
ALPHARETTA GA 30022

LH INVESTMENTS LLC
P.O. BOX 170
HARTLAND WI 53029-0170

NORTH POINT PARK 222 LLC
400 SOCIETY ST
ALPHARETTA GA 30022

MILKATHY CORP
P.O. BOX 93664
ATLANTA GA 30377-0664

SANDS REAL ESTATE HOLDINGS LLC
5755 NORTH POINT PKWY STE 6
ALPHARETTA GA 30022-1136

SIKAL & HOLDINGS LLC
5755 NORTH POINT PKWY STE 24
ALPHARETTA GA 30022

ROLTA INTERNATIONAL INC
5865 NORTH POINT PKY
ALPHARETTA GA 30022

BRAND ELIZABETH P
5755 NORTH POINT PKWY # 13
ALPHARETTA GA 30022

NIDHI NITYA 81&82 LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

ADVENTUS US REALTY #13 LP
1660 HASTINGS ST W
VANCOUVER BC V6C 2W2

DELK INVESTMENTS LLC
5755 NORTHPOINT PKWY STE 11
ALPHARETTA GA 30022

BUFORD CARE INC
2721 BUFORD HWY
BUFORD GA 30518

ADVENTUS US REALTY #13 LP
1660 WEST HASTINGS ST
VANCOUVER BC V6C 2W2

MACINTOSH DAVID C & MONICA L TRS O
F THE MACINTOSH
22300 MC CAULEY RD
SHAKER HEIGHTS OH 44122

VALUE PLUS VENTURES LLC
5755 NORTHPOINT PKWY STE 41
ALPHARETTA GA 30022

PLA MILTON PARK LLC
200 W MONROE ST STE 2200
CHICAGO IL 60606

SANDS REAL ESTATE HOLDINGS LLC
5755 NORTH POINT PKWY STE 6
ALPHARETTA GA 30022-1136

HINTON & HILLMAN INC
5755 NORTH POINT PKWY # 26
ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC
200 W MONROE ST STE 2200
CHICAGO IL 60606

NEO REALTY LLC
5755 NORTH POINT PKWY # #17
ALPHARETTA GA 30022-1143

PALMER HOUSE LLC
2911 PIEDMONT RD NE SUITE B
ATLANTA GA 30305

PAT LLC
5755 NORTH POINT PKWY # 93
ALPHARETTA GA 30022

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

TERRECK HOLDINGS LLC
P O BOX 95
COMER GA 30629

CABOT INVESTMENTS LLC
1689 DULUTH HWY
LAWRENCEVILLE GA 30043-5010

LI YONG & DENG YOUYING
5755 N POINT PKWY SUITE 95
ALPHARETTA GA 30022

5755 NORTH POINT PKWY SUITE 94 LLC
5755 N POINT PKWY SUITE 94
ALPHARETTA GA 30022

KENNEMORE WILLIAM L
5755 NORTH POINT PKWY # 20
ALPHARETTA GA 30022

1 ALLIANCE INVESTMENTS LLC
1654 PRINCESS CIR NE
ATLANTA GA 30345

AEG HOLDINGS LLC
5755 NORTH POINT PKWY # #37
ALPHARETTA GA 30022

MARTHA & HUTCH LLC
5755 N POINT PKWY # 219
ALPHARETTA GA 30022

U S MEDIA GROUP LLC
P O BOX 446
LITHONIA GA 30058

ALPHARETTA WELLNESS CLINIC LLC
5755 NORTH POINT PKWY UNIT 89
ALPHARETTA GA 30022

MATHERLY W RICHARD
5755 NORTH POINT PKWY # 21
ALPHARETTA GA 30022

NORTHPOINT PARK 5152 LLC
5755 NORTH POINT PKWY STE 32
ALPHARETTA GA 30022

LANDGRAB LLC
5755 N POINT PKWY SUITE 90
ALPHARETTA GA 30022

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

INERTIA REHABILITATION ASSOC INC
217 TRELLIS WALK
CENTERVILLE GA 31028-8511

CHRISTI PROPERTY LLC
550 PHARR RD # 410
ATLANTA GA 30305

HOUSE WILLIAM A
5755 N POINT PKWY SUITE 36
ALPHARETTA GA 30022

TELLIUM LLC
5350 MCGINNIS FERRY RD
ALPHARETTA GA 30005

AVOTOL LLC
5755 N POINT PKWY STE 92
ALPHARETTA GA 30022

KFLP NORTHPOINT OFFICE LLC
5755 NORTH POINT PKWY STE 42
ALPHARETTA GA 30022

NORTH POINT PARK 222 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

RADIANT HOLDINGS LLC
5755 NORTH POINT PKWY # 30
ALPHARETTA GA 30022

BLOOM INVESTMENTS LLC
750 PIMLICON PL
SUWANEE GA 30024

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-21-08
PH #: PHA210040
■ Property Taxes & Code Violations Verified
■ Fee Paid Initial: LS

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

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

Contact Information:

Contact Name: Abdulbasit Aydin Telephone: 904-333-3588

Address: 10 ridgedale way Suite:

City Simpsonville State: Sc Zip: 29681 Fax:

Mobile Tel: 904-333-3588 Email: akifay@hotmail.com

Subject Property Information:

Address: 5750 North Point Parkway Current Zoning: OI

District: 1st Section: 2nd Land Lot: 808 Parcel ID: 12286008070427

Proposed Zoning: OI Current Use: Vacant Retail Bank Branch

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

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

Applicant Request And Intent

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

New facility for Adora Childcare LLC, A South Carolina Limited Liability Company
Owner Abdulbasit Aydin, Ph.D.
O-864-382-1833. Cell 904-333-3588. Www.adorachildcare.com

Applicant's Request (Please itemize the proposal):

Applicant Abdulbasit Aydin, Request that a Day Care Center use be added as a permitted use to table B/ Pod B of the approved Master Plan MP-99-09 KB/400 Partners, LLP Development Regulations

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

The buyer of the existing vacant Bank building and property, would renovated the existing building into a new childcare facility for Adora Childcare.

The renovation would include using the existing drive thru as classrooms surrounded by fenced playground areas on 3 sides. See proposed site plan.

A proposed addition to one side of the building along with a small playground area. See proposed site plan.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ - _____

Authorization:

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

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

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ - _____

So Sworn and Attested:

Owner Signature: _____ Date: _____

Notary:

Notary Signature: _____ Date: _____

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: Abdulbasit Aydin

Subject Public Hearing Case: Adora Childcare

Campaign Contribution Information:

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

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

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

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

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: 08/02/2021

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

All existing curb cuts to remain
All existing Trees and Landscaping to remain
A Poposed Residential Development is currently proposed for Pod A

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

No affect of the use and value of the surrounding properties.

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

Daycare is not listed as a permitted use for Pod B

A 2 year restriction prohibits any financial Services firm from using the building or property upon purchase.

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

N/A

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

N/A

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

N/A

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

2 Year restriction on the building or property being used as a Financial Services use.

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

Citizen Participation Form - Part A

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

Public Hearing or Project Name: Adora Day Care

Contact Name: Abdulbasit Aydin Telephone: 904-333-3588

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

Please see the attached list of property owners

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 applicant Abdulbasit Aydin, owner of Adora Childcare, is available for questions or concerns via cell phone or email.

Abdulbasit Aydin cell 904-333-3588. Email: akifay@hotmail.com

WACHOVIA BANK NATIONAL ASSN
P.O. BOX 2609
CARLSBAD CA 92018-2609

PALMER HOUSE LLC
2911 PIEDMONT RD NE SUITE B
ATLANTA GA 30305

312 HOLDINGS LLC
1905 WILLSHIRE GLN
ALPHARETTA GA 30009

MCI COMMUNICATIONS SERVICES INC
7701 E TELECOM PKWY
TAMPA FL 33637

WINNIE GROUP LLC THE
700 NEWPORT HOLW
ALPHARETTA GA 30022

AG REALTY LLC
450 CULLEN COPSE
ALPHARETTA GA 30022

SAMANTHA ASSOCIATES LLC
3520 PIEDMONT RD STE 125
ATLANTA GA 30305

NEO REALTY LLC
5755 NORTH POINT PKWY # #17
ALPHARETTA GA 30022-1143

NORTHPOINT PARK 5152 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC
141 W JACKSON BLVD STE 300
CHICAGO IL 60604

NORTH POINT PARK 222 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

TADVAI VINAY K & KATANGURI VIJAYA L
5485 BETHELVIEW RD STE 360 108
CUMMING GA 30040

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

NVZON LLC
514 LADY FERN PT
ALPHARETTA GA 30022

SIKAL & HOLDINGS LLC
5755 NORTH POINT PKWY STE 24
ALPHARETTA GA 30022

ADVENTUS US REALTY #13 LP
1660 HASTINGS ST W
VANCOUVER BC V6C 2W2

ASHWIN PROPERTIES INC
5755 N POINT PKWY # 234
ALPHARETTA GA 30022

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

ENDOPLACE L L C
45 IVAN ALLEN JR BLVD NW STE 2206
ATLANTA GA 30308

SABET RAY REZA SABET ZAHRA
5755 NORTH POINT PKWY # 27
ALPHARETTA GA 30022

NORTH POINT II LLC
22300 MC CAULEY RD
SHAKER HEIGHTS OH 44122-2715

NORTHPOINT PARK 5152 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

NORTHPOINT PARK BUILDERS LLC
4994 LOWER ROSWELL RD SUITE 9
MARIETTA GA 30068

ENDOPLACE L L C
45 IVAN ALLEN JR BLVD SUITE 2206
ATLANTA GA 30308

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

ASHWIN PROPERTIES INC
5755 N POINT PKWY # 234
ALPHARETTA GA 30022-1172

CHRISTI PROPERTY LLC
550 PHARR RD # 410
ATLANTA GA 30305

CASE HOLDING GROUP LLC
315 BOUNDARY PL
ROSWELL GA 30075

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

SAMATHA ASSOC L L C
3520 PIEDMONT RD NE SUITE 125
ATLANTA GA 30305-1516

BREEN HOLDINGS OF GEORGIA LLC
5755 NORTH POINT PKWY STE 260
ALPHARETTA GA 30022

BHARATH SAMBA MURTHY & GEETHA
1410 BITTERCRESS CT
ALPHARETTA GA 30005

WALTHER P KEVIN
5755 N POINT PKWY # 202
ALPHARETTA GA 30022

ML HOLDINGS LLC
5755 NORTH POINT PKWY # 29
ALPHARETTA GA 30022

ANTHEM HOLDINGS LLC
5755 N POINT PKWY SUITE 96
ALPHARETTA GA 30022

KEOWN HOLDINGS LLC
5755 NORTH POINT PKWY SUITE 216
ALPHARETTA GA 30022

HOUSE & ASSOC INC
5755 NORTH POINT PKWY # 36
ALPHARETTA GA 30022

LH INVESTMENTS LLC
P.O. BOX 170
HARTLAND WI 53029-0170

NORTH POINT PARK 222 LLC
400 SOCIETY ST
ALPHARETTA GA 30022

MILKATHY CORP
P.O. BOX 93664
ATLANTA GA 30377-0664

SANDS REAL ESTATE HOLDINGS LLC
5755 NORTH POINT PKWY STE 6
ALPHARETTA GA 30022-1136

SIKAL & HOLDINGS LLC
5755 NORTH POINT PKWY STE 24
ALPHARETTA GA 30022

ROLTA INTERNATIONAL INC
5865 NORTH POINT PKY
ALPHARETTA GA 30022

BRAND ELIZABETH P
5755 NORTH POINT PKWY # 13
ALPHARETTA GA 30022

NIDHI NITYA 81&82 LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

ADVENTUS US REALTY #13 LP
1660 HASTINGS ST W
VANCOUVER BC V6C 2W2

DELK INVESTMENTS LLC
5755 NORTHPOINT PKWY STE 11
ALPHARETTA GA 30022

BUFORD CARE INC
2721 BUFORD HWY
BUFORD GA 30518

ADVENTUS US REALTY #13 LP
1660 WEST HASTINGS ST
VANCOUVER BC V6C 2W2

MACINTOSH DAVID C & MONICA L TRS O
F THE MACINTOSH
22300 MC CAULEY RD
SHAKER HEIGHTS OH 44122

VALUE PLUS VENTURES LLC
5755 NORTHPOINT PKWY STE 41
ALPHARETTA GA 30022

PLA MILTON PARK LLC
200 W MONROE ST STE 2200
CHICAGO IL 60606

SANDS REAL ESTATE HOLDINGS LLC
5755 NORTH POINT PKWY STE 6
ALPHARETTA GA 30022-1136

HINTON & HILLMAN INC
5755 NORTH POINT PKWY # 26
ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC
200 W MONROE ST STE 2200
CHICAGO IL 60606

NEO REALTY LLC
5755 NORTH POINT PKWY # #17
ALPHARETTA GA 30022-1143

PALMER HOUSE LLC
2911 PIEDMONT RD NE SUITE B
ATLANTA GA 30305

PAT LLC
5755 NORTH POINT PKWY # 93
ALPHARETTA GA 30022

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

TERRECK HOLDINGS LLC
P O BOX 95
COMER GA 30629

CABOT INVESTMENTS LLC
1689 DULUTH HWY
LAWRENCEVILLE GA 30043-5010

LI YONG & DENG YOUYING
5755 N POINT PKWY SUITE 95
ALPHARETTA GA 30022

5755 NORTH POINT PKWY SUITE 94 LLC
5755 N POINT PKWY SUITE 94
ALPHARETTA GA 30022

KENNEMORE WILLIAM L
5755 NORTH POINT PKWY # 20
ALPHARETTA GA 30022

1 ALLIANCE INVESTMENTS LLC
1654 PRINCESS CIR NE
ATLANTA GA 30345

AEG HOLDINGS LLC
5755 NORTH POINT PKWY # #37
ALPHARETTA GA 30022

MARTHA & HUTCH LLC
5755 N POINT PKWY # 219
ALPHARETTA GA 30022

U S MEDIA GROUP LLC
P O BOX 446
LITHONIA GA 30058

ALPHARETTA WELLNESS CLINIC LLC
5755 NORTH POINT PKWY UNIT 89
ALPHARETTA GA 30022

MATHERLY W RICHARD
5755 NORTH POINT PKWY # 21
ALPHARETTA GA 30022

NORTHPOINT PARK 5152 LLC
5755 NORTH POINT PKWY STE 32
ALPHARETTA GA 30022

LANDGRAB LLC
5755 N POINT PKWY SUITE 90
ALPHARETTA GA 30022

SL PROPERTY HOLDING LLC
730 CULWORTH MNR
ALPHARETTA GA 30022

BLUE FROG CAPITAL MANAGEMENT LLC
5755 NORTH POINT PKWY # 50
ALPHARETTA GA 30022

INERTIA REHABILITATION ASSOC INC
217 TRELLIS WALK
CENTERVILLE GA 31028-8511

CHRISTI PROPERTY LLC
550 PHARR RD # 410
ATLANTA GA 30305

HOUSE WILLIAM A
5755 N POINT PKWY SUITE 36
ALPHARETTA GA 30022

TELLIUM LLC
5350 MCGINNIS FERRY RD
ALPHARETTA GA 30005

AVOTOL LLC
5755 N POINT PKWY STE 92
ALPHARETTA GA 30022

KFLP NORTHPOINT OFFICE LLC
5755 NORTH POINT PKWY STE 42
ALPHARETTA GA 30022

NORTH POINT PARK 222 LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

RADIANT HOLDINGS LLC
5755 NORTH POINT PKWY # 30
ALPHARETTA GA 30022

BLOOM INVESTMENTS LLC
750 PIMLICON PL
SUWANEE GA 30024

10. Rezoning.

10.1. Rezoning Approval. Buyer acknowledges that the Property is currently zoned OI. Notwithstanding any other provision contained herein to the contrary, Buyer's obligations under this Agreement to purchase the Property are contingent upon the Property being rezoned to the appropriate zoning to operate a child care facility (the "Rezoning"). In the event that the Rezoning is not obtained on or before December 31, 2021, either party may terminate this Agreement upon written notice to the other and the Earnest Money shall be refunded to Buyer.

10.2. Buyer's Rezoning Obligations. Buyer shall be responsible, at its expense, for all of the Rezoning obligations, including, but not limited to, submitting a rezoning application (the "Rezoning Application") to the governmental authority having jurisdiction over the zoning of the Property. Buyer shall promptly prepare and diligently purse the Rezoning Application. Prior to filing the Rezoning Application, Buyer shall submit the Rezoning Application to Seller for Seller's approval, which shall not be unreasonably withheld. Buyer shall pay all costs for the Rezoning.

10.3. Seller's Rezoning Obligation. Seller shall reasonably cooperate with Buyer on the Rezoning and Rezoning Application, but shall not be obligated to incur any expense in connection therewith.

11. Financing Contingency. The Closing is conditioned upon Buyer securing financing during Inspection Period with terms reasonably acceptable to Buyer. No later than ten (10) days after the Effective Date, Buyer shall provide documentation to Seller from Buyer's lender that Buyer is qualified and capable to pay the Purchase Price at Closing.

12. Closing.

12.1. Closing Date. The Closing (the "**Closing**") of the acquisition will occur, if at all, at the offices of Buyer's attorney or at another place mutually agreed upon by the parties hereto (e.g., at the offices of the Escrow Agent). The date of Closing is the Closing Date set forth in the Key Provisions Summary.

12.2. Possession. Unless otherwise agreed, Seller shall deliver possession of the Property at Closing.

12.3. Closing Documents. Seller shall execute and deliver at Closing Seller's deed, a customary owner's affidavit with respect to the Property, and an affidavit evidencing Seller's non-foreign status for federal tax purposes. At or prior to Closing, each party shall deliver to the other party documents reasonably required by the other party to establish the authority of such party to enter into and close the transactions contemplated hereby and to complete and evidence the acquisition of the Property contemplated hereby, including, without limitation, a closing statement and such other documents as are reasonably necessary or appropriate to satisfy applicable federal requirements for the reporting of real estate transactions.

13. Breach, Termination, and Expiration.

13.1. Breach by Buyer. Notwithstanding anything to the contrary contained herein and notwithstanding that this Agreement may have been terminated pursuant to the terms hereof, if Buyer fails or refuses to close when required to do so, the Earnest Money will be promptly paid over to Seller as full liquidated damages for Buyer's failure or refusal to close in accordance with the terms of this Agreement. The parties acknowledge the difficulty of ascertaining Seller's damages in such a circumstance and agree

The parties hereby execute this Agreement as of the dates set forth below.

Seller:

WELLS FARGO BANK, N.A.

By: _____

Print Name: Richard L. Dropp

Title: Vice President

Date: 04/21/2021

By: Chris Hanrahan, Senior Vice President Digitally signed by Chris Hanrahan, Senior Vice President Date: 2021.04.22 15:11:40 -04'00'

Print Name: _____

Title: _____

Date: _____

Buyer:

ADORA CHILDCARE LLC, a South Carolina limited liability company

By: _____

Print Name: Abdulbasit Aydin

Title: Member

Date: 4/12/2021

Escrow Agent:

PHP COMMERCIAL

By: Adam Bagci

Print Name: Adam Bagci

Title: Realtor

Date: 4/12/2021

EDOCS-#19727001-v1-WF_as_Seller_-_Sale_Agr_2020-12-31_(Final).docx

EXHIBIT A

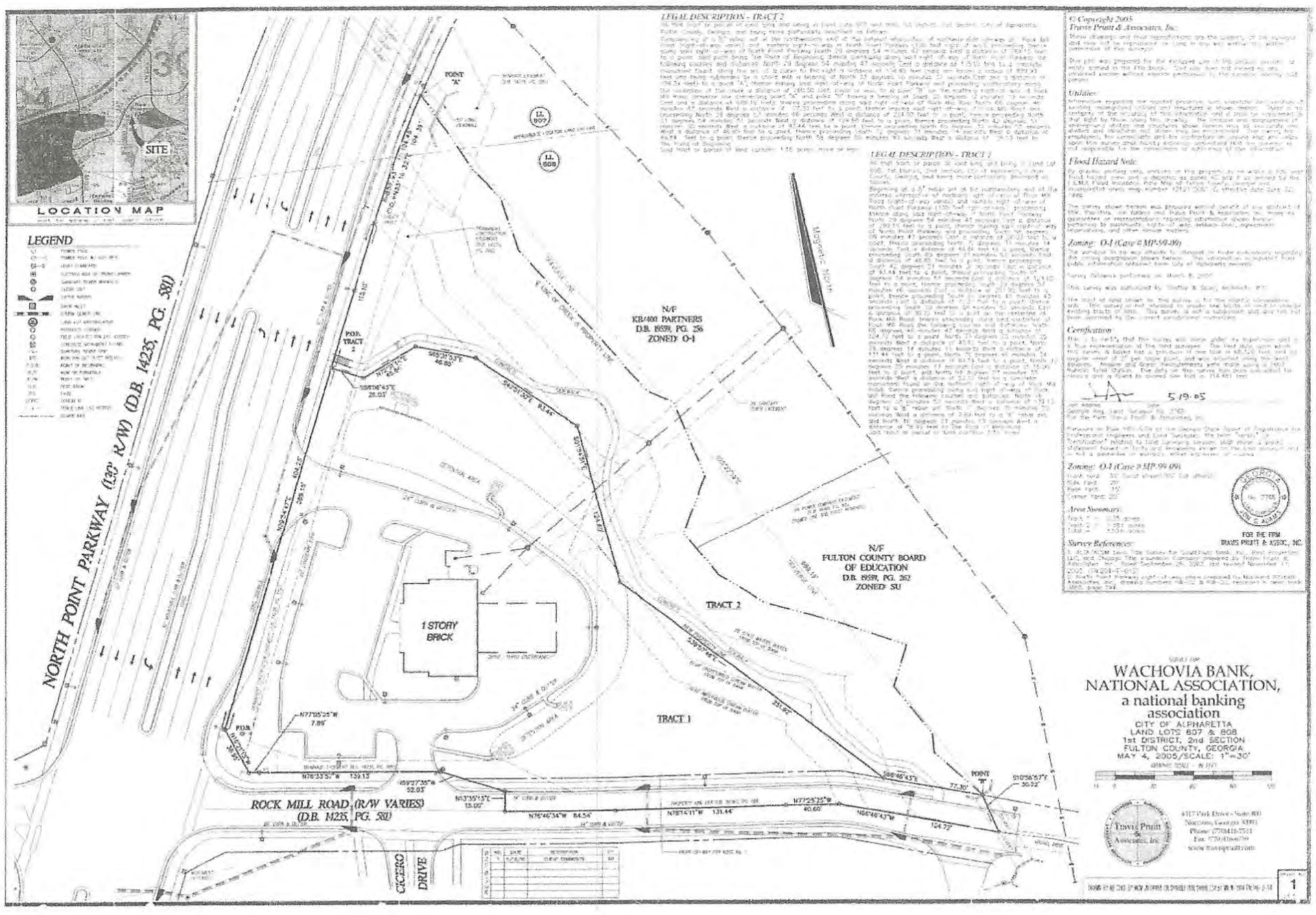
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 808, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

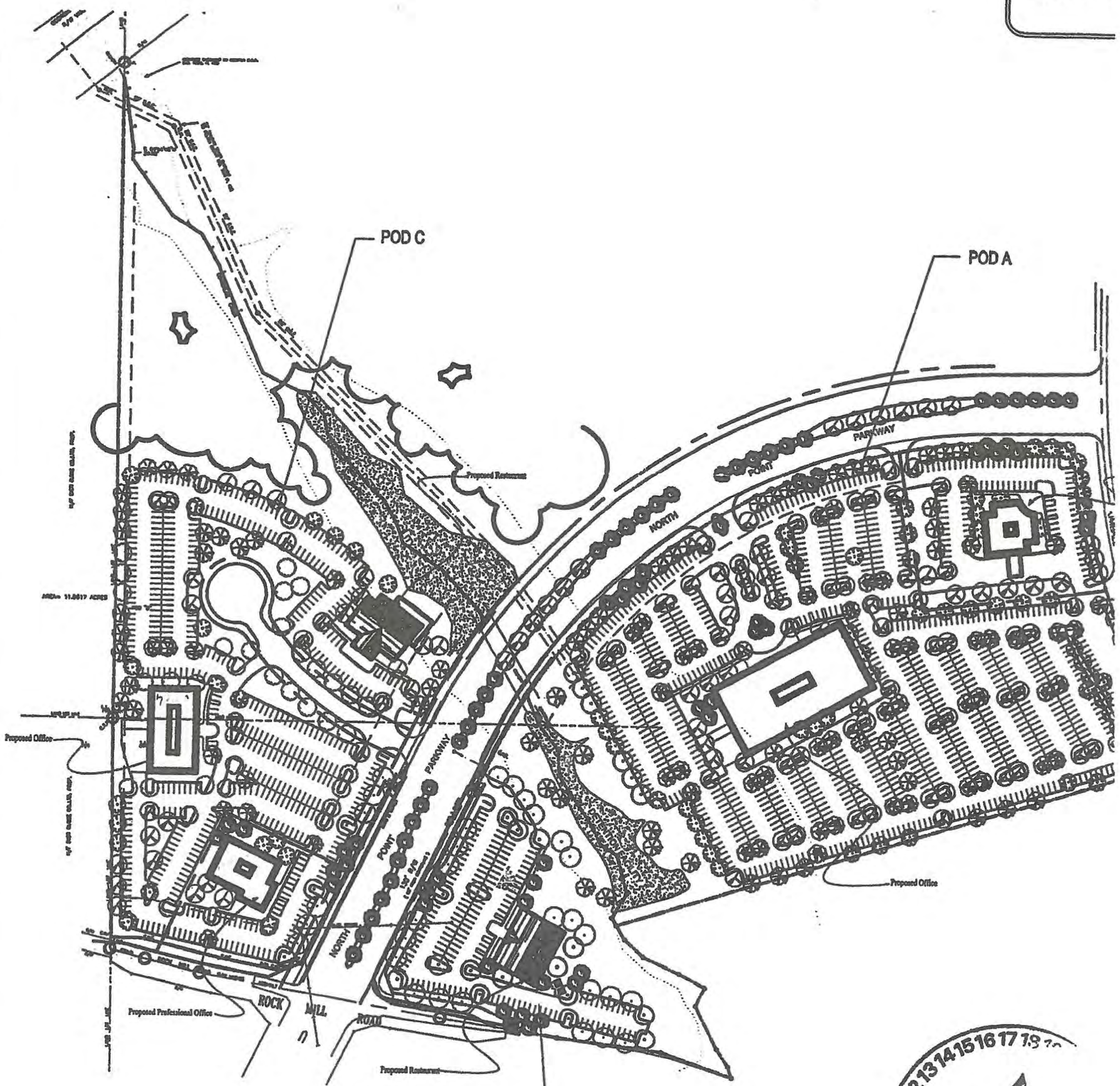
Beginning at a ½" rebar set at the northwesterly end of the mitered intersection of northerly right-of-way of Rock Mill Road (right-of-way varies) and the easterly right-of-way of North Point Parkway (130 feet right-of-way); proceeding thence along said right-of-way of North Point Parkway North 29 degrees 54 minutes 47 seconds East a distance of 289.15 feet to a point: thence leaving said right-of-way of North Point Parkway and proceeding South 58 degrees 06 minutes 43 seconds East a distance of 26.03 feet to a point; thence proceeding North 72 degrees 31 minutes 14 seconds East a distance of 46.84 feet to a point: thence proceeding South 65 degrees 31 minutes 53 seconds East a distance of 46.85 feet to a point; thence proceeding South 42 degrees 51 minutes 30 seconds East a distance of 93.44 feet to a point; thence proceeding South 01 degrees 54 minutes 51 seconds East a distance of 124.6 feet to a point; thence proceeding South 39 degrees 57 minutes 46 seconds East a distance of 251.92 feet to a point; thence proceeding South 66 degrees 46 minutes 43 seconds East a distance of 77.30 feet to a point; thence proceeding South 10 degrees 56 minutes 57 seconds East a distance of 30.22 feet to a point on the centerline of Rock Mill Road: thence proceeding along said centerline of Rock Mill Road the following courses and distances: North 66 degrees 46 minutes 43 seconds West a distance of 124.72 feet to a point; North 77 degrees 25 minutes 25 seconds West a distance of 40.60 feet to a point; North 78 degrees 14 minutes 11 seconds West a distance of 131.44 feet to a point; North 76 degrees 46 minutes 34 seconds West a distance of 84.54 feet to a point; North 13 degrees 35 minutes 13 seconds East a distance of 15.00 feet to a point; and North 59 degrees 27 minutes 35 seconds West a distance of 52.03 feet to a concrete monument found on the northerly right-of-way of Rock Mill Road; thence proceeding along said right-of-way of Rock Mill Road the following courses and distances: North 76 degrees 33 minutes 57 seconds West a distance of 139.13 feet to a 1/2" rebar set, North 77 degrees 05 minutes 25 seconds West a distance of 7.89 feet to a 1/2" rebar set, and North 16 degrees 21 minutes 13 seconds West a distance of 36.95 feet to The Point of Beginning. Said tract or parcel of land contains 2.35 acres.

EXHIBIT B

SITE PLAN OR SURVEY



KB/400 PARTN
REST PROPE
COURTENAY



NOV 1999

OCTO
REVISED: N

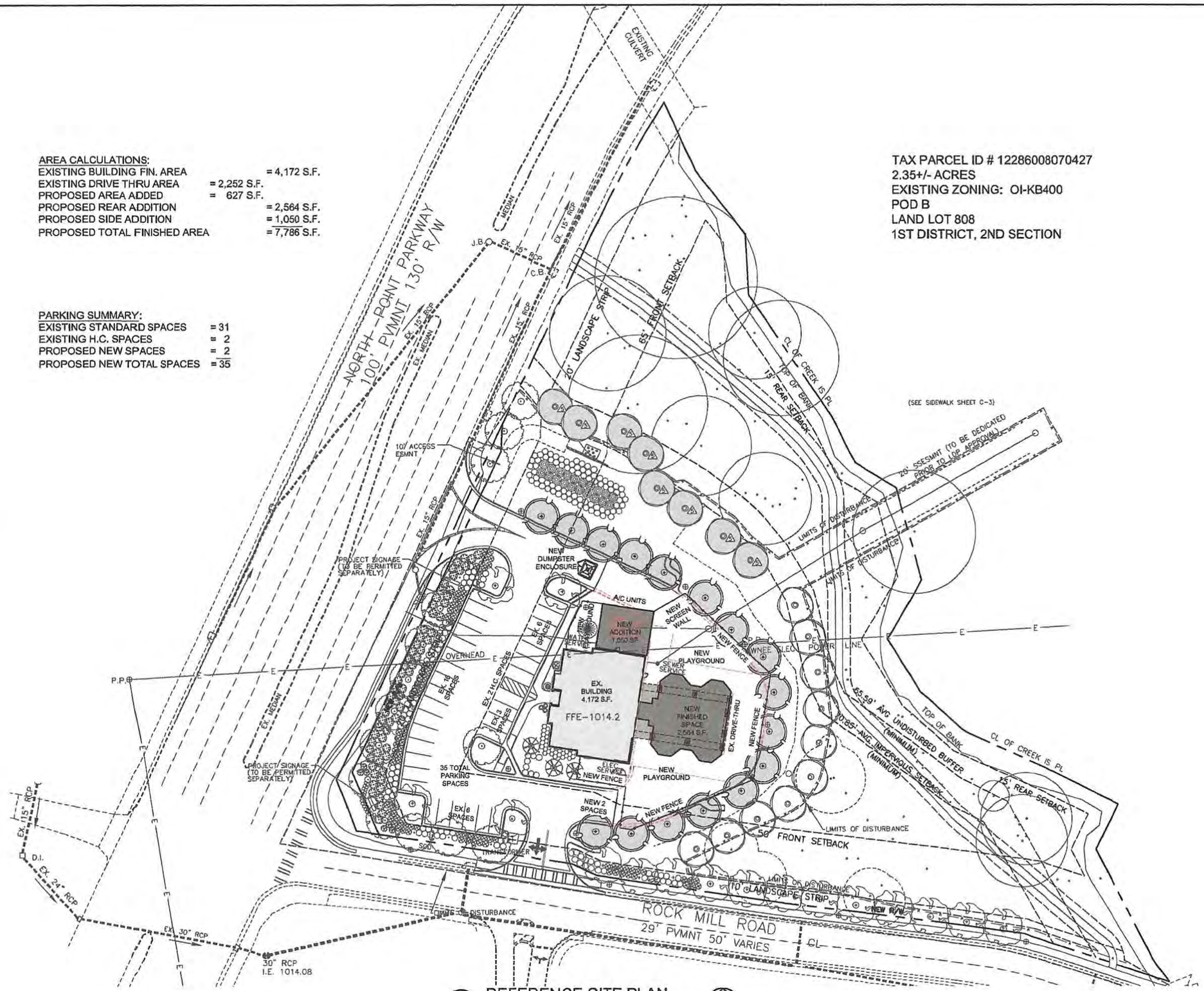
AREA CALCULATIONS:

EXISTING BUILDING FIN. AREA		= 4,172 S.F.
EXISTING DRIVE THRU AREA	= 2,252 S.F.	
PROPOSED AREA ADDED	= 627 S.F.	
PROPOSED REAR ADDITION		= 2,564 S.F.
PROPOSED SIDE ADDITION		= 1,050 S.F.
PROPOSED TOTAL FINISHED AREA		= 7,786 S.F.

PARKING SUMMARY:

EXISTING STANDARD SPACES	= 31
EXISTING H.C. SPACES	= 2
PROPOSED NEW SPACES	= 2
PROPOSED NEW TOTAL SPACES	= 35

TAX PARCEL ID # 12286008070427
2.35+/- ACRES
EXISTING ZONING: OI-KB400
POD B
LAND LOT 808
1ST DISTRICT, 2ND SECTION



1 / A-1 REFERENCE SITE PLAN
SCALE: 1" = 30'-0"

ISSUE / REVISIONS
1. (5-20-21): EXISTING CONDITIONS.
2. (5-27-21): PRELIMINARY LAYOUT.

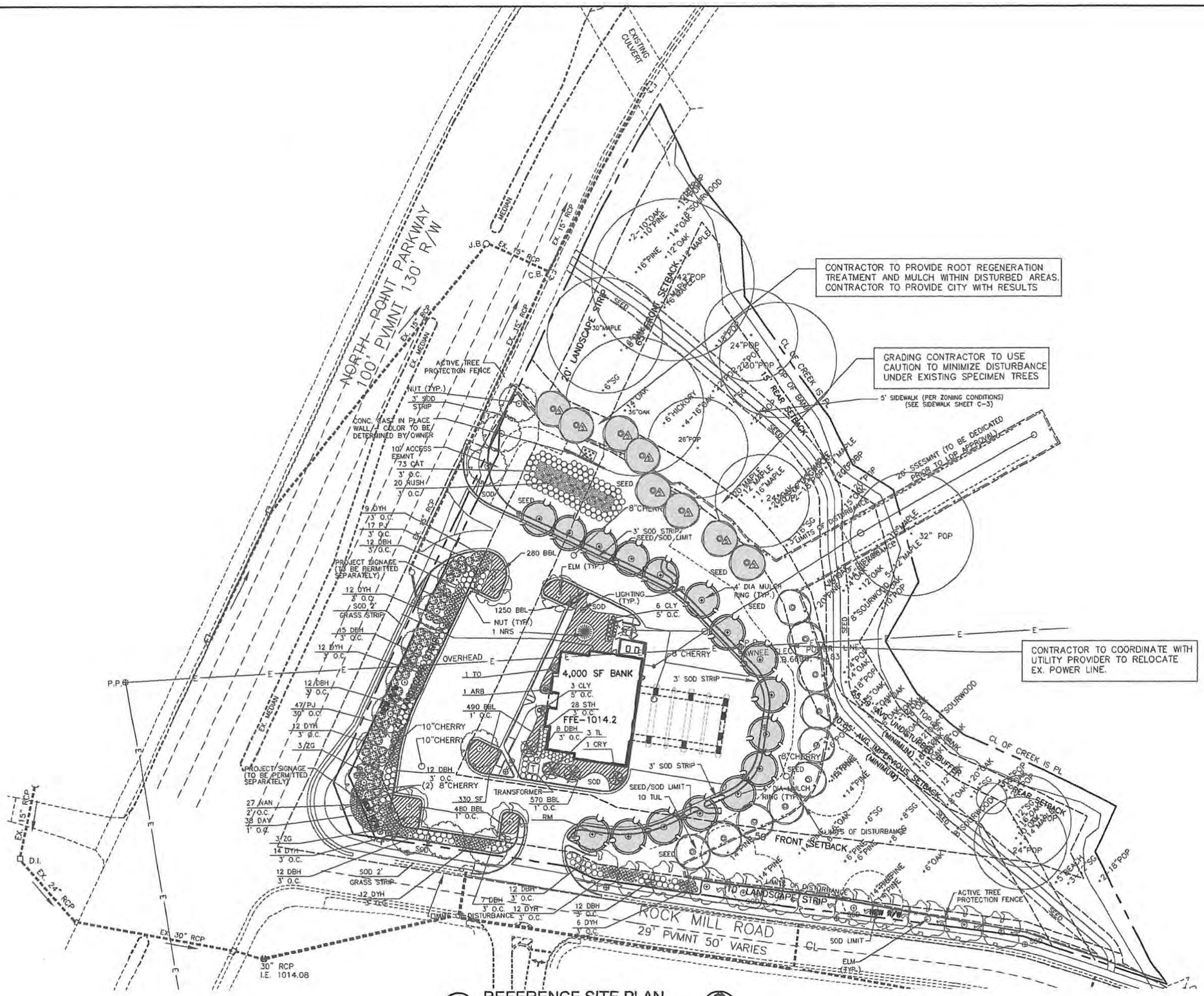
PRELIMINARY

ADORA CHILDCARE
5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY: DAB
CHECKED BY: KA
DATE: 27 May 2021
DRAWING TITLE: REFERENCE SITE PLAN
SHEET NO.: A-1

NOT RELEASED FOR CONSTRUCTION



1 A-1 REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

ISSUE / REVISIONS

1. (5-20-21): EXISTING CONDITIONS.

PRELIMINARY

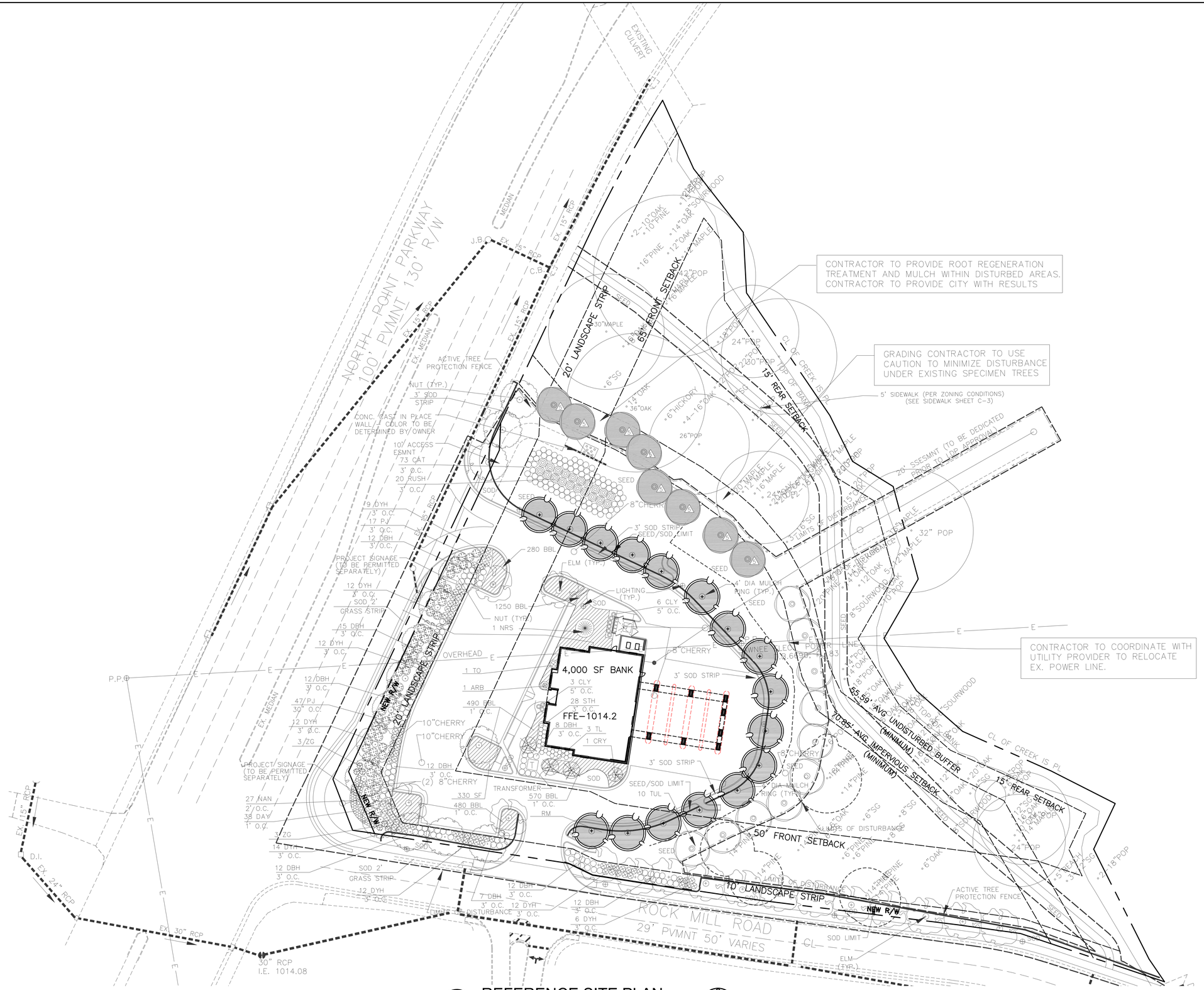
ADORA CHILDCARE

5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
8851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY: DAB
CHECKED BY: KA
DATE: 20 May 2021
DRAWING TITLE: REFERENCE SITE PLAN
SHEET NO.: A-1

NOT RELEASED FOR CONSTRUCTION



1 A-1 REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

NORTH

ISSUE / REVISIONS
1. (5-20-21): EXISTING CONDITIONS.

PRELIMINARY

ADORA CHILDCARE

5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY
DAB

CHECKED BY
KA

DATE
20 May 2021

DRAWING TITLE
REFERENCE SITE PLAN

SHEET NO.
PRELIMINARY DRAWING NOT FOR CONSTRUCTION
A-1

NOT
RELEASED FOR CONSTRUCTION

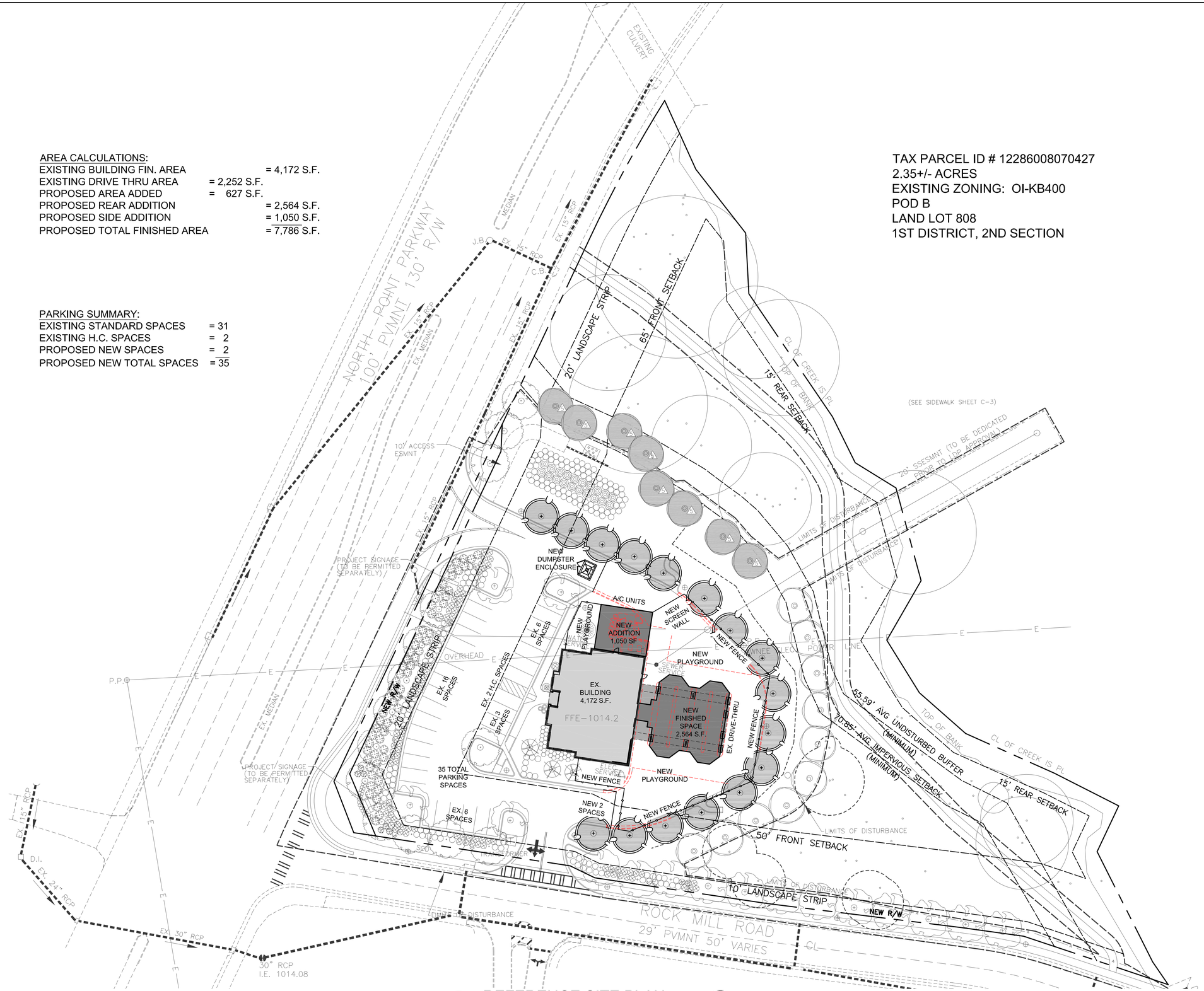
AREA CALCULATIONS:

EXISTING BUILDING FIN. AREA		= 4,172 S.F.
EXISTING DRIVE THRU AREA	= 2,252 S.F.	
PROPOSED AREA ADDED	= 627 S.F.	
PROPOSED REAR ADDITION		= 2,564 S.F.
PROPOSED SIDE ADDITION		= 1,050 S.F.
PROPOSED TOTAL FINISHED AREA		= 7,786 S.F.

PARKING SUMMARY:

EXISTING STANDARD SPACES	= 31
EXISTING H.C. SPACES	= 2
PROPOSED NEW SPACES	= 2
PROPOSED NEW TOTAL SPACES	= 35

TAX PARCEL ID # 12286008070427
2.35+/- ACRES
EXISTING ZONING: OI-KB400
POD B
LAND LOT 808
1ST DISTRICT, 2ND SECTION



1 / A-1 REFERENCE SITE PLAN
SCALE: 1" = 30'-0"

NORTH

ISSUE / REVISIONS
1. (5-20-21): EXISTING CONDITIONS;
2. (5-27-21): PRELIMINARY LAYOUT.

PRELIMINARY

ADORA CHILDCARE
5750 NORTH POINT PKWY
ALPHARETTA, GA

Kent Ahrenhold Architect
6851 ROSWELL RD. NE. NO.K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6985

DRAWN BY
DAB
CHECKED BY
KA
DATE
27 May 2021
DRAWING TITLE
REFERENCE SITE PLAN
SHEET NO.
PRELIMINARY DRAWING NOT FOR CONSTRUCTION
A-1

NOT RELEASED FOR CONSTRUCTION

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Arash Moradkhani
Sponsored By: N/A.
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: WILLS PARK IMPROVEMENTS- SITEWORK AT EQUESTRIAN CENTER AND MAINTENANCE FACILITY, ITB 22-003

II. RECOMMENDATION:

Please award ITB 22-003 to L.G. Leone Enterprises, Inc. for the performance of the Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility project in an amount not to exceed $1,063,276.40 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $1,063,276.40

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Equestrian Center Arena Sitework (Alpharetta Contribution; Impact Fees - 27061150-541500-C1911)	$281,645.48
Impact Fee Reallocation (Parks Non-Allocated; 27074110-579002)	-$281,645.48
Equestrian Center Arena Sitework (Foundation Contribution; 30161150-541500-C1911)	$282,574.52
Maintenance Facility Sitework (27590450-541500-C2011)	$499,056.40

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00
-	$0.00
Equestrian Center Arena Sitework (Foundation Contribution; 30161150-371000-C1911)	$282,574.52
-	$0.00

IV. REPORT IN BRIEF:

The award of this bid is for Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility, with the following details:

- **Equestrian Center Expansion Arena Sitework:** This phase of the project consists of general site scope, which includes initial erosion control, clearing / grubbing, demolition, rough grading, intermediate erosion control, utility and storm sewer installation, roadway and sidewalk modifications, fine grading, and stabilization of areas outside of the arena, etc.
- **Wills Park Future Maintenance Facility Sitework:** This phase of the project will consist of site work for the future maintenance building and associated infrastructure such as an access road, utilities, and stormwater management facility. The future Maintenance Facility at Wills Park is a separate project that will include a maintenance building with restrooms and a gravel pad for dumpster storage which is planned to be advertised for bids in November 2021.

The Wills Park Improvements- Sitework at Equestrian Center and Future Maintenance Facility was advertised for competitive bids on August 06, 2021. A total of three bids, listed below, were received for the project on September 14, 2021:

- J.G. Leone Enterprises, Inc. ($1,063,276.40)
- Everclear Grading & Landscaping, Inc. ($1,209,670.71)
- Integrated Construction and Nobility, Inc. ($1,244,297.48)

The low bidder, L.G. Leone Enterprises, Inc., is an experienced contractor and has worked on similar projects in the past. Staff met with L.G. Leone Enterprises, Inc. to review the scope of the work and the City's expectations on October 06, 2021, and determined L.G. Leone Enterprises, Inc. to be the lowest responsive and responsible bidder.

Once a contract with L.G. Leone Enterprises, Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 180 days from notice to proceed.

The Equestrian Foundation will contribute funding towards this project in accordance with the executed Memorandum of Understanding. Specifically, the City and the Foundation have agreed to jointly share all approved Equestrian Center improvement costs. As it relates to the Sitework contract, $564,220 is related to the new Arena and will be funded jointly by the City ($281,645.48) and the Foundation ($282,574.52), while the remaining $499,056.40 is related to the Maintenance Facility and will be funded solely by the City.

Overall, Equestrian Center improvement costs associated with the new Arena total $1,004,833.37 and include design ($76,549.04), allocable site work ($564,220.00), and construction (364,064.33). The Foundation will fund 50% of these costs or $502,416.68 (includes $37,810.00 for design, $282,574.52 for allocable site work, and $182,032.16 for construction). The City is funding the remaining Arena costs of $502,416.69 (includes $38,739.04 for design, $281,645.48 for allocable site work, and $182,032.17 for construction) and sitework associated with the Maintenance Facility ($499,056.40). Staff is proposing utilizing impact fees to cover the City's remaining portion of Arena costs of $463,677.65 (total of $502,416.69 less design costs expensed to date of $38,739.04). The balance within the Parks Impact Fee Non-Allocated account (including collections year-to-date) after these reallocations totals roughly $1.1 million. Any remaining City appropriations (after full funding of the arena sitework/construction) within the Arena line will be reallocated towards the Maintenance Facility.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Equestrian Center Expansion Arena Sitework, Wills Park Future Maintenance Facility Sitework, Equestrian MOU - signed

CONSTRUCTION DOCUMENTS FOR
WILLS PARK EQUESTRIAN CENTER EXPANSION

11915 WILLS RD.
LL: 0645 AND 0646
FULTON COUNTY, GA, CITY OF ALPHARETTA
LDP #: D200037
FULTON COUNTY PROJECT # 20-084WR

NOVEMBER 3, 2020
SITE/PARCEL AREA: 62.94 ACRES*
DISTURBED AREA: 2.85 ACRES
PARCEL ID'S:
12 246006450187

*ACCORDING TO FULTON COUNTY TAX ASSESSORS PROPERTY RECORDS RESEARCH

PHASING NOTES

THIS PROJECT IS SPLIT INTO 3 PHASES TO ALLOW THE VARIOUS SCOPES OF WORK TO BE BID SEPARATELY. THE PHASES ARE AS FOLLOWS AND AS SHOWN IN THE CONSTRUCTION DOCUMENTS:

PHASE1: PHASE 1 CONSISTS OF GENERAL SITE SCOPE, WHICH INCLUDES INITIAL EROSION CONTROL, CLEARING/GRUBBING, DEMOLITION, ROUGH GRADING, INTERMEDIATE EROSION CONTROL, UTILITY AND STORM SEWER INSTALLATION, ROADWAY AND SIDEWALK MODIFICATIONS, FINE GRADING AND STABILIZATION OF AREAS OUTSIDE OF THE ARENA, ETC.

PHASE 2: PHASE 2 CONSISTS OF THE EQUESTRIAN ARENA SCOPE. THIS INCLUDES FINE GRADING, INSTALLATION OF UNDER DRAINS, FOOTING INSTALLATION, FENCING/GATES, IRRIGATION, MAINTENANCE OF INTERMEDIATE EROSION CONTROL ITEMS, ETC.

PHASE 3: PHASE 3 CONSISTS OF FINAL STABILIZATION OF THE SITE, INCLUDING INSTALLATION OF BIORETENTION MEDIA (INCLUDING UNDERDRAINS), ALL LANDSCAPING, AND FINAL SITE STABILIZATION AND CLEANUP.

PLAN NORTH

VICINITY MAP
SCALE: NTS

OWNER/DEVELOPER

OWNER CONTACT (24-HR):
KURT KIRBY
PHONE: (770)871-9195

CITY OF ALPHARETTA
2 SOUTH MAIN STREET
ALPHARETTA, GA 30004

CIVIL DESIGN TEAM

PROJECT MANAGER:
KEVIN HENDRIX, PE

POND AND COMPANY
3500 PARKWAY LANE SUITE 500
PEACHTREE CORNERS, GA 30092
PHONE (678) 336-7740
FAX (678) 336-7744
WEB: WWW.PONDCO.COM

CIVIL SHEET INDEX

Sheet Number	Sheet Title	Contract
C-000	COVER SHEET	ALL
C-001	GENERAL CIVIL NOTES, ABBREVIATIONS, AND LEGEND	
C-002	FULTON COUNTY NOTES	
C-003	TOPOGRAPHIC SURVEY	
C-004	TOPOGRAPHIC SURVEY	
C-005	TOPOGRAPHIC SURVEY	
C-006	TOPOGRAPHIC SURVEY	
CD-101	SITE DEMOLITION	
CS-101	SITE PLAN - PHASE 1	PHASE 1
CS-102	SITE PLAN - PHASE 2	PHASE 2
CG-101	GRADING PLAN - PHASE 1	PHASE 1
CG-102	GRADING PLAN - PHASE 2	PHASE 2
CG-103	GRADING PLAN - PHASE 3	PHASE 3
CG-201	DRAINAGE PROFILES	PHASE 1
CU-101	UTILITY PLAN - PHASE 1	
CU-102	UTILITY PLAN - PHASE 2	PHASE 2
CU-201	SANITARY PROFILES	PHASE 1
C-501	CONSTRUCTION DETAILS	
C-502	CONSTRUCTION DETAILS	ALL
C-503	CONSTRUCTION DETAILS	
C-504	CONSTRUCTION DETAILS	PHASE 2
C-505	CONSTRUCTION DETAILS	
CE-001	EROSION CONTROL NOTES	ALL
CE-002	EROSION CONTROL NOTES	
CE-003	EROSION CONTROL NOTES	
CE-004	EROSION CONTROL NOTES	
CE-101	EROSION & SEDIMENT CONTROL - INITIAL PHASE	
CE-201	EROSION & SEDIMENT CONTROL - INTERMEDIATE PHASE 1	PHASE 1
CE-202	EROSION & SEDIMENT CONTROL - INTERMEDIATE PHASE 2	PHASE 2
CE-301	EROSION & SEDIMENT CONTROL - FINAL PHASE	PHASE 3
CE-501	EROSION & SEDIMENT CONTROL DETAILS	ALL
CE-502	EROSION & SEDIMENT CONTROL DETAILS	
CE-503	EROSION & SEDIMENT CONTROL DETAILS	
LD-101	TREE REMOVAL & PROTECTION PLAN	
LD-102	TREE LIST AND DETAILS	PHASE 3
L-001	LANDSCAPE NOTES	
LP-101	LANDSCAPE PLAN - PHASE 3	
L-501	LANDSCAPE DETAILS	

ROLL-OFF DUMPSTER NOTES:

ALPHARETTA EQUESTRIAN CENTER -

O&M HORSE MANURE ROLL OFF DUMPSTERS USED DURING EVENTS

- o ONLY THE NUMBER OF DUMPSTERS NEEDED FOR EVENTS SHOULD BE KEPT BY RECREATION AND PARKS. EXCESS DUMPSTERS SHOULD BE REMOVED.
- o ROLL OFF DUMPSTERS USED FOR HORSE MANURE COLLECTION SHOULD BE KEPT EMPTY WHEN NOT IN USE FOR EVENTS
- o ROLL OFF DUMPSTERS USED FOR HORSE MANURE COLLECTION SHOULD HAVE ALL DRAINS PLUGGED (THIS DOES NOT APPLY TO DUMPSTERS KEPT ON APPROVED DUMPSTER PADS DRAINING TO SANITARY SEWER).
- o WHEN NOT IN USE FOR AN EVENT, MANURE DUMPSTERS MUST BE COVERED TO PREVENT RAINWATER FROM ENTERING AND COLLECTING IN THE DUMPSTER.

- THIS CAN BE DONE WITH TARPS (SECURELY PLACED AND PITCHED TO FORCE WATER TO NOT COLLECT IN THE DUMPSTER). THIS IS COST EFFECTIVE BUT REQUIRES ROUTINE MAINTENANCE TO PUT IN PLACE AFTER EACH SHOW AND TO CHECK ROUTINELY FOR SECURITY.
- THIS CAN BE DONE WITH TENTS. THIS IS MORE EXPENSIVE THAN TARPS BUT ONLY REQUIRES OCCASIONAL MAINTENANCE TO VERIFY THEY REMAIN IN PLACE AND ARE BLOCKING RAIN.
- THIS CAN BE DONE WITH A POLE BARN. THIS IS THE MOST EXPENSIVE OPTION BUT REQUIRES LEAST AMOUNT OF ROUTINE MAINTENANCE.
  - o IF RAINWATER IS COLLECTED IN THE DUMPSTER WHEN NOT IN USE FOR AN EVENT, WATER MUST BE PUMPED OUT AND PROPERLY DISPOSED OF SO THAT IT DOES NOT DRAIN TO STORM INLETS, PIPES, DITCHES, CREEKS, OR STREAMS.
  - o DUMPSTERS SHOULD BE KEPT AS FAR AWAY FROM ALL STORM INLETS, PIPES, CREEKS, DITCHES, STREAMS, ETC.
  - o HAUL OFF DISPOSAL SHALL OCCUR AS SOON AFTER AN EVENT AS POSSIBLE IN ACCORDANCE WITH RECREATION AND PARKS VENDOR CONTRACT.

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

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT:
NAME:KIRT KIRBY
PHONE: (770)871-9195

GENERAL NOTES:

1. PROJECT DESCRIPTION:
2. ALPHARETTA CITY PARKS AND RECREATION IS LOOKING TO REDEVELOP A PORTION OF WILLS PARK EQUESTRIAN CENTER.

   THE REDEVELOPMENT WILL INCLUDE THE ADDITION OF A NEW EQUESTRIAN ARENA, SIDEWALK, AND ASSOCIATED INFRASTRUCTURE SUCH AS UTILITIES, AND STORMWATER.

   ADDITIONALLY, THE PROJECT INCLUDES WIDENING THE MAIN ACCESS DRIVE TO 28' AND INCREASING CURB RADII FROM WILLS ROAD TO BETTER ACCOMMODATE LARGE VEHICLES WITH HORSE TRAILERS.
3. DISTURBED AREA: 2.85 ACRES
4. IMPERVIOUS AREA: 0.64 ACRES
5. PERCENT IMPERVIOUS: 22.5%
6. TAX PARCEL ID: 12 246006450187
7. SURVEY REFERENCE:

   TOPOGRAPHIC SURVEY FOR CITY OF ALPHARETTA

   PREPARED BY: TETRA TECH DATE: 09/27/2019

   BOUNDARY SURVEY FOR CITY OF ALPHARETTA

   PREPARED BY: W.K. DICKSON DATE: 2/22/1999
8. BENCHMARK:

   NORTH AMERICAN DATUM OF 1983(2011), VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988.
9. OWNER INFORMATION:

   CITY OF ALPHARETTA

   2 SOUTH MAIN STREET, ALPHARETTA GEORGIA 30004

   PHONE NUMBER (678) 297-6000

FLOOD HAZARD STATEMENT:

THIS PROJECT DOES NOT LIE WITHIN REGULATED FLOODPLAIN PER FEMA PANEL 13121C0058F, DATED SEPTEMBER 18TH, 2013.
NO KNOWN JURISDICTIONAL WETLANDS EXIST WITHIN THE LIMITS OF THIS PROJECT.

A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

WATER AND SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.

STREAMS AND STREAM BUFFERS SHOWN HEREIN HAVE BEEN AGREED UPON BY THE CITY OF ALPHARETTA STAFF AND POND ENVIRONMENTAL TEAM AND ARE DOCUMENTED IN FURTHER DETAIL IN THE POND ENVIRONMENTAL STUDY REPORT PREPARED FOR WILLS PARK ON 8/12/2020.

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.
	CITY/COUNTY COMMENTS	12/18/2020	

DESIGNED BY: WMT
DWN BY: HEB
CKD BY: KDH
SUBMITTED BY: HEB
FILE NAME: -
SIZE: 22" X 34"
PLOT SCALE: N.T.S.
DATE: NOVEMBER 3, 2020
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
PLOT DATE:

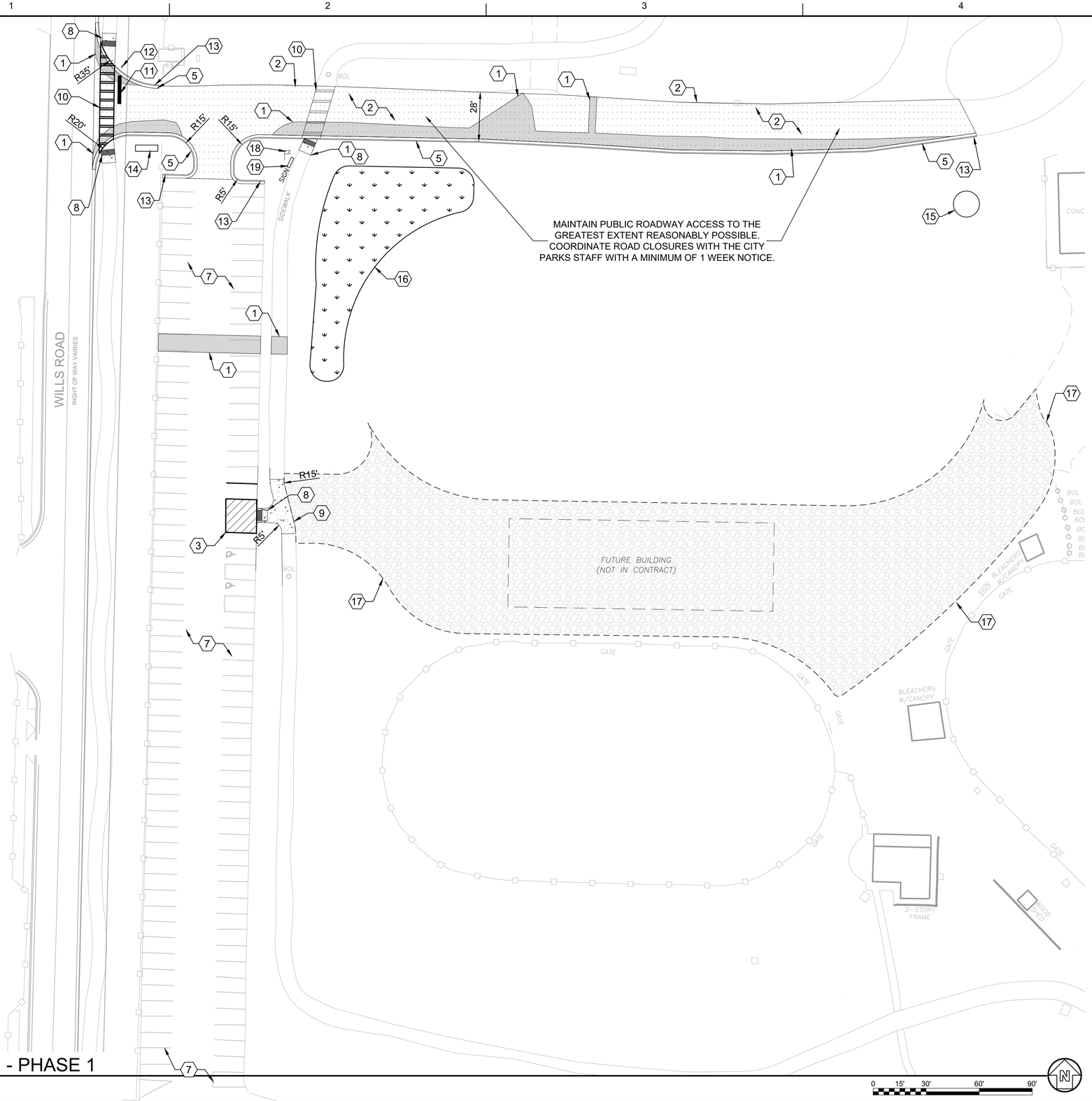
CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY
ALPHARETTA, GA 30009
POND PROJECT No. 1200671

WILLS PARK EQUESTRIAN CENTER
11915 WILLS RD.
CITY OF ALPHARETTA, GEORGIA, 30009

COVER SHEET

SHEET IDENTIFICATION NUMBER
C-000

FILE NAME: \\switchblade\projects\FY20\1200671\04.CAD_BIM\04.02.CAD\C-000.dwg PLOTTED: Wednesday, July 14, 2021



GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 AND C-002 FOR LEGENDS, ABBREVIATIONS AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.

SHEET KEYNOTES

1. NEW ASPHALT PAVING. (DETAIL B1/C-501)
2. SEALCOAT ASPHALT. INSTALL SEALCOAT OVER TOPCOAT OF NEW ASPHALT FOR UNIFORM FINISHED SURFACE.
3. NEW 4" WIDE STRIPE PAVEMENT MARKINGS AS SHOWN. (TYPICAL)
4. RELOCATED EXISTING CROSSWALK SIGNAGE AND TRAIL SIGNAGE.
5. NEW 24" CURB AND GUTTER. (DETAIL B2/C-501)
6. NOT USED
7. RESTRIPE EXISTING PARKING LOT.
8. NEW ADA RAMP TYPE-D. (DETAIL A3/C-502)
9. NEW CONCRETE SIDEWALK. (DETAIL C2/C-501)
10. NEW CROSSWALK. (DETAIL D3/C-501)
11. NEW 18" THERMOPLASTIC STOP BAR.
12. RELOCATE EXISTING STOP SIGN.
13. TRANSITION CURB FROM 6" HIGH TO 0" HIGH IN 6 LINEAR FEET. (DETAIL B2/C-501)
14. POSSIBLE LOCATION OF FUTURE MONUMENT SIGN. (NOT IN CONTRACT)
15. POSSIBLE LOCATION OF FUTURE ARTWORK. (NOT IN CONTRACT)
16. LOCATION OF PROPOSED BIORETENTION. SEE GRADING PLAN.
17. GRAVEL PAVING. REUSE EXISTING STOCKPILED GRAVEL IF CLEAN. ADD ADDITIONAL GRAVEL AS NECESSARY.
18. RELOCATED FLAG POLE. COORDINATE FINAL LOCATION IN FIELD WITH OWNER.
19. RELOCATED SIGN. COORDINATE FINAL LOCATION IN FIELD WITH OWNER.

PARKING SPACES:

REMOVED REGULAR PARKING SPACES: 105
REMOVED H/C ADA PARKING SPACES: 3

LEGEND:

- PROPOSED CONCRETE SIDEWALK (DETAIL C2/C-501)
- PROPOSED ASPHALT PAVING/PATCHING (DETAIL B1/C-501)
- SEALCOAT ASPHALT PAVING
- PROPOSED GRAVEL PAVING (DETAIL A1/C-501)
- PROPOSED BIORETENTION (DETAIL C3/C-502)

SITE AREA:

2,741,666 SQ. FT. - 62.94 ACRES

DISTURBED AREA:

123,992 SQ. FT. - 2.85 ACRES

A1 SITE PLAN - PHASE 1
SCALE: 1" = 30'

0 15' 30' 60' 90'

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

FULTON COUNTY PROJECT NUMBER 20-084WR

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.
	CITY/COUNTY COMMENTS	12/18/2020	

DESIGNED BY: VMI
DWN BY: HEB
CKD BY: KDH
SUBMITTED BY: HEB
FILE NAME: CS-101.dwg
PLOT SCALE: 22" x 34" 1"=30'
DATE: NOVEMBER 3, 2020
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
PLOT DATE:

CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY.
ALPHARETTA, GA. 30009
POND PROJECT No. 1200671

WILLS PARK EQUESTRIAN CENTER
11915 WILLS RD.
CITY OF ALPHARETTA, GEORGIA, 30009

SITE PLAN - PHASE 1

SHEET IDENTIFICATION NUMBER
CS-101

FILE NAME: \\switchblade\projects\FY20\1200671\04.CAD_BIM\04.02.CAD\CS-101.dwg PLOTTED: Wednesday, July 14, 2021

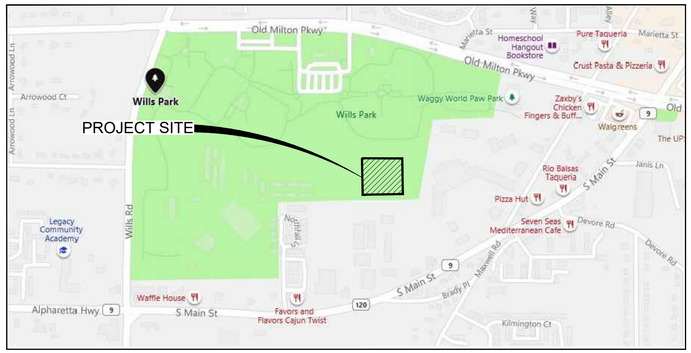
CONSTRUCTION DOCUMENTS FOR
ALPHARETTA RECREATION AND PARKS MAINTENANCE FACILITY "PHASE I: SITEWORK"
FULTON COUNTY PROJECT # 20-076WR
11925 WILLS ROAD
LL: 0647 - DISTRICT: 10TH
FULTON COUNTY, GA, CITY OF ALPHARETTA
LDP #: D200036

JULY 28, 2021

SITE/PARCEL AREA: 36.50 ACRES*

DISTURBED AREA: 1.31 ACRES

*ACCORDING TO FULTON COUNTY TAX ASSESSORS PROPERTY RECORDS RESEARCH



VICINITY MAP

SCALE: NTS

PLAN NORTH

OWNER/DEVELOPER

OWNER CONTACT (24-HR):
KURT KIRBY
PHONE: (770)871-9195

CITY OF ALPHARETTA
2 SOUTH MAIN STREET
ALPHARETTA, GA 30009

CIVIL DESIGN TEAM

PROJECT MANAGER:
KEVIN HENDRIX, PE

POND AND COMPANY
3500 PARKWAY LANE SUITE 500
PEACHTREE CORNERS, GA 30092
PHONE (678) 336-7740
FAX (678) 336-7744
WEB: WWW.PONDCO.COM

ROLL-OFF DUMPSTER NOTES:

ALPHARETTA EQUESTRIAN CENTER -

O&M HORSE MANURE ROLL OFF DUMPSTERS USED DURING EVENTS

- o ONLY THE NUMBER OF DUMPSTERS NEEDED FOR EVENTS SHOULD BE KEPT BY RECREATION AND PARKS. EXCESS DUMPSTERS SHOULD BE REMOVED.
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  - o DUMPSTERS SHOULD BE KEPT AS FAR AWAY FROM ALL STORM INLETS, PIPES, CREEKS, DITCHES, STREAMS, ETC.
  - o HAUL OFF DISPOSAL SHALL OCCUR AS SOON AFTER AN EVENT AS POSSIBLE IN ACCORDANCE WITH RECREATION AND PARKS VENDOR CONTRACT.

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

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT:
NAME: KURT KIRBY
PHONE: (770)871-9195

GENERAL NOTES:

1. PROJECT DESCRIPTION:

   ALPHARETTA CITY RECREATION AND PARKS IS LOOKING TO ADD A MAINTENANCE FACILITY AT WILLS PARK.

   THE PROPOSED FACILITY WILL INCLUDE A MAINTENANCE BUILDING WITH RESTROOMS, AND A GRAVEL PAD FOR DUMPSTER STORAGE.

   THIS PROJECT WILL CONSIST OF SITE WORK FOR THE FUTURE MAINTENANCE BUILDING AND ASSOCIATED INFRASTRUCTURE SUCH AS AN ACCESS ROAD, UTILITIES, AND STORMWATER MANAGEMENT FACILITY.
2. SITE AREA: 36.50 ACRES
3. DISTURBED AREA: 1.31 ACRES
4. IMPERVIOUS AREA: 0.67 ACRES
5. PERCENT IMPERVIOUS: 51%
6. TAX PARCEL ID: 12 246106470028
7. ZONING CLASSIFICATION: SU
8. SURVEY REFERENCE:

   TOPOGRAPHIC SURVEY FOR CITY OF ALPHARETTA

   PREPARED BY: TETRA TECH DATE: 09/27/2019

   BOUNDARY SURVEY FOR CITY OF ALPHARETTA

   PREPARED BY: W.K. DICKSON DATE: 2/22/1999
9. BENCHMARK:

   NORTH AMERICAN DATUM OF 1983, VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988.
10. OWNER INFORMATION:

    CITY OF ALPHARETTA

    2 SOUTH MAIN STREET, ALPHARETTA GEORGIA 30004

    PHONE NUMBER (678) 297-6000
11. FEMA FLOOD INFORMATION:

    FM13121C0067F, EFFECTIVE DATE: 09/18/2013
12. NOTE: WASTEWATER SERVICES PROVIDED BY FULTON COUNTY.

CIVIL SHEET INDEX OF DRAWINGS

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES, ABBREVIATIONS, AND LEGEND
C-002	FULTON COUNTY NOTES
V-100	TOPOGRAPHIC SURVEY
V-101	TOPOGRAPHIC SURVEY
V-102	TOPOGRAPHIC SURVEY
V-103	TOPOGRAPHIC SURVEY
CD-101	CIVIL DEMOLITION PLANS
CS-101	CIVIL SITE PLAN
CG-101	OVERALL GRADING PLAN
CG-102	GRADING PLAN
CG-201	CIVIL DRAINAGE PROFILES
CU-101	CIVIL UTILITY PLANS
CU-102	FIRE APPARATUS ACCESS ROAD
CU-201	CIVIL SANITARY PROFILE
C-501	CIVIL CONSTRUCTION DETAILS
C-502	CIVIL CONSTRUCTION DETAILS
C-503	CIVIL CONSTRUCTION DETAILS
C-504	CIVIL CONSTRUCTION DETAILS
C-505	CIVIL CONSTRUCTION DETAILS
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CE-001	EROSION AND SEDIMENTATION CONTROL NOTES
CE-002	EROSION AND SEDIMENTATION CONTROL NOTES
CE-003	EROSION AND SEDIMENTATION CONTROL NOTES
CE-004	EROSION AND SEDIMENTATION CONTROL NOTES
CE-101	EROSION AND SEDIMENTATION CONTROL-INITIAL PHASE
CE-201	EROSION AND SEDIMENTATION CONTROL-INTERMEDIATE PHASE
CE-301	EROSION AND SEDIMENTATION CONTROL-FINAL PHASE
CE-501	EROSION AND SEDIMENTATION CONTROL DETAILS
CE-502	EROSION AND SEDIMENTATION CONTROL DETAILS
CE-503	EROSION AND SEDIMENTATION CONTROL DETAILS
CE-504	EROSION AND SEDIMENTATION CONTROL DETAILS
CE-505	EROSION AND SEDIMENTATION CONTROL DETAILS
LD-101	TREE REMOVAL & RECOMPENSE PLAN
LD-102	TREE LIST AND DETAILS
L-001	LANDSCAPE NOTES
LP-101	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS

FLOOD HAZARD STATEMENT:

THIS PROJECT DOES NOT LIE WITHIN REGULATED FLOODPLAIN PER FEMA PANEL 13121C0058F, DATED SEPTEMBER 18TH, 2013. NO KNOWN JURISDICTIONAL WETLANDS EXIST WITHIN THE LIMITS OF THIS PROJECT.

A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.

STREAMS AND STREAM BUFFERS SHOWN HEREIN HAVE BEEN AGREED UPON BY THE CITY OF ALPHARETTA STAFF AND POND ENVIRONMENTAL TEAM AND ARE DOCUMENTED IN FURTHER DETAIL IN THE POND ENVIRONMENTAL STUDY REPORT PREPARED FOR WILLS PARK ON 8/12/2020

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: WWK
DWN BY: HEB
CKD BY: KDH
SUBMITTED BY: HEB
DATE: JULY 28, 2021
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
FILE NAME: C-000.dwg
SIZE: 22" x 34"
PLOT SCALE: N.T.S.
PLOT DATE:

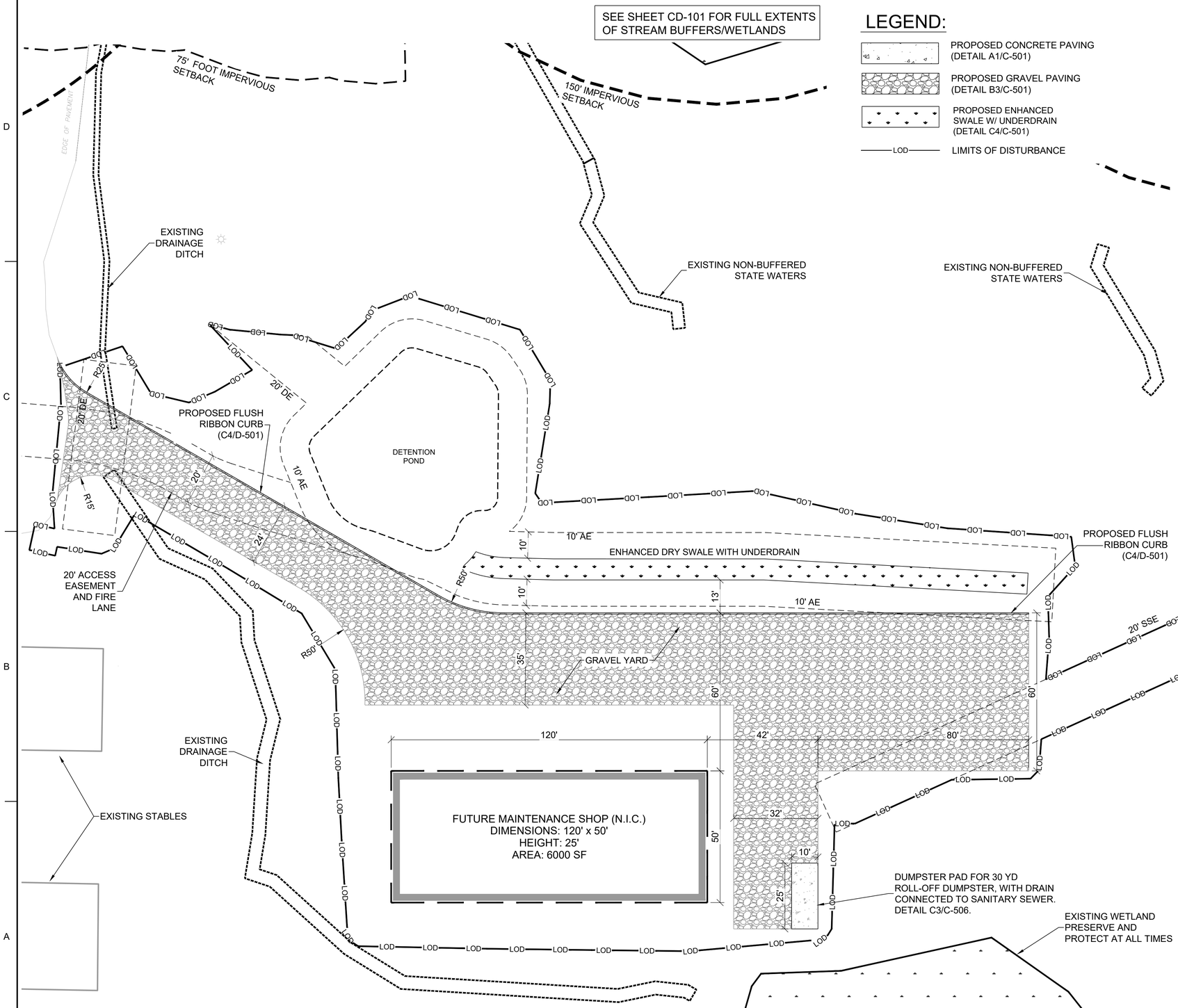
CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY
ALPHARETTA, GA. 30009
POND PROJECT NO. 2003024

REC AND PARKS MAINTENANCE FACILITY
11925 WILLS ROAD
CITY OF ALPHARETTA, GEORGIA 30009

COVER SHEET

SHEET IDENTIFICATION NUMBER
C-000

FILE NAME: C:\POND\00-ATL-X\FY20\1200324\04.CAD_BIM\04.02.CAD\C-000.dwg PLOTTED: Tuesday, July 27, 2021



LEGEND:

- PROPOSED CONCRETE PAVING (DETAIL A1/C-501)
- PROPOSED GRAVEL PAVING (DETAIL B3/C-501)
- PROPOSED ENHANCED SWALE W/ UNDERDRAIN (DETAIL C4/C-501)
- LOD — LIMITS OF DISTURBANCE

GENERAL SHEET NOTES:

1. REFER TO SHEETS C-001 AND C-002 FOR LEGEND, ABBREVIATIONS AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. SEE TREE REMOVAL AND REPLACEMENT PLANS FOR INFORMATION ON DEMOLITION OF EXISTING TREES.
4. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR ARE KNOWN TO EXIST ON SITE.

SITE AREA:

36.50 ACRES ±

DISTURBED AREA:

57,107 SQ. FT. - 1.31 ACRES

ZONING CLASSIFICATION:

ZONING CLASSIFICATION:
SU (SPECIAL USE)
BUILDING SETBACKS:
FRONT YARD, LOCAL STREETS: 50'
FRONT YARD, OTHER STREETS:65'
SIDE YARD: 10'
REAR YARD: 10'

LIST OF UTILITY PROVIDERS

WATER AND SEWER:
FULTON COUNTY PUBLIC WORKS
DEPARTMENT OF WATER RESOURCES
141 PYROR STREET
ALTANTA, GA 30303
(404)612-4000

ELECTRIC
GEORGIA POWER
241 RALPH MCGILL BLVD
ALTANTA, GA 30308
(888)655-5888

A1 CIVIL SITE PLAN
SCALE: 1" = 20'

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

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: VLK
DWN BY: HEB
CKD BY: KDH
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PLOT SCALE: 1"=20'
DATE: JULY 28, 2021
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
PLOT DATE:

CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY
ALPHARETTA, GA 30009
POND PROJECT No. 1200324

REC AND PARKS MAINTENANCE FACILITY
11925 WILLS ROAD,
CITY OF ALPHARETTA, GEORGIA 30009

CIVIL SITE PLAN

SHEET IDENTIFICATION NUMBER
CS-101

FILE NAME: C:\POND\00-ATL-X\FY20\1200324\04.CAD_BIM\04.02.CAD\CS-101.dwg PLOTTED: Tuesday, July 27, 2021

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made this 9th day of JUNE, 2020, by and between Wills Park Equestrian Foundation Inc ("WPEF")and the City of Alpharetta ("CoA").

WHEREAS, WPEF is a not-for-profit corporation exempt from federal taxation and under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, created to partner with CoA to revitalize the Wills Park Equestrian Center (the "Center");

WHEREAS, the WPEF and CoA share the common goal of making certain improvements to, and revitalization of, the Center (the "Improvements") in an effort to make the Center a regional draw for equestrian events;

WHEREAS, WPEF and CoA have agreed upon the terms of a partnership between them with respect to making the Improvements and how the costs of the Improvements will be allocated between WPEF and CoA;

WHEREAS, WPEF and CoA, as part of their partnership, mutually agreed that the partnership would not proceed with the Improvements until such time as WPEF raised a minimum of $250,000. As of the execution date of this MOU, WPEF has met this minimum fundraising requirement;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **MOU Committee**. An MOU Committee (the "MOU Committee") is hereby established, with the primary responsibility of such MOU Committee to be developing a list of the agreed-upon Improvements and developing an approval process for the construction of the Improvements. The MOU Committee shall include the following persons:

i. The Chairman of the Alpharetta Recreation Commission;
ii. The City of Alpharetta Director of Recreation, Parks and Cultural Services;
iii. The City of Alpharetta Wills Park Manager;

iv. The Alpharetta City Council Liaison to the Director of Recreation, Parks and Cultural Services;
v. The WPEF Board President;
vi. The WPEF Board Vice President; and
vii. The WPEF Board Treasurer.

2. **Scope of Improvement**. WPEF and CoA agree that the specific Improvements to be undertaken shall be jointly agreed upon between the WPEF and CoA, by and through the MOU Committee, shall include but not be limited to, at a minimum: (1) construction of a new ring in the current location of the maintenance facility; (2) upgrades to all existing rings to include drainage, footing, lighting, fencing etc.; and (3) to either refurbish existing barns and/or construct new barns. Projects/improvements should be in adherence to the Master Plan for the Equestrian Center approved by the City Council in 2019.

3. **Costs of the Improvements**. WPEF and CoA shall jointly share the costs of the Improvements on a per capital project in respective shares to be later agreed upon by WPEF and CoA.

4. **Responsibilities of WPEF**. WPEF shall raise, collect, or procure funds toward the performance the Improvements (the "Raised Improvement Funds"). Once an Improvement has been identified, bid, and approved by WPEF and CoA, the WPEF shall remit to CoA their share of all Raised Improvement Funds for such Improvements. CoA shall maintain and manage all Raised Improvement Funds remitted to it as provided herein. WPEF raised funds must be used towards the Improvements of the Equestrian Center stated in item (2.) Scope of Improvement or returned to WPEF.

WPEF shall act as the primary liaison to the equestrian community with regard to this MOU, the Improvements, and the raising, collection, or procurement of the Raised Improvement Funds.

5. **Responsibilities of CoA**. CoA shall:

i. Procure funds towards the performance of the Improvements;

ii. Serve as the oversight agency for all Improvements;

iii. Shall maintain and manage all Raised Improvement Funds, once such Raised Improvement Funds are remitted from the WPEF to CoA, as provided herein;

iv. Shall be solely responsible for the payment of any contractor or subcontractor for the performance of Improvements, including the payment to any contractor or subcontractor of any of the Raised Improvement Funds;

v. Develop all necessary parking lots;

vi. Develop necessary roadways;

vii. Conduct all maintenance of the Center;

viii. Physically connect the Center to Wills Park; and

ix. Install and maintain all necessary signage.

6. **Procurement Procedure and Ownership**. All procurement related to the Improvements shall follow CoA procurement procedures, and CoA shall be the official issuer of all document and shall serve as the official awarder of any contracts related to the Improvements. CoA will be the owner of all assets acquired under the partnership between WPEF and CoA, including but not limited to all Improvements.

7. **Term**. This MOU shall commence on the date of execution and shall remain in effect for three (3) years, unless CoA or WPEF elect in writing to extend this MOU for an additional term of one (1) year. Three (3) month notice shall be given by either party to effect a termination or amendment of this MOU, provided that each party is fulfilling their respective obligations under this MOU. The parties shall meet annually to review this MOU.

7. **Miscellaneous**. This MOU shall supersede any prior oral or written understanding between the parties and may not be amended or modified except in writing signed by the parties. This MOU may not be assigned by any of the parties. This MOU shall be governed and construed in accordance with the laws of the State of Georgia.

In witness whereof, the parties have hereunto executed this Memorandum of Understanding on the day and year first above written.

Wills Park Equestrian
Foundation Inc

By: _____

Its: President, Wills Park Equestrian Foundation

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

City of Alpharetta, Georgia

By: _____

Its: Mayor

Approved as to form:

_____

C. Sam Thomas, City Attorney

3695359

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Arash Moradkhani
Sponsored By: N/A
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: WILLS PARK IMPROVEMENTS: EQUESTRIAN CENTER ARENA CONSTRUCTION, ITB 22-004

II. RECOMMENDATION:

Please award ITB 22-004 to Longwood Arenas LLC for the performance of the Wills Park Improvements: Equestrian Center Arena Construction project in an amount not to exceed $364,064.33 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $364,064.33

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Equestrian Center Arena Construction (Alpharetta Contribution; Impact Fees - 27061150-541500-C1911)	$182,032.17
Impact Fee Reallocation (Parks Non-Allocated; 27074110-579002)	-$182,032.17
Equestrian Center Arena Construction (Foundation Contribution; 30161150-541500-C1911)	$182,032.16

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00
-	$0.00
Equestrian Center Arena Construction (Foundation Contribution; 30161150-371000-C1911)	$182,032.16

IV. REPORT IN BRIEF:

Wills Park Improvements: Equestrian Center Arena Construction, ITB 22-004

The award of this bid is for Wills Park Improvements: Equestrian Center Arena Construction, with the following details:

- **Equestrian Center Arena Construction:** This project consists of the equestrian arena scope. This includes fine grading, installation of under drains, footing installation, fencing / gates, irrigation, maintenance of intermediate erosion control items, etc.

The Wills Park Improvements: Equestrian Center Arena Construction was advertised for competitive bids on August 06, 2021. A total of four bids, listed below, were received for the project on September 17, 2021:

- Longwood Arenas LLC ($364,064.33)
- Wordley & Martin Equestrian, LLC ($408,895.00)
- Everclear Grading & Landscaping, Inc. ($570,877.54)

- Integrated Construction and Nobility, Inc. ($1,016,670.75)

The low bidder, Longwood Arenas LLC, is an experienced contractor and has worked on similar projects in the past. Staff met with Longwood Arenas LLC to review the scope of the work and the City's expectations on October 08, 2021, and determined Longwood Arenas LLC to be the lowest responsive and responsible bidder.

Once a contract with Longwood Arenas LLC has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 75 days from notice to proceed.

The Equestrian Foundation will contribute funding towards this project in accordance with the executed Memorandum of Understanding. Specifically, the City and the Foundation have agreed to jointly share all approved Equestrian Center improvement costs. As it relates to the Arena construction contract totaling $364,064.33, the City is funding 50% ($182,032.17) and the Foundation is funding the remaining 50% ($182,032.16).

Overall, Equestrian Center improvement costs associated with the new Arena total $1,004,833.37 and include design ($76,549.04), allocable site work ($564,220.00), and construction (364,064.33). The Foundation will fund 50% of these costs or $502,416.68 (includes $37,810.00 for design, $282,574.52 for allocable site work, and $182,032.16 for construction). The City is funding the remaining Arena costs of $502,416.69 (includes $38,739.04 for design, $281,645.48 for allocable site work, and $182,032.17 for construction) and sitework associated with the Maintenance Facility ($499,056.40). Staff is proposing utilizing impact fees to cover the City's remaining portion of Arena costs of $463,677.65 (total of $502,416.69 less design costs expensed to date of $38,739.04). The balance within the Parks Impact Fee Non-Allocated account (including collections year-to-date) after these reallocations totals roughly $1.1 million. Any remaining City appropriations (after full funding of the arena sitework/construction) within the Arena line will be reallocated towards the Maintenance Facility.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Wills Park Equestrian Arena Construction, Equestrian MOU - signed

CONSTRUCTION DOCUMENTS FOR
WILLS PARK EQUESTRIAN CENTER EXPANSION

11915 WILLS RD.
LL: 0645 AND 0646
FULTON COUNTY, GA, CITY OF ALPHARETTA
LDP #: D200037
FULTON COUNTY PROJECT # 20-084WR

NOVEMBER 3, 2020
SITE/PARCEL AREA: 62.94 ACRES*
DISTURBED AREA: 2.85 ACRES
PARCEL ID'S:
12 246006450187

*ACCORDING TO FULTON COUNTY TAX ASSESSORS PROPERTY RECORDS RESEARCH

PHASING NOTES

THIS PROJECT IS SPLIT INTO 3 PHASES TO ALLOW THE VARIOUS SCOPES OF WORK TO BE BID SEPARATELY. THE PHASES ARE AS FOLLOWS AND AS SHOWN IN THE CONSTRUCTION DOCUMENTS:

PHASE1: PHASE 1 CONSISTS OF GENERAL SITE SCOPE, WHICH INCLUDES INITIAL EROSION CONTROL, CLEARING/GRUBBING, DEMOLITION, ROUGH GRADING, INTERMEDIATE EROSION CONTROL, UTILITY AND STORM SEWER INSTALLATION, ROADWAY AND SIDEWALK MODIFICATIONS, FINE GRADING AND STABILIZATION OF AREAS OUTSIDE OF THE ARENA, ETC.

PHASE 2: PHASE 2 CONSISTS OF THE EQUESTRIAN ARENA SCOPE. THIS INCLUDES FINE GRADING, INSTALLATION OF UNDER DRAINS, FOOTING INSTALLATION, FENCING/GATES, IRRIGATION, MAINTENANCE OF INTERMEDIATE EROSION CONTROL ITEMS, ETC.

PHASE 3: PHASE 3 CONSISTS OF FINAL STABILIZATION OF THE SITE, INCLUDING INSTALLATION OF BIORETENTION MEDIA (INCLUDING UNDERDRAINS), ALL LANDSCAPING, AND FINAL SITE STABILIZATION AND CLEANUP.

PLAN NORTH

VICINITY MAP
SCALE: NTS

OWNER/DEVELOPER

OWNER CONTACT (24-HR):
KURT KIRBY
PHONE: (770)871-9195

CITY OF ALPHARETTA
2 SOUTH MAIN STREET
ALPHARETTA, GA 30004

CIVIL DESIGN TEAM

PROJECT MANAGER:
KEVIN HENDRIX, PE

POND AND COMPANY
3500 PARKWAY LANE SUITE 500
PEACHTREE CORNERS, GA 30092
PHONE (678) 336-7740
FAX (678) 336-7744
WEB: WWW.PONDCO.COM

CIVIL SHEET INDEX

Sheet Number	Sheet Title	Contract
C-000	COVER SHEET	ALL
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CE-003	EROSION CONTROL NOTES	
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CE-101	EROSION & SEDIMENT CONTROL - INITIAL PHASE	
CE-201	EROSION & SEDIMENT CONTROL - INTERMEDIATE PHASE 1	PHASE 1
CE-202	EROSION & SEDIMENT CONTROL - INTERMEDIATE PHASE 2	PHASE 2
CE-301	EROSION & SEDIMENT CONTROL - FINAL PHASE	PHASE 3
CE-501	EROSION & SEDIMENT CONTROL DETAILS	ALL
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LD-102	TREE LIST AND DETAILS	PHASE 3
L-001	LANDSCAPE NOTES	
LP-101	LANDSCAPE PLAN - PHASE 3	
L-501	LANDSCAPE DETAILS	

ROLL-OFF DUMPSTER NOTES:

ALPHARETTA EQUESTRIAN CENTER -

O&M HORSE MANURE ROLL OFF DUMPSTERS USED DURING EVENTS

- o ONLY THE NUMBER OF DUMPSTERS NEEDED FOR EVENTS SHOULD BE KEPT BY RECREATION AND PARKS. EXCESS DUMPSTERS SHOULD BE REMOVED.
- o ROLL OFF DUMPSTERS USED FOR HORSE MANURE COLLECTION SHOULD BE KEPT EMPTY WHEN NOT IN USE FOR EVENTS
- o ROLL OFF DUMPSTERS USED FOR HORSE MANURE COLLECTION SHOULD HAVE ALL DRAINS PLUGGED (THIS DOES NOT APPLY TO DUMPSTERS KEPT ON APPROVED DUMPSTER PADS DRAINING TO SANITARY SEWER).
- o WHEN NOT IN USE FOR AN EVENT, MANURE DUMPSTERS MUST BE COVERED TO PREVENT RAINWATER FROM ENTERING AND COLLECTING IN THE DUMPSTER.

- THIS CAN BE DONE WITH TARPS (SECURELY PLACED AND PITCHED TO FORCE WATER TO NOT COLLECT IN THE DUMPSTER). THIS IS COST EFFECTIVE BUT REQUIRES ROUTINE MAINTENANCE TO PUT IN PLACE AFTER EACH SHOW AND TO CHECK ROUTINELY FOR SECURITY.
- THIS CAN BE DONE WITH TENTS. THIS IS MORE EXPENSIVE THAN TARPS BUT ONLY REQUIRES OCCASIONAL MAINTENANCE TO VERIFY THEY REMAIN IN PLACE AND ARE BLOCKING RAIN.
- THIS CAN BE DONE WITH A POLE BARN. THIS IS THE MOST EXPENSIVE OPTION BUT REQUIRES LEAST AMOUNT OF ROUTINE MAINTENANCE.
  - o IF RAINWATER IS COLLECTED IN THE DUMPSTER WHEN NOT IN USE FOR AN EVENT, WATER MUST BE PUMPED OUT AND PROPERLY DISPOSED OF SO THAT IT DOES NOT DRAIN TO STORM INLETS, PIPES, DITCHES, CREEKS, OR STREAMS.
  - o DUMPSTERS SHOULD BE KEPT AS FAR AWAY FROM ALL STORM INLETS, PIPES, CREEKS, DITCHES, STREAMS, ETC.
  - o HAUL OFF DISPOSAL SHALL OCCUR AS SOON AFTER AN EVENT AS POSSIBLE IN ACCORDANCE WITH RECREATION AND PARKS VENDOR CONTRACT.

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

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT:
NAME:KIRT KIRBY
PHONE: (770)871-9195

GENERAL NOTES:

1. PROJECT DESCRIPTION:
2. ALPHARETTA CITY PARKS AND RECREATION IS LOOKING TO REDEVELOP A PORTION OF WILLS PARK EQUESTRIAN CENTER.

   THE REDEVELOPMENT WILL INCLUDE THE ADDITION OF A NEW EQUESTRIAN ARENA, SIDEWALK, AND ASSOCIATED INFRASTRUCTURE SUCH AS UTILITIES, AND STORMWATER.

   ADDITIONALLY, THE PROJECT INCLUDES WIDENING THE MAIN ACCESS DRIVE TO 28' AND INCREASING CURB RADII FROM WILLS ROAD TO BETTER ACCOMMODATE LARGE VEHICLES WITH HORSE TRAILERS.
3. DISTURBED AREA: 2.85 ACRES
4. IMPERVIOUS AREA: 0.64 ACRES
5. PERCENT IMPERVIOUS: 22.5%
6. TAX PARCEL ID: 12 246006450187
7. SURVEY REFERENCE:

   TOPOGRAPHIC SURVEY FOR CITY OF ALPHARETTA

   PREPARED BY: TETRA TECH DATE: 09/27/2019

   BOUNDARY SURVEY FOR CITY OF ALPHARETTA

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   CITY OF ALPHARETTA

   2 SOUTH MAIN STREET, ALPHARETTA GEORGIA 30004

   PHONE NUMBER (678) 297-6000

FLOOD HAZARD STATEMENT:

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NO KNOWN JURISDICTIONAL WETLANDS EXIST WITHIN THE LIMITS OF THIS PROJECT.

A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

WATER AND SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.

STREAMS AND STREAM BUFFERS SHOWN HEREIN HAVE BEEN AGREED UPON BY THE CITY OF ALPHARETTA STAFF AND POND ENVIRONMENTAL TEAM AND ARE DOCUMENTED IN FURTHER DETAIL IN THE POND ENVIRONMENTAL STUDY REPORT PREPARED FOR WILLS PARK ON 8/12/2020.

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.
	CITY/COUNTY COMMENTS	12/18/2020	

DESIGNED BY: WMT
DWN BY: HEB
CKD BY: KDH
SUBMITTED BY: HEB
FILE NAME: -
SIZE: 22" X 34"
PLOT SCALE: N.T.S.
DATE: NOVEMBER 3, 2020
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
PLOT DATE:

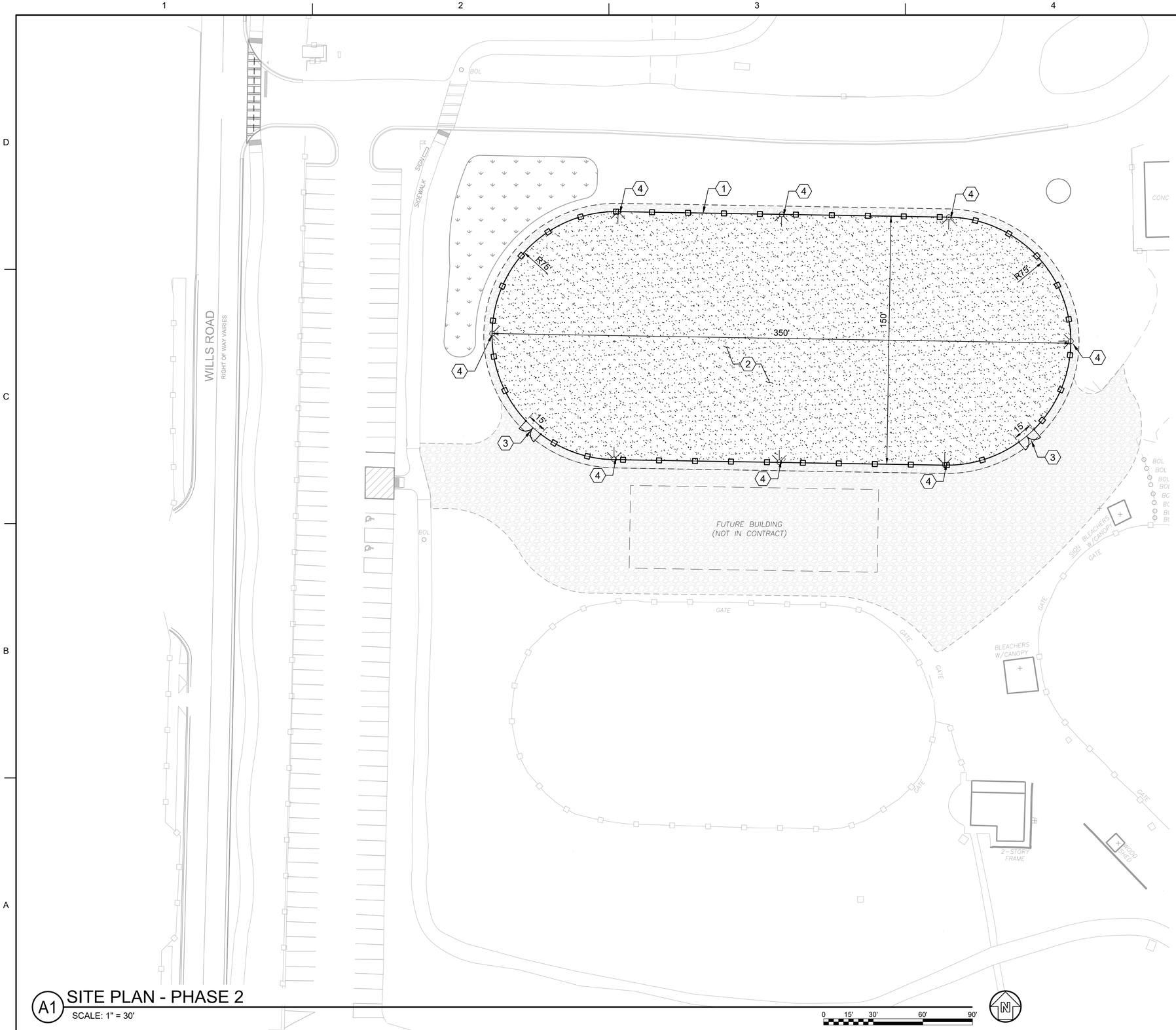
CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY
ALPHARETTA, GA 30009
POND PROJECT No. 1200671

WILLS PARK EQUESTRIAN CENTER
11915 WILLS RD.
CITY OF ALPHARETTA, GEORGIA, 30009

COVER SHEET

SHEET IDENTIFICATION NUMBER
C-000

FILE NAME: \\switchblade\projects\FY20\1200671\04.CAD_BIM\04.02.CAD\C-000.dwg PLOTTED: Wednesday, July 14, 2021



A1 SITE PLAN - PHASE 2

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 AND C-002 FOR LEGENDS, ABBREVIATIONS AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.

SHEET KEYNOTES

1. WOODEN EQUESTRIAN FENCING SURROUNDING ARENA. (DETAIL C1/C-504)
2. NEW EQUESTRIAN ARENA BASE. (DETAIL A1/C-505)
3. DOUBLE SWING ARENA GATE. (DETAIL B1/C-505)
4. SPRINKLERS AS SHOWN, MOUNTED TO TOP OF POST. (DETAIL C3/C-505)

LEGEND:

PROPOSED EQUESTRIAN FOOTING (DETAIL A1/C-504)

PROPOSED GRAVEL PAVING (DETAIL A1/C-501)

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

FULTON COUNTY PROJECT NUMBER 20-084WR

POND
3500 Parkway Ln, Ste. 500
Peachtree Corners, GA 30092,
Phone 678.336.7740

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MARK	DESCRIPTION	DATE	APPR.
	CITY/COUNTY COMMENTS	12/18/2020	

DESIGNED BY: WM
DWN BY: HEB
CKD BY: KDH
SUBMITTED BY: HEB
FILE NAME: CS-101.dwg
SIZE: 22" x 34"
PLOT SCALE: 1"=30'
DATE: NOVEMBER 3, 2020
SOLICITATION NO.: -
CONTRACT NO.: -
FILE NUMBER: -
PLOT DATE: -

CITY OF ALPHARETTA DEPARTMENT OF RECREATION, PARKS, AND CULTURE
1825 OLD MILTON PKWY,
ALPHARETTA, GA. 30009
POND PROJECT No. 1200671

WILLS PARK EQUESTRIAN CENTER
11915 WILLS RD.
CITY OF ALPHARETTA, GEORGIA, 30009

SITE PLAN - PHASE 2

SHEET IDENTIFICATION NUMBER
CS-102

FILE NAME: \\switchblade\projects\FY20\1200671\04.CAD_BIM\04.02.CAD\CS-101.dwg PLOTTED: Wednesday, July 14, 2021

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made this 9th day of JUNE, 2020, by and between Wills Park Equestrian Foundation Inc ("WPEF")and the City of Alpharetta ("CoA").

WHEREAS, WPEF is a not-for-profit corporation exempt from federal taxation and under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, created to partner with CoA to revitalize the Wills Park Equestrian Center (the "Center");

WHEREAS, the WPEF and CoA share the common goal of making certain improvements to, and revitalization of, the Center (the "Improvements") in an effort to make the Center a regional draw for equestrian events;

WHEREAS, WPEF and CoA have agreed upon the terms of a partnership between them with respect to making the Improvements and how the costs of the Improvements will be allocated between WPEF and CoA;

WHEREAS, WPEF and CoA, as part of their partnership, mutually agreed that the partnership would not proceed with the Improvements until such time as WPEF raised a minimum of $250,000. As of the execution date of this MOU, WPEF has met this minimum fundraising requirement;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **MOU Committee**. An MOU Committee (the "MOU Committee") is hereby established, with the primary responsibility of such MOU Committee to be developing a list of the agreed-upon Improvements and developing an approval process for the construction of the Improvements. The MOU Committee shall include the following persons:

i. The Chairman of the Alpharetta Recreation Commission;
ii. The City of Alpharetta Director of Recreation, Parks and Cultural Services;
iii. The City of Alpharetta Wills Park Manager;

iv. The Alpharetta City Council Liaison to the Director of Recreation, Parks and Cultural Services;
v. The WPEF Board President;
vi. The WPEF Board Vice President; and
vii. The WPEF Board Treasurer.

2. **Scope of Improvement**. WPEF and CoA agree that the specific Improvements to be undertaken shall be jointly agreed upon between the WPEF and CoA, by and through the MOU Committee, shall include but not be limited to, at a minimum: (1) construction of a new ring in the current location of the maintenance facility; (2) upgrades to all existing rings to include drainage, footing, lighting, fencing etc.; and (3) to either refurbish existing barns and/or construct new barns. Projects/improvements should be in adherence to the Master Plan for the Equestrian Center approved by the City Council in 2019.

3. **Costs of the Improvements**. WPEF and CoA shall jointly share the costs of the Improvements on a per capital project in respective shares to be later agreed upon by WPEF and CoA.

4. **Responsibilities of WPEF**. WPEF shall raise, collect, or procure funds toward the performance the Improvements (the "Raised Improvement Funds"). Once an Improvement has been identified, bid, and approved by WPEF and CoA, the WPEF shall remit to CoA their share of all Raised Improvement Funds for such Improvements. CoA shall maintain and manage all Raised Improvement Funds remitted to it as provided herein. WPEF raised funds must be used towards the Improvements of the Equestrian Center stated in item (2.) Scope of Improvement or returned to WPEF.

WPEF shall act as the primary liaison to the equestrian community with regard to this MOU, the Improvements, and the raising, collection, or procurement of the Raised Improvement Funds.

5. **Responsibilities of CoA**. CoA shall:

i. Procure funds towards the performance of the Improvements;

ii. Serve as the oversight agency for all Improvements;

iii. Shall maintain and manage all Raised Improvement Funds, once such Raised Improvement Funds are remitted from the WPEF to CoA, as provided herein;

iv. Shall be solely responsible for the payment of any contractor or subcontractor for the performance of Improvements, including the payment to any contractor or subcontractor of any of the Raised Improvement Funds;

v. Develop all necessary parking lots;

vi. Develop necessary roadways;

vii. Conduct all maintenance of the Center;

viii. Physically connect the Center to Wills Park; and

ix. Install and maintain all necessary signage.

6. **Procurement Procedure and Ownership**. All procurement related to the Improvements shall follow CoA procurement procedures, and CoA shall be the official issuer of all document and shall serve as the official awarder of any contracts related to the Improvements. CoA will be the owner of all assets acquired under the partnership between WPEF and CoA, including but not limited to all Improvements.

7. **Term**. This MOU shall commence on the date of execution and shall remain in effect for three (3) years, unless CoA or WPEF elect in writing to extend this MOU for an additional term of one (1) year. Three (3) month notice shall be given by either party to effect a termination or amendment of this MOU, provided that each party is fulfilling their respective obligations under this MOU. The parties shall meet annually to review this MOU.

7. **Miscellaneous**. This MOU shall supersede any prior oral or written understanding between the parties and may not be amended or modified except in writing signed by the parties. This MOU may not be assigned by any of the parties. This MOU shall be governed and construed in accordance with the laws of the State of Georgia.

In witness whereof, the parties have hereunto executed this Memorandum of Understanding on the day and year first above written.

Wills Park Equestrian
Foundation Inc

By: _____

Its: President, Wills Park Equestrian Foundation

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

City of Alpharetta, Georgia

By: _____

Its: Mayor

Approved as to form:

_____

C. Sam Thomas, City Attorney

3695359

City Council Meeting
STAFF REPORT

Submitting Department: City Clerk
Submitted By: Erin Cobb
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA APPOINTING LAUREN SHAPIRO AS CITY CLERK OF THE CITY OF ALPHARETTA

II. RECOMMENDATION:

To adopt a resolution appointing Lauren Shapiro as City Clerk of the City of Alpharetta.

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Appointing Lauren Shapiro as City Clerk

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA APPOINTING LAUREN SHAPIRO AS CITY CLERK OF THE CITY OF ALPHARETTA

WHEREAS, pursuant to Article III, Section 3.13 of the Charter of the City of Alpharetta (the "City Charter"), the office of City Clerk is filled by the appointment of the Mayor and Council, and such appointee shall continue to serve as City Clerk until a successor is appointed and qualified; and

WHEREAS, by this Resolution, the Mayor and Council of the City of Alpharetta wish to confirm and memorialize the appointment of Lauren Shapiro as City Clerk.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby adopted as the findings and determinations of the Mayor and Council and incorporated herein by this reference.

Section 2. Lauren Shapiro is hereby appointed as the City Clerk. Further, her service as acting City Clerk is hereby ratified, confirmed and approved.

SO RESOLVED AND ADOPTED this 18th day of October, 2021

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____

Mayor Pro Tem Mitchell

_____

Council Member Burnett

_____

Council Member Richard

_____

Council Member Hipes

_____

Council Member Binder

_____

Council Member Merkel

(SEAL)

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____

Michael D. Stacy, City Attorney

City Council Meeting
STAFF REPORT

Submitting Department: Administration
Submitted By:
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA IN SUPPORT OF THE MCGINNIS FERRY ROAD WIDENING PROJECT

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve a resolution of the Mayor and Council of the City of Alpharetta, Georgia in support of the McGinnis Ferry Road Widening Project.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Resolution - Supporting McGinnis Ferry Road Widening Project And Funding Request

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA IN SUPPORT OF THE MCGINNIS FERRY ROAD WIDENING PROJECT AND THE APPLICATION BY FORSYTH COUNTY FOR ADDITIONAL PROJECT FUNDING

WHEREAS, McGinnis Ferry Road serves as an important corridor that connects residents of Forsyth and North Fulton Counties to key employment centers and the regional transportation network; and

WHEREAS, strong business and residential growth in the area has driven demand on the corridor, with average daily traffic now at 26,200 vehicles per day; and

WHEREAS, the current two-lane design of the roadway and limited sidewalk presence means that bicyclists and pedestrians are forced into the hazardous situation of sharing very limited roadway space with vehicular traffic; and

WHEREAS, because of these factors and its importance to the transportation plans of multiple jurisdictions, the City of Alpharetta has long supported improvements along the McGinnis Ferry Road Corridor; and

WHEREAS, McGinnis Ferry Road widening project will transform the corridor into a median separated four-lane roadway, with turn lanes at intersections, and sidewalk enhancements along the corridor; and

WHEREAS, these elements would create a modern, multi-modal transportation spine that serves as a critical regional connection between I-85 and GA400; and

WHEREAS, the City of Alpharetta is engaged in a partnership with Forsyth County, the City of Johns Creek, and the Georgia Department of Transportation to fund and complete the McGinnis Ferry Road Widening Project; and

WHEREAS, Forsyth County is submitting a grant application seeking $14 million through the Georgia COVID-19 Economic Development Relief Grant Program to aid in funding the McGinnis Ferry Road Widening Project;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby adopted as the findings and determinations of the Mayor and Council and incorporated herein by this reference.

Section 2. The Mayor and Council support the completion of the McGinnis Ferry Road Project and the application for $14 million in grant funding as sought by Forsyth County to advance the project.

SO RESOLVED AND ADOPTED this 18th day of October, 2021

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Mayor Pro Tem Mitchell

_____

Council Member Burnett

_____

Council Member Richard

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

_____

Council Member Hipes

_____

Council Member Binder

_____

Council Member Merkel

(SEAL)

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____

Michael D. Stacy, City Attorney

City Council Meeting
STAFF REPORT

Submitting Department: Council
Submitted By:
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: APPOINTMENT OF ALTERNATE MEMBER TO PLANNING COMMISSION

II. RECOMMENDATION:

Approve the appointment of Jamie Bendall to the vacant alternate seat on the Alpharetta Planning Commission.

III. REPORT IN BRIEF:

Consideration of appointing James "Jamie" Bendall to the currently vacant alternate seat on the Alpharetta Planning Commission.

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Dennis Roland
Sponsored By:
Meeting Date: October 18, 2021

I. AGENDA ITEM TITLE: KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE INTERSECTION IMPROVEMENTS

II. RECOMMENDATION:

This item is being presented as a workshop item and does not require a formal vote.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

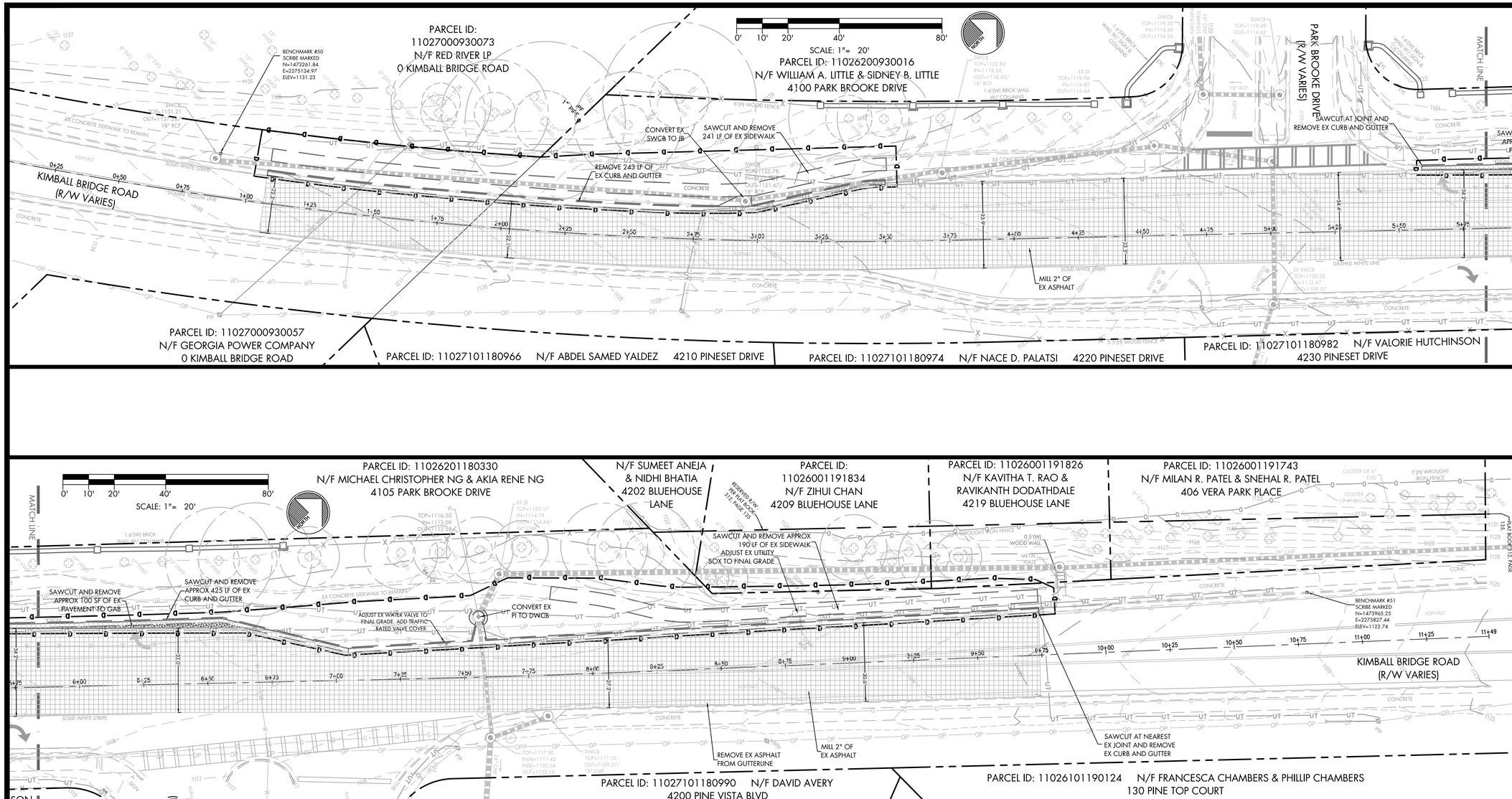
This project will include the addition of a center left turn lane onto Park Brooke Drive and Pine Vista Blvd. Some minor sidewalk improvements and stormwater infrastructure will also be included as part of the overall project. The addition of the center turn lanes will provide much needed vehicular safety east and west bound along Kimball Bridge at these intersections. The existing Deceleration lane (right turn into Park Brooke west bound) will be removed and become the straight through going west bound.

City staff reached out to Bartow Paving, who has currently been awarded the City's FY22 Milling and Resurfacing contract for pricing. Bartow provided pricing in the amount of $270,000.00 to complete the project. Kimball Bridge Road is currently scheduled for resurfacing in March of 2022. The City stands to save an estimated $50,000.00 due to having most of the area to be paved, included in the FY22 Milling and Resurfacing contract. Currently, the FY 22 Milling and Resurfacing account has enough funding available to award a change order to the current contract and complete the intersection improvements at Kimball Bridge and Park Brooke Drive without any impact to planned roads to be milled and resurfaced in FY 22.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Kimball plans



CITY ARBORIST NOTES

1. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS WITHIN AND AROUND THE PERIMETER OF THE PROJECT LIMITS, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

COUNTY WATERLINE NOTE: ALL EXISTING WATER METERS, VALVES, AND SERVICES TO BE ADJUSTED AND/OR RELOCATED, DUE TO THE PROPOSED SIDEWALK IMPROVEMENTS, SHALL BE RELOCATED BEYOND THE LIMITS OF NEW CURB AND GUTTER, WITHIN THE ROAD ROW, BY THE CITY CONTRACTOR.

UTILITY NOTES:

1. THE CITY WILL CONTRACT DIRECTLY WITH THE AFFECTED UTILITY OWNERS FOR PURPOSES OF RELOCATION. CONTRACTOR IS ONLY RESPONSIBLE FOR COORDINATION OF THEIR CONSTRUCTION EFFORTS WITH THE RELOCATION ACTIVITIES.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL POTHOLE UTILITIES ALONG PROPOSED STORM ALIGNMENTS AND NOTIFY ENGINEER OF ANY CONFLICTS.

DEMOLITION NOTES:

1. DEMOLITION WORK SHALL NOT BEGIN UNTIL PHASE I EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY CITY INSPECTOR.
2. SAWCUT ASPHALT TO PROVIDE SMOOTH EDGE FOR PAVEMENT WIDENING.
3. ALL VALVES IN CONCRETE TO BE RAISED TO FINISHED GRADE.
4. EXISTING SIDEWALK AND CURB AND GUTTER CALLED OUT TO BE REMOVED SHALL BE REMOVED TO NEAREST JOINT.

MILLING 2"

PAVEMENT REMOVAL TO GAB

Know what's below
Call before you dig

24-HOUR LOCAL CONTACT
PAMELA BUSH
678-297-6200

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

THE CITY OF ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE INTERSECTION IMPROVEMENTS

LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

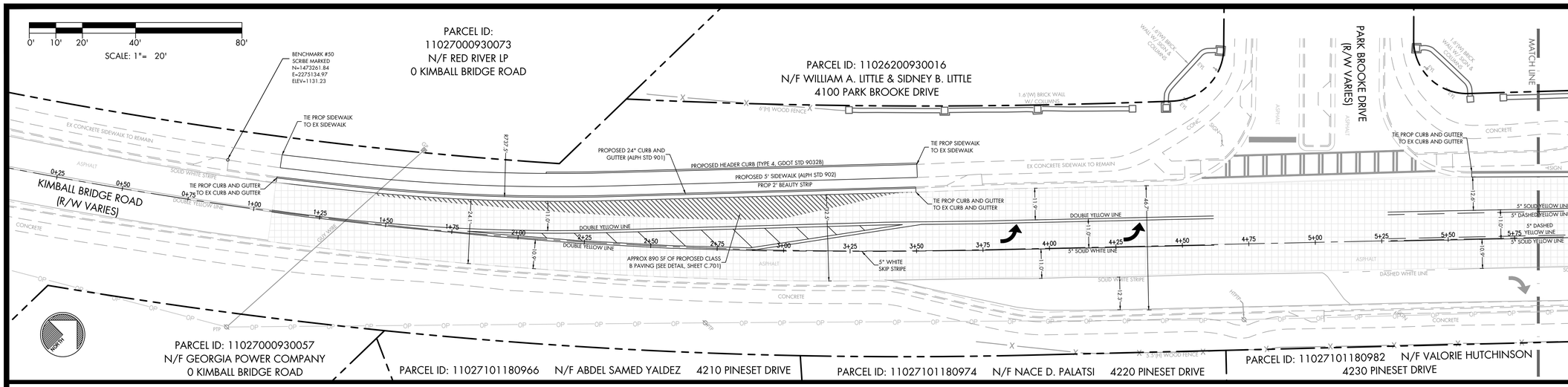
SHEET TITLE

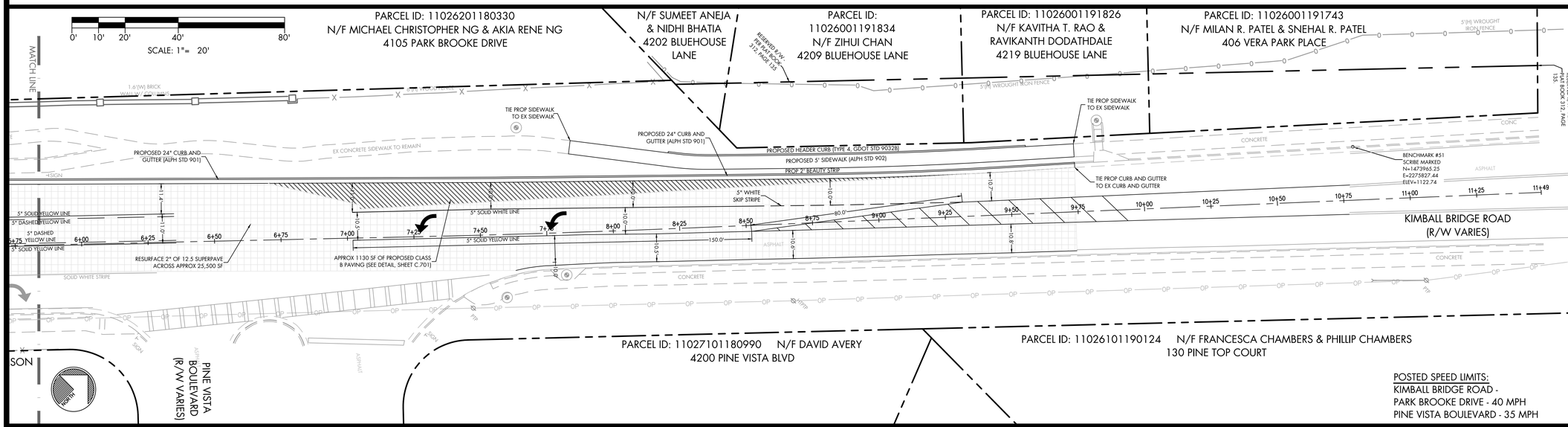
DEMOLITION PLAN

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #

Pr.100





POSTED SPEED LIMITS:
KIMBALL BRIDGE ROAD -
PARK BROOKE DRIVE - 40 MPH
PINE VISTA BOULEVARD - 35 MPH

SITE NOTES

1. THE PROJECT INCLUDES SIDEWALK AND INTERSECTION IMPROVEMENTS ALONG THE NORTH SIDE OF KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE, AND INVOLVES PUBLIC ACCESS IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. THE DOWNSTREAM PROPERTIES ARE ZONED CUP AND AG, AND ARE EITHER OR UNDEVELOPED OR DEVELOPED AS RESIDENTIAL. NO ADVERSE IMPACTS ARE ANTICIPATED AS A RESULT OF THIS PROJECT.
2. ACCESS TO KIMBALL BRIDGE ROAD, PARK BROOKE DRIVE, AND PINE VISTA BOULEVARD MUST BE MAINTAINED AT ALL TIMES. A MINIMUM LANE OF 10' SHALL BE MAINTAINED AT ALL TIMES.
3. TOTAL PROJECT ACREAGE: 0.27 ACRES
4. TOTAL DISTURBED ACREAGE: 0.27 ACRES.
5. THE PROPOSED SIDEWALK AND LEFT TURN LANE WILL ADD APPROXIMATELY 2,022 SQUARE FEET OF IMPERVIOUS SURFACES.
6. THE BOUNDARY AND TOPOGRAPHIC INFORMATION CONTAINED IN THESE PLANS WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY LANDAIR SURVEYING COMPANY, DATED 03/20/2019.
7. SURVEY BENCHMARK: TBM - #50 SCRIBE MARKED - 1131.23 - NEAR THE SINGLE WING CATCH BASIN TO THE WEST OF THE PARK BROOKE DRIVE AND #51SCRIBE MARKED - 1122.74 - NEAR THE SINGLE WING CATCH BASIN TO THE EAST OF THE PARK BROOKE DRIVE. SAID BENCHMARK IS BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM OF 1985 (NAD 1983). ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
8. SAID BENCHMARKS ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM OF 1985 (NAD 1983). ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
9. THE PROJECT LIMITS DO NOT CONTAIN STATE WATERS AND/OR WETLANDS. NO PORTION OF THIS PROJECT IS WITHIN 200 LF OF STATE WATERS.
10. NO PORTION OF THIS PROJECT LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHOWN ON COMMUNITY-PANELS #13121C0086F, LAST REVISED SEPTEMBER 18, 2013.
11. NO PORTION OF THIS PROJECT LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs), AREAS OF 1% ANNUAL CHANCE FLOOD WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON THE CITY OF ALPHARETTA EXPANDED FLOODPLAIN MAPS. NO PORTION OF THIS PROJECT LIES WITHIN THE FUTURE FLOODPLAIN FOR THE CITY OF ALPHARETTA.
12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS. NO NEW WELLS OR SEPTIC SYSTEMS ARE PROPOSED.

UTILITY NOTES:

1. THE CITY WILL CONTRACT DIRECTLY WITH THE AFFECTED UTILITY OWNERS FOR PURPOSES OF RELOCATION. CONTRACTOR IS ONLY RESPONSIBLE FOR COORDINATION OF THEIR CONSTRUCTION EFFORTS WITH THE RELOCATION ACTIVITIES.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL POTHOLE UTILITIES ALONG PROPOSED STORM ALIGNMENTS AND NOTIFY ENGINEER OF ANY CONFLICTS.

COUNTY WATERLINE NOTE: ALL EXISTING WATER METERS, VALVES, AND SERVICES TO BE ADJUSTED AND/OR RELOCATED, DUE TO THE PROPOSED SIDEWALK IMPROVEMENTS, SHALL BE RELOCATED BEYOND THE LIMITS OF NEW CURB AND GUTTER, WITHIN THE ROAD ROW, BY THE CITY CONTRACTOR.

CLASS B PAVEMENT WIDENING

2" RESURFACING

IMPERVIOUS	PRE-CONSTRUCTION	POST-CONSTRUCTION	NET CHANGE
AREA (SF)	4,712	6,734	+2,022
%	40%	58%	+17%

* % IS BASED ON PROJECT AREA TOTAL

24-HOUR LOCAL CONTACT
PAMELA BUSH
678-297-6200

CAUTION
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THE CITY OF
ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS

LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

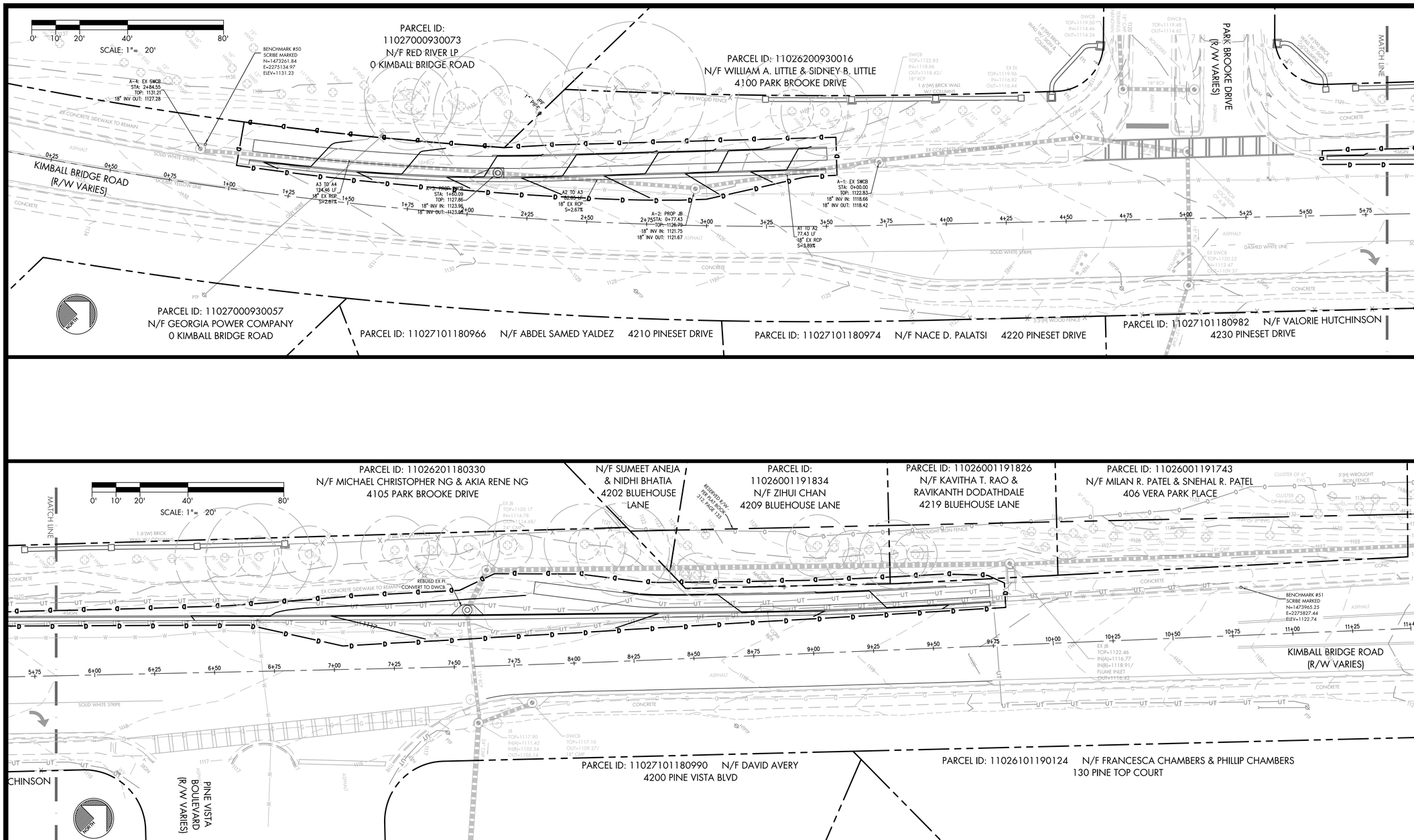
SHEET TITLE

SITE LAYOUT PLAN

PRICING SET DATE: DECEMBER 7, 2017

SHEET #

Pr.200



THE CITY OF
ALPHARETTA
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Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS
LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

Know what's below
Call before you dig

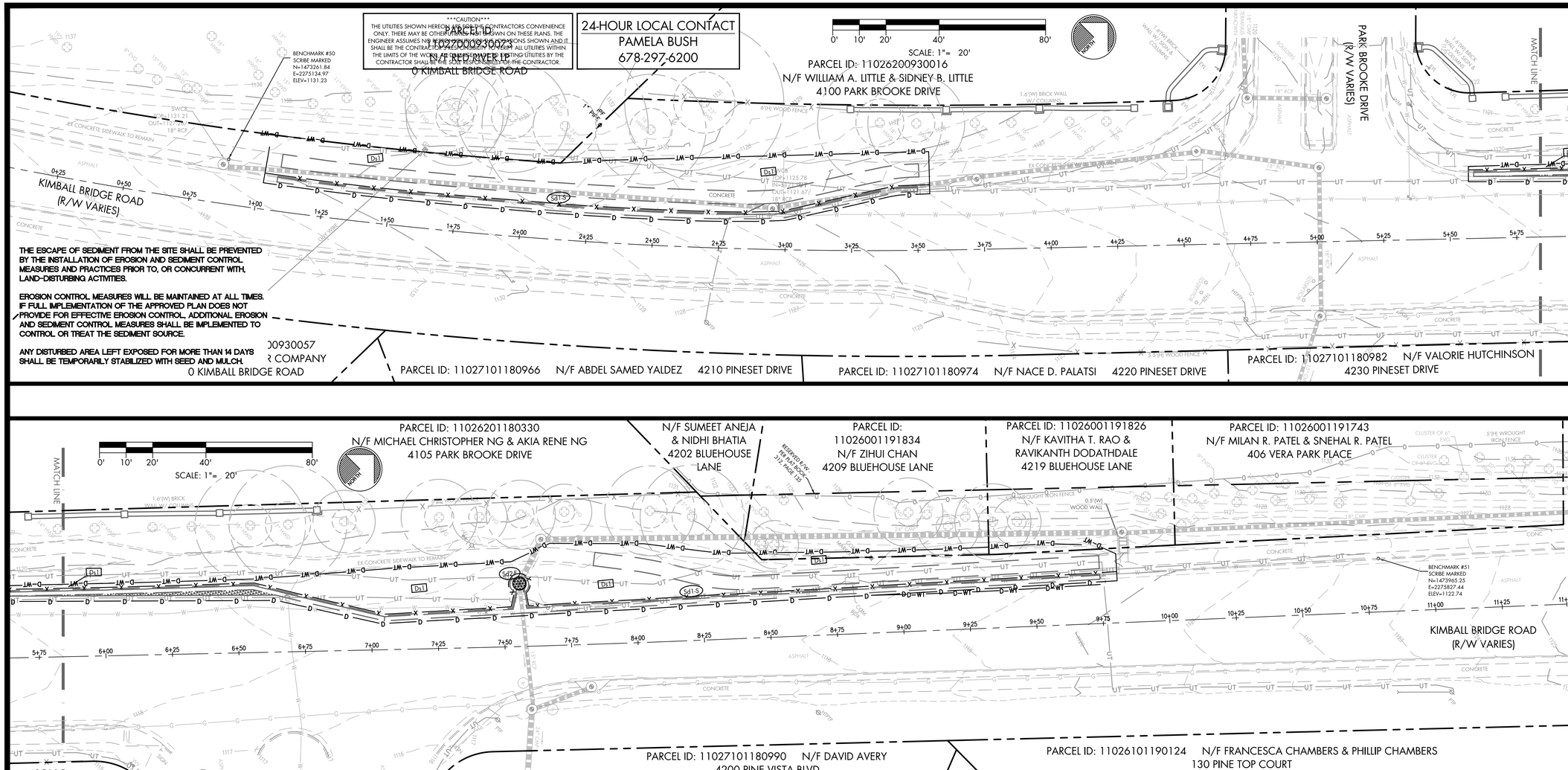
CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL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

24-HOUR LOCAL CONTACT
PAMELA BUSH
678-297-6200

SHEET TITLE
SITE GRADING PLAN

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #
Pr.300



EROSION CONTROL NOTES:

1. THE PRIMARY PERMITTEE IS THE CITY OF ALPHARETTA.
2. THE PROJECT INCLUDES SIDEWALK AND INTERSECTION IMPROVEMENTS ALONG THE NORTH SIDE OF KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE, AND INVOLVES PUBLIC ACCESS IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. THE DOWNSTREAM PROPERTIES ARE ZONED CUP AND AG, AND ARE EITHER OR UNDEVELOPED OR DEVELOPED AS RESIDENTIAL. NO ADVERSE IMPACTS ARE ANTICIPATED AS A RESULT OF THIS PROJECT.
3. TOTAL PROJECT ACREAGE: 0.27 ACRES
4. TOTAL DISTURBED ACREAGE: 0.27 ACRES.
5. THE PROJECT LIMITS DO NOT CONTAIN STATE WATERS AND/OR WETLANDS. THE PROJECTS LIMITS ARE NOT WITHIN 200 LF OF STATE WATERS.
6. PROJECT RECEIVING WATERS: BIG CREEK
7. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. NO BUFFER ENCROACHMENT IS PROPOSED. NO VARIANCES ARE REQUIRED.
8. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON SITE.
9. APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
10. THIS PROJECT DOES NOT DISCHARGE WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT.
11. THE PROJECT WILL HAVE A MINIMAL IMPACT ON THE OVERALL STORM WATER RUN OFF FOR THE PROJECT BASIN.

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:

1. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. INDICATED SOIL SERIES DELINEATIONS BASED ON THE CURRENT USDA SOIL SURVEY FOR FULTON COUNTY GEORGIA.
3. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING, ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
4. 67 CY/AC SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY SILT FENCE PLACED ALONG THE BACK OF CURB. THE LINEAR NATURE OF THE PROJECT COUPLED WITH LIMITED WORK AREA DOES NOT PROVIDE OPPORTUNITY FOR INSTALLATION OF PERMANENT BMPS TO PREVENT POLLUTANTS FROM DISCHARGING FROM THE SITE WITHOUT FURTHER ENCROACHMENT INTO ADJACENT PROPERTIES OR ROADWAY. DURING CONSTRUCTION, SILTFENCE WILL BE USED TO PREVENT POLLUTANTS FROM DISCHARGING FROM THE SITE. AFTER CONSTRUCTION IS COMPLETE, ALL AREAS WILL BE STABILIZED WITH PAVEMENT OR SOD.
5. ROLLED EROSION CONTROL PRODUCTS (Ss-RECP) SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
6. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. CONCRETE WASHDOWN IS NOT ALLOWED.
7. CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
8. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
9. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

CITY ARBORIST NOTES

1. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS WITHIN AND AROUND THE PERIMETER OF THE PROJECT LIMITS, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

PER SECTION 12-7-9 OF THE OFFICIAL CODE OF GEORGIA, I CERTIFY THAT THE PLAN PREPARER OR THE DESIGNEE THEREOF HAS VISITED THE SITE PRIOR TO THE CREATION OF THE EROSION AND SEDIMENT CONTROL PLANS OR THAT SUCH A VISIT WAS NOT REQUIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS ESTABLISHED BY THE BOARD.

DATE DESIGN PROFESSIONAL'S SIGNATURE

PAMELA C. BUSH, PE #30384, GSWCC CERTIFICATION #13068
DESIGN PROFESSIONAL'S NAME, GA. PE #, GSWCC CERTIFICATION #

811 Know what's below. Call before you dig.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (MULCHING ONLY)
Ds4	DISTURBED AREA STABILIZATION (SODDING)
Sd1-S	SEDIMENT BARRIER - SENSITIVE (TYPE C)
Sd1-NS	SEDIMENT BARRIER - NON-SENSITIVE (COMPOST FILTER SOCK)
Sd2-F	INLET SEDIMENT TRAP (FILTER FABRIC WITH SUPPORTING FRAME)
Re	RETAINING WALL
Ss	SLOPE STABILIZATION (RECP)
D	LIMITS OF DISTURBANCE
D–T	LIMITS OF DISTURBANCE WITH TREE PROTECTION FENCE (TYPE "C")
D–WT	LIMITS OF DISTURBANCE WITH WIRE BACKED TREE PROTECTION FENCE (TYPE "B")

THE CITY OF ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
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KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS

LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

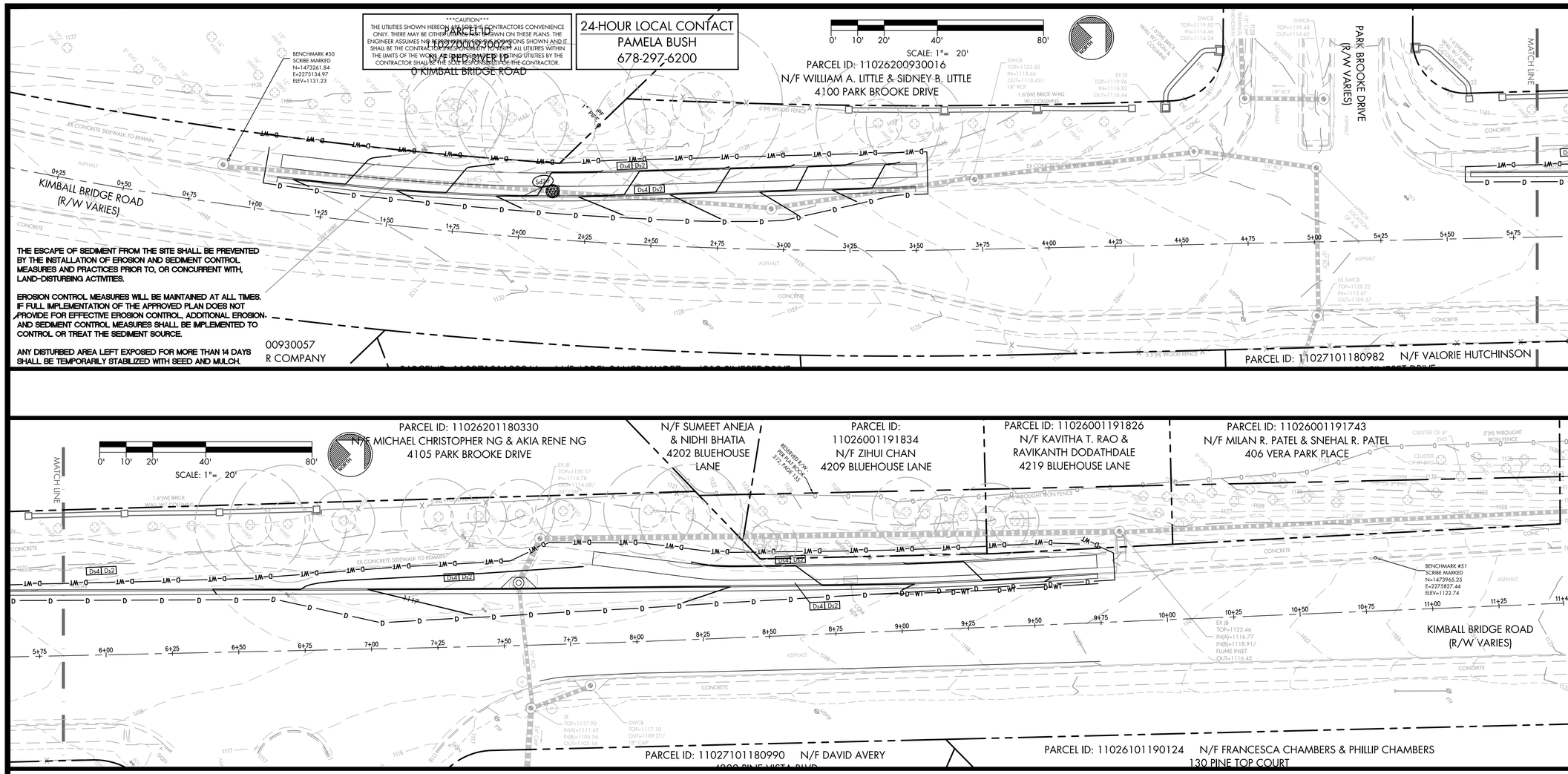
REVISIONS

SHEET TITLE

EROSION CONTROL PLAN - PHASE I

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #
Pr.400



EROSION CONTROL NOTES:

1. THE PRIMARY PERMITTEE IS THE CITY OF ALPHARETTA.
2. THE PROJECT INCLUDES MORRISON PARKWAY AND HEMBREE ROAD AND SIDEWALK IMPROVEMENTS ALONG THE SOUTH SIDE OF MORRISON PARKWAY FROM HEMBREE ROAD TO LAKEVIEW PARKWAY, AND INVOLVES PUBLIC ACCESS IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. THE DOWNSTREAM PROPERTIES ARE ZONED I-I, AND ARE DEVELOPED AS LIGHT INDUSTRIAL OR OFFICE. NO ADVERSE IMPACTS ARE ANTICIPATED AS A RESULT OF THIS PROJECT.
3. TOTAL PROJECT ACREAGE: 1.11 ACRES
4. TOTAL DISTURBED ACREAGE: 1.11 ACRES.
5. THE PROJECT LIMITS DO NOT CONTAIN STATE WATERS AND/OR WETLANDS. THE PROJECTS LIMITS ARE WITHIN 200 LF OF STATE WATERS.
6. PROJECT RECEIVING WATERS: BIG CREEK
7. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. NO BUFFER ENCROACHMENT IS PROPOSED. NO VARIANCES ARE REQUIRED.
8. CRITICAL AREAS: THE CRITICAL AREA FOR THIS PROJECT IS THE RETENTION POND TO SOUTH. THE AREAS UPSTREAM OF THE POND WILL BE PROTECTED BY SILTFENCE AND COMPOST FILTER SOCKS.
9. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
10. THIS PROJECT DOES NOT DISCHARGE WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT.
11. THE PROJECT WILL HAVE A MINIMAL IMPACT ON THE OVERALL STORM WATER RUN OFF FOR THE PROJECT BASIN.

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3. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING, ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
4. 67 CY/AC SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY SILT FENCE AND COMPOST FILTER MEDIA SOCKS PLACED ALONG PERIMETER OF SITE, AND STONE OUTLET PROTECTION APRONS AT THE PIPE OUTLETS. THE LINEAR NATURE OF THE PROJECT COUPLED WITH LIMITED WORK AREA DOES NOT PROVIDE OPPORTUNITY FOR INSTALLATION OF PERMANENT BMPS TO PREVENT POLLUTANTS FROM DISCHARGING FROM THE SITE WITHOUT FURTHER ENCROACHMENT INTO ADJACENT PROPERTIES OR ROADWAY. DURING CONSTRUCTION, SILTFENCE, COMPOST FILTER MEDIA SOCKS, AND STONE APRONS WILL BE USED TO PREVENT POLLUTANTS FROM DISCHARGING FROM THE SITE. AFTER CONSTRUCTION IS COMPLETE, ALL AREAS WILL BE STABILIZED WITH PAVEMENT, SEED OR SOD..
5. ROLLED EROSION CONTROL PRODUCTS (Ss-RECP) SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
6. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. CONCRETE WASHDOWN IS NOT ALLOWED.
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8. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
9. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

CITY ARBORIST NOTES

1. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS WITHIN AND AROUND THE PERIMETER OF THE PROJECT LIMITS, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (MULCHING ONLY)
Ds4	DISTURBED AREA STABILIZATION (SODDING)
Sd1-S	SEDIMENT BARRIER - SENSITIVE (TYPE C)
Sd1-NS	SEDIMENT BARRIER - NON-SENSITIVE (COMPOST FILTER SOCK)
Sd2-F	INLET SEDIMENT TRAP (FILTER FABRIC WITH SUPPORTING FRAME)
Re	RETAINING WALL
Ss	SLOPE STABILIZATION (RECP)
D	LIMITS OF DISTURBANCE
D-T	LIMITS OF DISTURBANCE WITH TREE PROTECTION FENCE (TYPE "C")
D-WT	LIMITS OF DISTURBANCE WITH WIRE BACKED TREE PROTECTION FENCE (TYPE "B")

811 Know what's below Call before you dig

THE CITY OF ALPHARETTA PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE INTERSECTION IMPROVEMENTS

LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

SHEET TITLE

EROSION CONTROL PLAN - PHASE II-III

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #

Pr.410

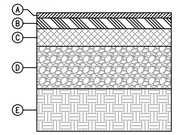
TYPE I PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 1000 VPD (LOCAL RESIDENTIAL STREET)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	2.0	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	–	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	6	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

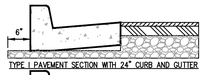
TYPE II PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 5000, 12000 & 16000 VPD (LOCAL RESIDENTIAL, 2 LANE RESIDENTIAL COLLECTOR & 2–3 LANE COLLECTOR STREETS)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	4	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	–	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	12	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

TYPE III PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 18000 & 24000 VPD (4 LANE COLLECTOR & 5 LANE ARTERIAL STREETS)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	3	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	5	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	12	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

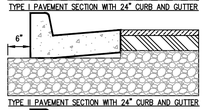
PAVEMENT NOTES:

1. PROOF-ROLLING OF BOTH THE SUBGRADE AND G.A.B. MUST BE CONDUCTED WITH A GEOTECHNICAL ENGINEER PRESENT. CITY INSPECTOR MUST ALSO BE PRESENT AND SHOULD BE CONTACTED 72 HOURS IN ADVANCE AT 678–297–6200.
2. COPIES OF THE GEOTECHNICAL ENGINEER'S REPORT (INCLUDING COMPACTION TEST RESULTS) ARE REQUIRED TO BE PROVIDED TO THE CITY INSPECTOR. ALL REPORTS MUST BEAR THE SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL ENGINEER. COMPACTION TESTS ARE REQUIRED AT A MINIMUM OF EVERY 50 LINEAR FEET IN STAGGERED LOCATIONS AND AT ALL UTILITY CROSSINGS.
3. CORE SAMPLES ARE REQUIRED AT A MINIMUM OF EVERY 100 LINEAR FEET OF ROADWAY AND AT ALL UTILITY CROSSINGS. ADDITIONAL CORE SAMPLES MAY BE REQUIRED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS AND OBSERVATIONS. CORE SAMPLE RESULTS (INCLUDING LIFT THICKNESS AND COMPACTION VALUES FOR ASPHALT AND GAB) ARE REQUIRED TO BE PROVIDED TO THE CITY INSPECTOR.

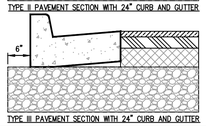




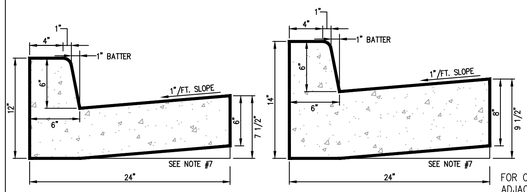
TYPE I PAVEMENT SECTION WITH 24" CURB AND GUTTER



TYPE II PAVEMENT SECTION WITH 24" CURB AND GUTTER



TYPE III PAVEMENT SECTION WITH 24" CURB AND GUTTER



FOR USE WITH TYPE I AND II PAVEMENT SECTIONS
N.T.S.

FOR USE WITH TYPE III PAVEMENT SECTION
N.T.S.

CURB AND GUTTER NOTES:

1. ½" PRE–FORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND RADIUS POINTS.
2. 50' MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS.
3. 10' MAXIMUM DISTANCE BETWEEN CONTRACTION JOINTS.
4. CONCRETE STRENGTH TO BE 3000 P.S.I. WITH A MAXIMUM SLUMP OF 2".
5. CONCRETE FINISH SHALL BE SMOOTHED AND EVENED WITH A WOODEN FLOAT.
6. G.A.B. SHALL EXTEND A MINIMUM OF 6" BEYOND BACK OF CURB.
7. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE, BUT THE GUTTER THICKNESS MUST NOT BE LESS THAN THE SPECIFIED 6" OR 8" AT ANY POINT.
8. DURING CONSTRUCTION, THE CONTRACTOR'S MATERIALS TESTING AGENCY WILL BE REQUIRED TO PREPARE TEST CYLINDERS AND PROVIDE THE BREAK RESULTS OF SAID CYLINDERS TO THE CITY INSPECTOR. A MINIMUM OF ONE (1) SET PER POUR PER DAY IS REQUIRED. POURS IN EXCESS OF FIFTY (50) CUBIC YARDS REQUIRE ONE (1) SET PER FIFTY (50) CUBIC YARDS OR FRACTION THEREOF.

FOR CURB AND GUTTER PLACED ADJACENT TO EX PAVEMENT SECTIONS OR PROPOSED PAVEMENT WIDENING, GAB THICKNESS SHALL A MINIMUM OF 6". THIS GAB SHALL BE COMPACTED TO A MINIMUM 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

THE CITY OF ALPHARETTA GEORGIA

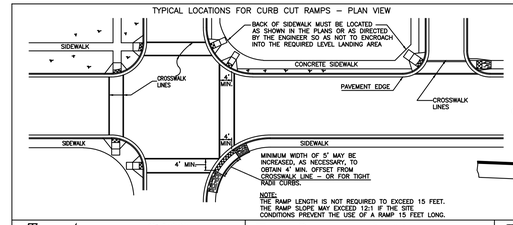
BY	REVISION	DATE

ROADWAY PAVEMENT SPECIFICATIONS, CURB AND GUTTER DETAILS

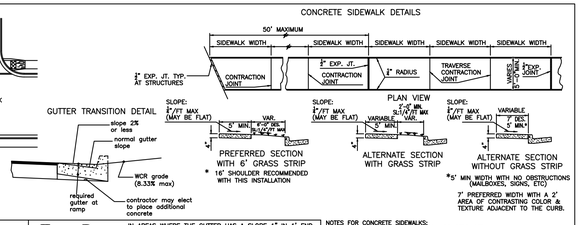
08/01/2015

STD. 901

TYPICAL LOCATIONS FOR CURB CUT RAMPS – PLAN VIEW



CONCRETE SIDEWALK DETAILS



NOTES FOR CONCRETE SIDEWALKS:

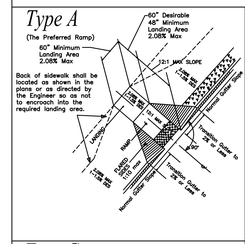
1. CONCRETE SHALL BE 3000 P.S.I. OR STRONGER.
2. CONCRETE SHALL BE PLACED 4" THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF–BRISTLE BROOMS.
3. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ALL EDGES TO BE ROUNDED TO 1/4" RADIUS.
4. 1/2" EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALKS TIE INTO A STRUCTURE OR TERMINATE AT CURB, RAMPS OR DRIVEWAYS, POUR BREAKS AND AT 50' INTERVALS.
5. ALL SIDEWALKS AND CURB CUT RAMPS WITHIN PUBLIC RIGHTS–OF–WAY MUST BE INSPECTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT CITY INSPECTOR A MINIMUM OF 72 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION AT 678–297–6200.

NOTES FOR CURB CUT RAMPS:

1. CURB CUT RAMPS WILL BE LOCATED AS FOLLOWS UNLESS PLANS SPECIFY OTHERWISE.
   a) AT ALL PEDESTRIAN CROSSWALKS WHERE CURB IS CONSTRUCTED OR REPLACED.
   b) WHERE THE SIDEWALK, CONCRETE OR UNPAVED, IS INTERRUPTED BY THE CURB AT TURNOUTS OR AT INTERSECTIONS.
   c) AT OTHER LOCATIONS SUCH AS HOSPITALS, NURSING HOMES, REST AREAS, ETC., WHERE THE CURB WOULD OTHERWISE BE AN OBSTRUCTION TO THE PHYSICALLY DISABLED.
2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATIONS FOR RAMP WILL BE THE SAME AS FOR CONCRETE SIDEWALK. RAMPS SHALL HAVE EITHER A ROUGH OR A TEXTURED FINISH.
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.
4. WHERE RAMPS ARE LOCATED IN RADII, THE DIMENSIONS SHOWN FOR RAMP WIDTHS AND TAPERS ARE MEASURED PERPENDICULAR TO THE RAMP AND NOT ALONG THE CURVE.
5. WHERE UTILITY STRUCTURES CONFLICT, WHERE SIDEWALK GEOMETRY VARIES, AT SKEWED INTERSECTIONS, OR IN OTHER SPECIAL CASES, THE RAMP DESIGNS MAY BE MODIFIED BY THE DESIGNER OR ENGINEER, PROVIDED THAT THE WIDTH REMAINS A MINIMUM OF 48 INCHES, AND NO SLOPE ON THE – A CCESSIBLE PART OF THE RAMP IS STEEPER THAN 12:1.
6. WHEN A CURB RAMP IS PLACED ON EXISTING PAVEMENT, THE PAVEMENT SHALL BE REMOVED TO PROVIDE A MINIMUM THICKNESS OF 3 INCHES OF CONCRETE AT ALL LOCATIONS.
7. ALL CURB CUT RAMPS SHALL INCORPORATE DETECTABLE WARNING SURFACES PER GEORGIA DEPARTMENT OF TRANSPORTATION SPECIAL DETAIL A4.

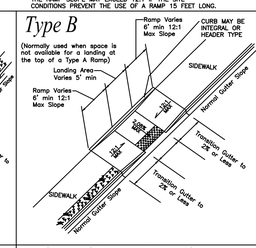
Type A

(The Preferred Ramp)



Type B

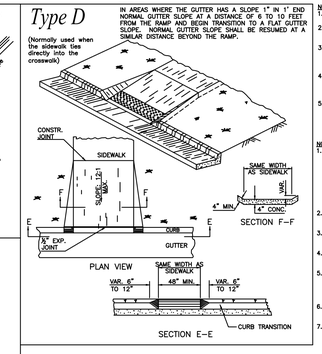
(Normally used when space is not available for a landing at the top of a Type A Ramp)



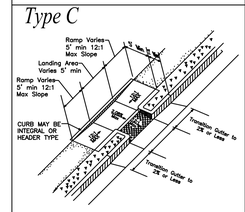
Type D

(Normally used when the sidewalk ties directly into the crosswalk)

IN AREAS WHERE THE GUTTER HAS A SLOPE 1" IN 1' END NORMAL GUTTER SLOPE AT A DISTANCE OF 6 TO 10 FEET FROM THE RAMP AND BEGIN TRANSITION TO A FLAT GUTTER SLOPE. NORMAL GUTTER SLOPE SHALL BE RESUMED AT A SIMILAR DISTANCE BEYOND THE RAMP.



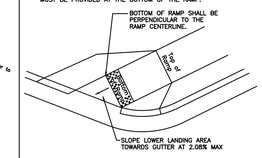
Type C



Skewed Ramp Details

(Applies to Type A & Type D Ramps Only)

WHEN THE RAMP CENTERLINE IS NOT PERPENDICULAR TO THE CURB A LEVEL LANDING AREA WITH SLOPES LESS THAN 2.08% MUST BE PROVIDED AT THE BOTTOM OF THE RAMP.



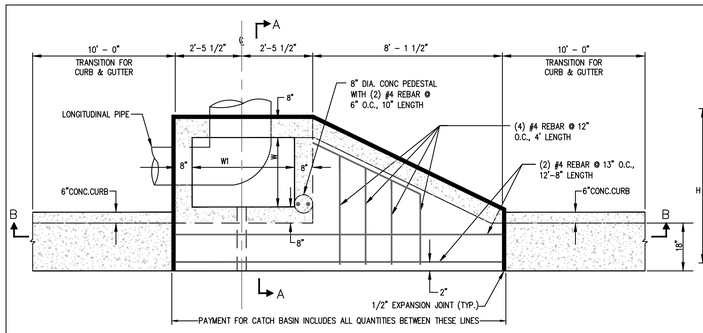
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

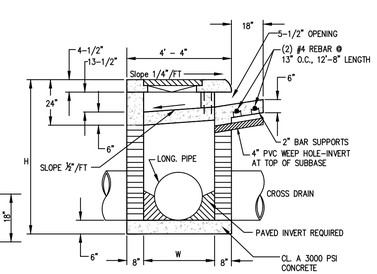
CONCRETE SIDEWALK DETAILS, CURB CUT RAMP DETAILS

08/01/2015

STD. 902

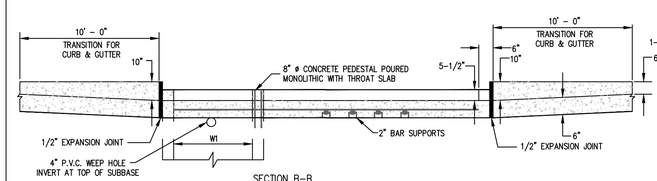


PLAN
TOP OMITTED FOR CLARITY
N.T.S.

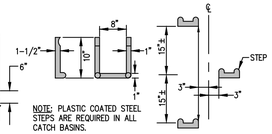


SECTION A–A
N.T.S.

DIMENSIONS FOR CATCH BASINS		
INSIDE DIAMETER OF PIPE IN INCHES	NORMAL W or W1	Minimum 'H'
18"	3' – 0"	4' – 10"
24"	3' – 0"	5' – 6"
30"	3' – 6"	6' – 2"
36"	4' – 0"	6' – 10"
42"	5' – 0"	7' – 4"
48"	5' – 0"	8' – 0"
54"	6' – 0"	8' – 6"
60"	6' – 0"	9' – 2"



SECTION B–B
TOP OMITTED FOR CLARITY
N.T.S.



NOTE: PLASTIC COATED STEEL STEPS ARE REQUIRED IN ALL CATCH BASINS.

CATCH BASIN STEP DETAIL
N.T.S.

NOTE:
FOR ALL CATCH BASINS, 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND THE CATCH BASIN WHERE SIDEWALK CURB OR PAVEMENT IS PLACED ADJACENT TO THE BASIN.

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE
GS		1/6/16

SINGLE WING CATCH BASIN

08/01/2015

STD. 200

THE CITY OF ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS
LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

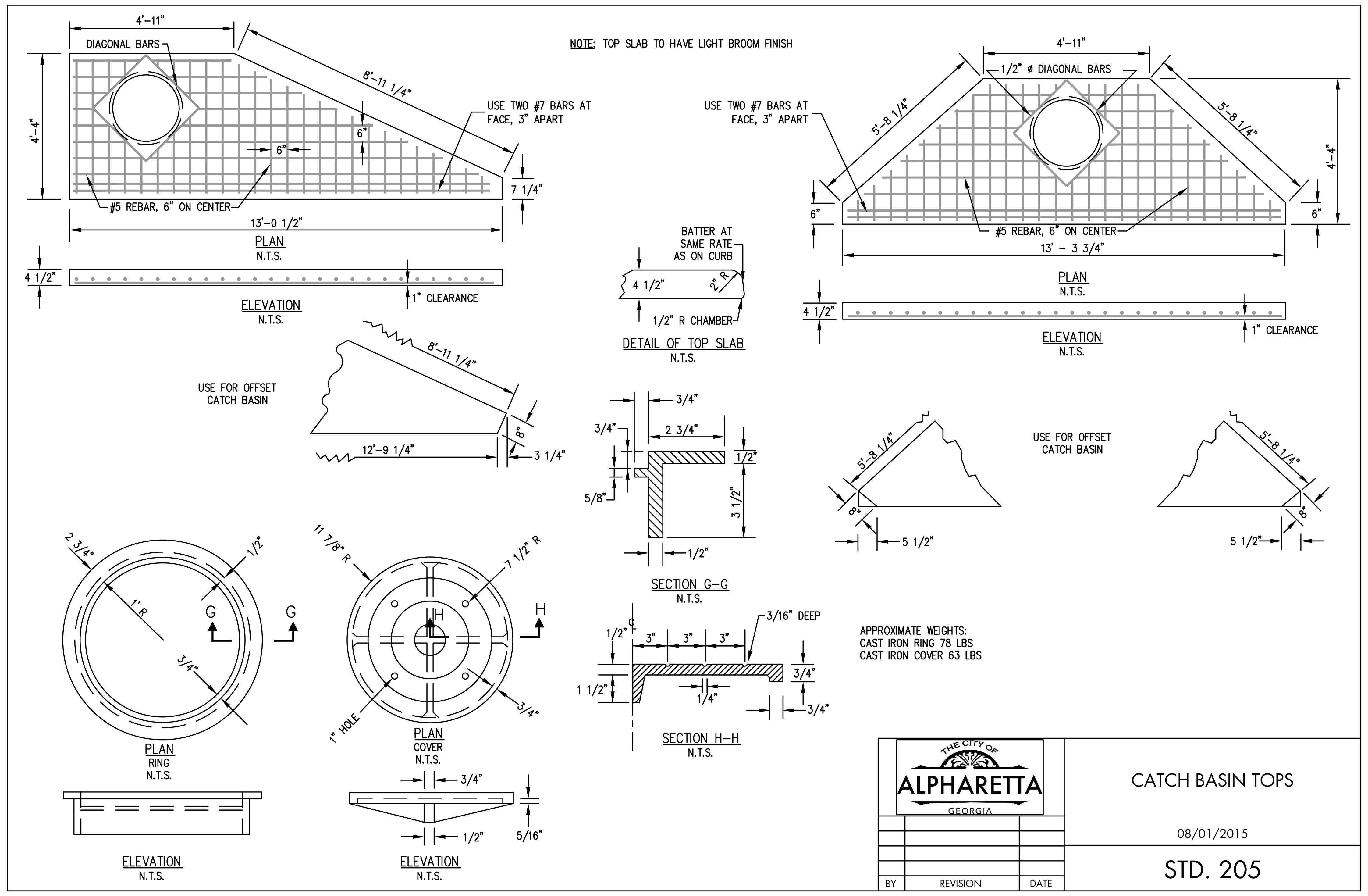
REVISIONS

SHEET TITLE
STANDARD DETAILS

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #
Pr.500

CATCH BASIN TOPS



THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

CATCH BASIN TOPS

08/01/2015

STD. 205

PIPE CULVERT DATA

TABLE NO 1 ROUND PIPE – CONCRETE – CORRUGATED STEEL – CORRUGATED ALUMINUM
MINIMUM CLASS OF CONCRETE OR MINIMUM THICKNESS OF STEEL AND ALUMINUM

PIPE DIAMETER (INCHES)	TYPE	HEIGHT OF FILL IN FEET ABOVE TOP OF PIPE: 1–10	10–15	15–20	20–25	25–30	30–35	35–40	40–50	50–60	60–70	70–80	80–90
12	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640
	ALUM I	0.0600	0.0600	0.0600	0.0600	0.0750	0.0750	0.0750	0.0750	0.0750	0.0750	0.0750	0.0750
15	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640
	ALUM I	0.0600	0.0600	0.0600	0.0600	0.0750	0.0750	0.0750	0.0750	0.0750	0.0750	0.0750	0.1050
18	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640
	ALUM I	0.0600	0.0600	0.0600	0.0600	0.0750	0.0750	0.0750	0.0750	0.1050	0.1050	0.1050	0.1050
24	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.7900	0.7900
	ALUM I	0.0600	0.0600	0.0600	0.7500	0.7500	0.7500	0.7500	0.1050	0.1050	0.1050	0.1050	
30	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.0790	0.1090	0.1090
	ALUM I	0.0750	0.0750	0.0750	0.0750	0.0750	0.1050	0.1050	0.1050	0.1350	0.1350		
36	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL I	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.0790	0.1090	0.1090	0.1380
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.0790	0.1090	0.1090
	ALUM I	0.0750	0.1050	0.1050	0.1050	0.1050	0.1050	0.1350	0.1350	0.1350	0.1350		
	ALUM 2	0.0600	0.0600	0.0600	0.0600	0.0750	0.0750	0.1050	0.1050	0.1050	0.1350		
42	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL 1	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1090	0.1380
	ALUM 1	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640						
	ALUM 2	0.0600	0.0600	0.0600	0.0750	0.0750	0.1050	0.1050	0.1050	0.1350	0.1350		
48	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL 1	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380	0.1680
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380
	ALUM 1	0.1050	0.1050	0.1350	0.1640	0.1640	0.1640						
	ALUM 2	0.0600	0.0600	0.0600	0.0750	0.0750	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640	
54	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL 1	0.0790	0.0790	0.0790	0.0790	0.0790	0.0790	0.0790	0.1090	0.1380	0.1380	0.1680	
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380	0.1680
	ALUM 1	0.1050	0.1050	0.1350	0.1640	0.1640	0.1640						
	ALUM 2	0.0600	0.0600	0.0600	0.0750	0.0750	0.1050	0.1350	0.1350	0.1640	0.1640		
60	CONCRETE	III	III	IV	V	V	V	V	V	V	V	V	
	STEEL 1	0.1090	0.1090	0.1090	0.1090	0.1090	0.1090	0.1090	0.1090	0.1380	0.1680		
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.0790	0.1090	0.1380	0.1380	0.1680	0.1680
	ALUM 1	0.1350	0.1350	0.1640	0.1640	0.1640	0.1640						
	ALUM 2	0.0600	0.0600	0.0750	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640			
66	CONCRETE	III	III	IV	V	V	V	V	V	V	V		
	STEEL 1	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1680	0.1680		
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1680	0.1680	
	ALUM 1	0.1640	0.1640	0.1640	0.1640	0.1640							
	ALUM 2	0.0750	0.0750	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640				
72	CONCRETE	III	III	IV	V	V	V	V	V	V	V		
	STEEL 1	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1380	0.1680			
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380	0.1680		
	ALUM 1	0.1640	0.1640	0.1640	0.1640	0.1640							
	ALUM 2	0.0750	0.0750	0.1050	0.1050	0.1350	0.1640	0.1640	0.1640				
78	CONCRETE	III	III	IV	V	V	V	V	V	V			
	STEEL 1	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680				
	STEEL 2	0.0640	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1680	0.1680		
	ALUM 2	0.0750	0.0750	0.1050	0.1050	0.1350	0.1640	0.1640					
84	CONCRETE	III	III	IV	V	V	V	V	V	V			
	STEEL 1	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680	0.1680				
	STEEL 2	0.0640	0.0640	0.0640	0.0790	0.0790	0.1090	0.1090	0.1380	0.1680			
	ALUM 2	0.1050	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640					
90	CONCRETE	III	III										
	STEEL 2	0.0640	0.0640	0.0640	0.0790	0.1090	0.1090	0.1380	0.1380	0.1680			
	ALUM 2	0.1050	0.1050	0.1350	0.1350	0.1640	0.1640						
96	CONCRETE	III	III										
	STEEL 2	0.0790	0.0790	0.0790	0.0790	0.1090	0.1090	0.1380	0.1680				
	ALUM 2	0.1050	0.1050	0.1350	0.1350	0.1640							
102	CONCRETE	III	III										
	STEEL 2	0.0790	0.0790	0.0790	0.1090	0.1090	0.1380	0.1380	0.1680				
	ALUM 2	0.1350	0.1640	0.1640									
108	CONCRETE	III	III										
	STEEL 2	0.1090	0.1090	0.1090	0.1090	0.1090	0.1380	0.1380	0.1680				
	ALUM 2	0.1350	0.1640										
114	CONCRETE	III	III										
	STEEL 2	0.1090	0.1090	0.1090	0.1090	0.1090	0.1380	0.1680					
	ALUM 2	0.1640	0.1640										
120	CONCRETE	III	III										
	STEEL 2	0.1090	0.1090	0.1090	0.1090	0.1380	0.1380	0.1680					
	ALUM 2	0.1640	0.1640										

IMPERFECT BACKFILL IS NOT REQUIRED FOR CONDITIONS SHOWN ON THE LEFT SIDE OF THE HEAVY LINE. USE NORMAL BACKFILL.

FOR CONDITIONS TO THE RIGHT OF THE HEAVY LINE, CLASS V CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO DETAIL "A" OR "B" ON STD. 230

TABLE NO. 2 (PIPE-ARCH)
TABLE SHOWING MINIMUM THICKNESS IN INCHES OF CORRUGATED STEEL AND CORRUGATED ALUMINUM PIPE-ARCH AND MAXIMUM HEIGHTS OF FILL IN FEET ABOVE THE TOP OF THE PIPE-ARCH

DIAMETER OF PIPE OF EQUAL PERIPHERY INCH	NOM.-MIN. SPAN INCH	NOM.-MIN. RISE INCH	MIN. THICKNESS (INCHES): COR. STEEL 1	COR. STEEL 2	COR. ALUMINUM	MAX. HT. FILL (FT.)
15	17	13	0.0640			13
					0.0600	15
18	21	15	0.0640			12
					0.0600	14
21	24	18	0.0640			10
					0.0600	13
24	28	20	0.0640			9
					0.0750	11
30	35	24	0.0640			9
					0.0750	9
36	42	29	0.0640			7
					0.1050	7
	40	31		0.0790		12
42	49	33	0.0460			7
					0.1050	7
	46	36	0.0790	0.0790		12
48	57	38	0.1090			7
					0.1350	7
	57	41		0.0790		12
54	64	43	0.1090			7
					0.1350	7
	60	46		0.0790		12
60	71	47	0.1380			7
					0.1640	7
	66	51		0.0790		12
66	77	52	0.1680			7
	73	55		0.0790		15
77	83	57	0.1680			8
	81	59		0.0790		15
78	87	63		0.0790		14
84	95	67		0.1090		12
90	103	71		0.1090		11

TABLE NO.3(INFORMATION ONLY)

COR. METAL THICKNESS		EQUIVALENT GAUGE
STEEL	0.0640	16
	0.0790	14
	0.1090	12
	0.1380	10
	0.1680	8
ALUMINUM	0.0600	16
	0.0750	14
	0.1050	12
	0.1350	10
	0.1640	8

1. STEEL 1 OR ALUM 1 DENOTES CORRUGATION PROFILE 2 2/3" X 1/2"
2. STEEL 2 OR ALUM 2 DENOTES CORRUGATION PROFILE 3" X 1" (OR 5" X 1" FOR STEEL PIPE ONLY)
3. MINIMUM COVER VALUES APPLY TO HS-20 LIVE LOAD. MINIMUM COVER NEEDED FOR CONSTRUCTION VEHICLES MAY BE GREATER AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. TRENCH CONSTRUCTION IS REQUIRED FOR CONDITIONS ON BOTH SIDES OF HEAVE LINE. SEE STD. 230.
5. FOR CONDITIONS TO THE RIGHT OF THE HEAVY LINE, CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO SPECIFICATIONS AND THIS STANDARD.
6. TABLE VALUES FOR ALUMINUM CORRUGATED PIPE (OR ALUMINUM SPIRAL RIB PIPE) ARE COMPUTED BASED UPON ALCLAD ALLOY 3004-H34 HAVING MINIMUM YIELD STRENGTH, fy=24,000 PSI. IF ALUMINUM PIPE IS OTHERWISE FURNISHED AS 3004-H32 (fy=20,000 PSI), THE TABLE NO.1 ALLOWABLE FILL HEIGHTS SHALL BE ADJUSTED AS FOLLOWS:
   A. ALL MINIMUM COVER SHALL BE INCREASED BY 15 PERCENT. (EXAMPLE: 12 INCHES BECOMES 13.8 INCHES)
   B. ALL HEIGHT OF FILL VALUES SHALL BE DECREASED BY 15 PERCENT. (EXAMPLE: 35-40 FEET BECOMES 29.7-34.0 FEET)

THE CITY OF ALPHARETTA GEORGIA

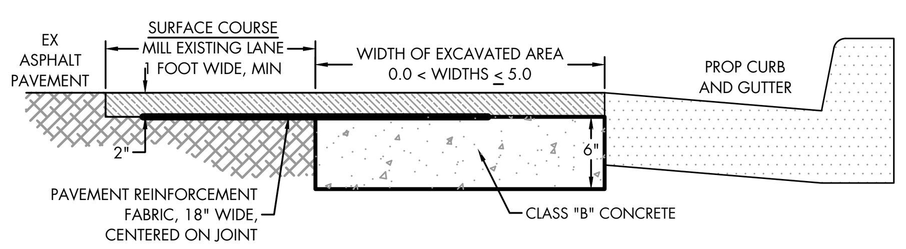
BY	REVISION	DATE

PIPE CULVERT DATA

08/01/2015

STD. 231

CLASS "B" CONCRETE BASE OR WIDENING DETAIL

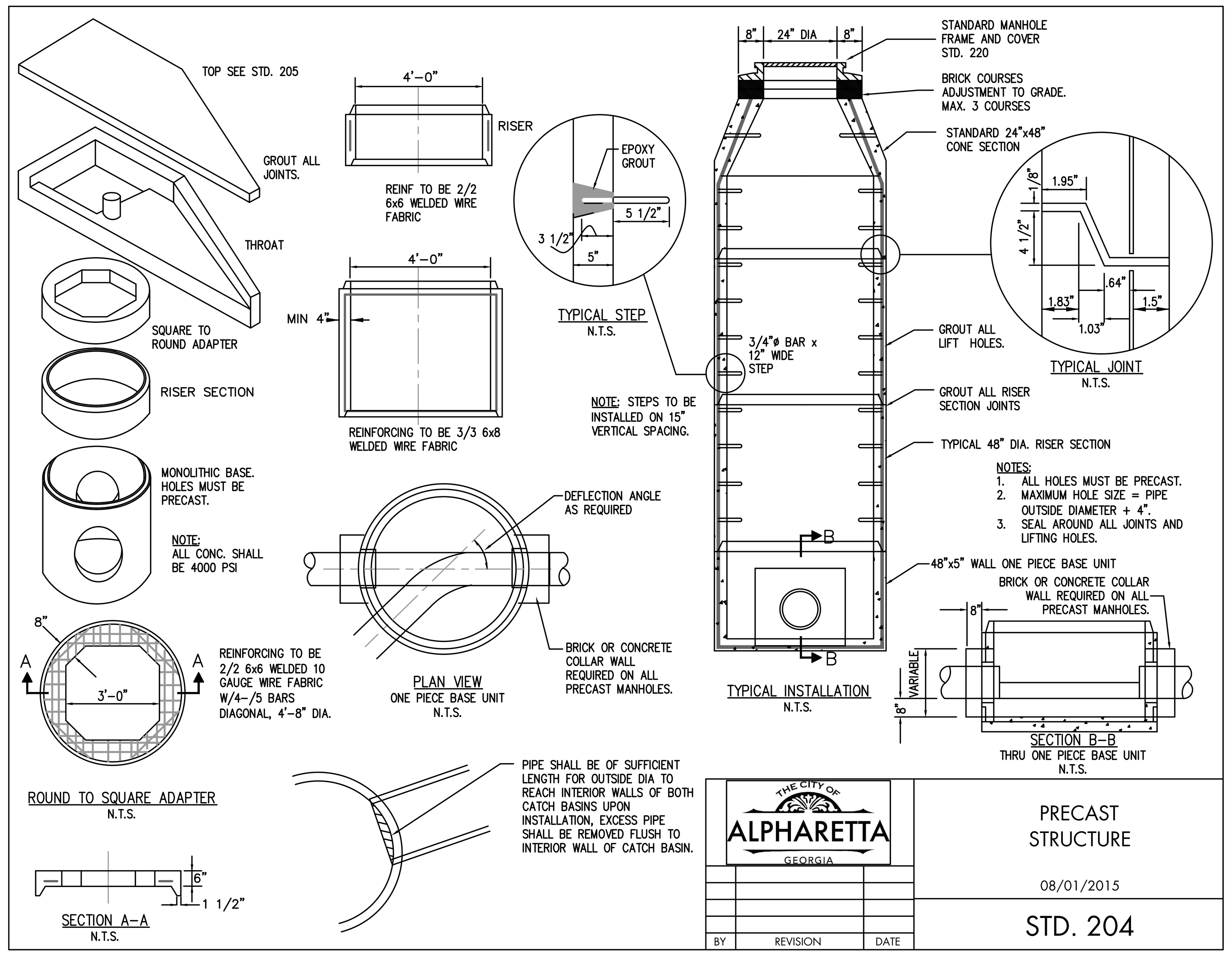


IN EXCAVATED AREAS BETWEEN THE EXISTING PAVING AND NEW CURB AND GUTTER THAT ARE 5'-0" OR LESS IN WIDTH, CLASS "B" CONCRETE SHALL BE PLACED IN LIEU OF THE BASE AND PAVING SPECIFIED BY THE TYPICAL SECTION.

IN EXCAVATED AREAS GREATER THAN 5'-0" IN WIDTH, THE CONTRACTOR SHALL PLACE BASE AND PAVING AS SPECIFIED ON THE TYPICAL SECTION.

CLASS "B" CONCRETE BASE OR WIDENING DETAIL
N.T.S.

PRECAST STRUCTURE



THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

PRECAST STRUCTURE

08/01/2015

STD. 204

DROP INLET DIMENSIONS

BRICK DROP INLET (STD. 210)

D	W1	MIN.-W2	W3	a	b	MIN-H
18"	2'-2"	3'-2 1/2"	2'-9"	0'-4 1/2"	0'-8"	4'-1"
24"	2'-8"	3'-3"	3'-3"	0'-7 1/2"	1'-1 1/4"	4'-9"
30"	3'-7 1/4"	4'-0"	3'-10"	1'-0"	1'-9"	5'-10"
36"	4'-2"	6'-0 1/2"	4'-9"	1'-4 1/2"	2'-2 1/4"	6'-11"
42"	4'-5"	7'-1 3/4"	5'-0"	1'-6"	2'-7 1/4"	8'-0 1/4"
48"	5'-0"	8'-2 3/4"	5'-7"	1'-9 1/2"	3'-1 1/4"	9'-1 1/4"
54"	5'-7"	9'-4"	6'-2"	2'-1"	3'-7 1/2"	10'-2 1/2"
60"	6'-2"	10'-5"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-3 1/4"
60"	6'-9"	11'-6"	7'-4"	2'-8"	4'-7 1/2"	12'-4 1/4"
72"	7'-4"	12'-7"	7'-11"	2'-11 1/2"	5'-2"	13'-5 1/2"

NOTE:
MAXIMUM VERTICAL DEPTH FOR DROP INLET - H=15'-0"

CONCRETE DROP INLET (STD. 211)

D	TYPE A: W1	MIN.-W2	W3	a	b	MIN-H	TYPE B: NORMAL W OR W1	MIN-h	MIN-H
18"	2'-0"	2'-9 1/2"	2'-7"	0'-3 1/2"	0'-6"	3'-6"	2'-3"	2'-10"	4'-0"
24"	2'-8"	4'-0 1/2"	3'-3"	0'-7 1/2"	1'-1"	4'-9"	3'-0"	3'-8"	4'-10"
30"	3'-4"	5'-1 1/2"	3'-11"	0'-11 1/2"	1'-8"	5'-10"	3'-6 1/2"	4'-2 1/2"	5'-4 1/2"
36"	3'-10"	6'-1 1/2"	4'-5"	1'-2 1/2"	2'-1 1/4"	6'-10"	4'-2"	4'-10"	6'-0"
42"	4'-5"	7'-2 1/2"	5'-0"	1'-6"	2'-7 1/2"	7'-11"	4'-8 1/2"	5'-4 1/2"	6'-6 1/2"
48"	5'-0"	8'-3 1/2"	5'-7"	1'-9 1/2"	3'-1 1/4"	9'-0"	5'-3 1/2"	5'-11 1/2"	7'-1 1/2"
54"	5'-7"	9'-4 1/2"	6'-2"	2'-1"	3'-7 1/4"	10'-1"	5'-10"	6'-6"	7'-8"
60"	6'-2"	10'-5 1/2"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-2"	6'-4 1/2"	7'-0 1/2"	8'-2 1/1"
60"	6'-9"	11'-6 1/2"	7'-4"	2'-8"	4'-7 1/2"	12'-3"	6'-11"	7'-7"	8'-9"
72"	7'-4"	12'-7 1/2"	7'-11"	2'-11 1/2"	5'-1 1/4"	13'-4"	7'-5 1/2"	8'-1 1/2"	9'-3"

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

DROP INLET DIMENSIONS
08/01/2015

STD. 213

THE CITY OF ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009

Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS
LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

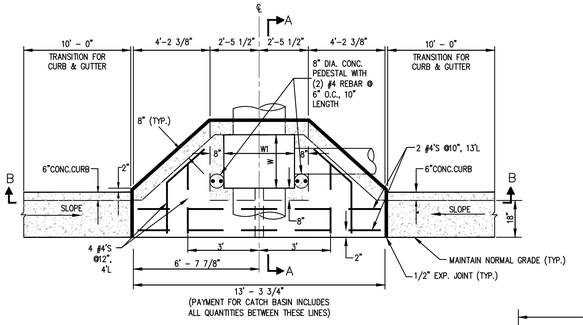
REVISIONS

SHEET TITLE

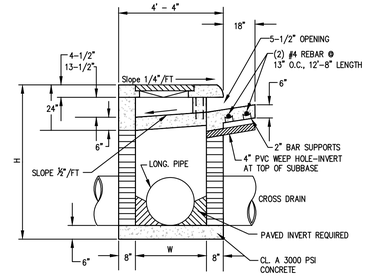
STANDARD DETAILS

PRICING SET DATE: SEPTEMBER 30, 2021

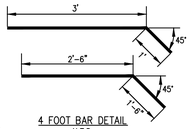
SHEET #
Pr.501



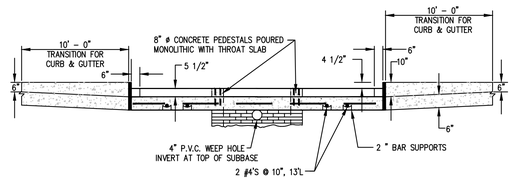
PLAN
TOP OMITTED FOR CLARITY
N.T.S.



SECTION A–A
N.T.S.

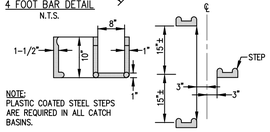


4 FOOT BAR DETAIL
N.T.S.



SECTION B–B
N.T.S.

NOTE:
FOR ALL CATCH BASINS, 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND THE CATCH BASIN WHERE SIDEWALK CURB OR PAVEMENT IS PLACED ADJACENT TO THE BASIN.



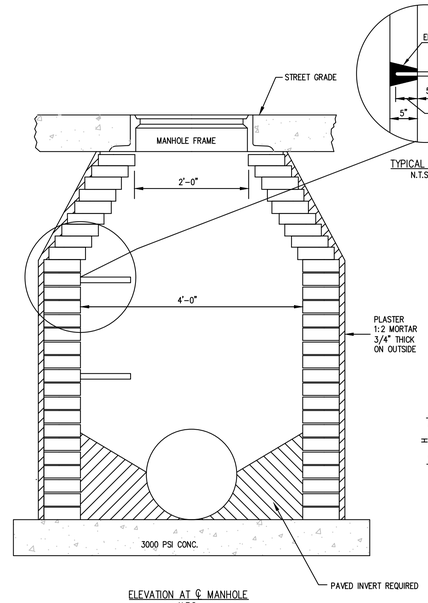
NOTE:
PLASTIC COATED STEEL STEPS ARE REQUIRED IN ALL CATCH BASINS.

CATCH BASIN STEP DETAIL
N.T.S.

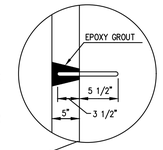
DIMENSIONS FOR CATCH BASINS		
INSIDE DIAMETER OF PIPE IN INCHES	NORMAL W or W1	Minimum 'H'
18"	3' – 0"	4' – 10"
24"	3' – 0"	5' – 6"
30"	3' – 6"	6' – 2"
36"	4' – 0"	6' – 10"
42"	5' – 0"	7' – 4"
48"	5' – 0"	8' – 0"
54"	6' – 0"	8' – 6"
60"	6' – 0"	9' – 2"

BY	REVISION	DATE
GS		1/6/16

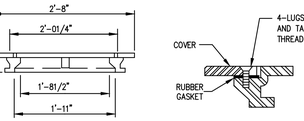
DOUBLE WING CATCH BASIN
08/01/2015
STD. 201

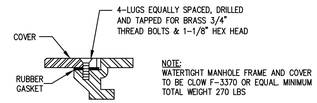


ELEVATION AT ℄ MANHOLE
N.T.S.



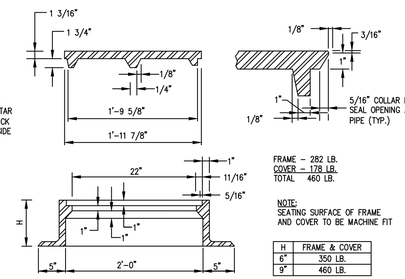
TYPICAL STEP
N.T.S.





NOTE:
WATERTIGHT MANHOLE FRAME AND COVER TO BE GLOW F–3370 OR EQUAL. MINIMUM TOTAL WEIGHT 270 LBS

WATERTIGHT CAST IRON MANHOLE FRAME AND COVER
N.T.S.



FRAME – 282 LB.
COVER – 178 LB.
TOTAL 460 LB.

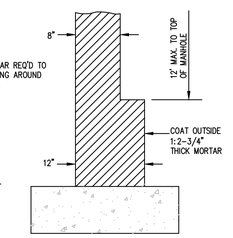
NOTE:
SEATING SURFACE OF FRAME AND COVER TO BE MACHINE FIT

H	FRAME & COVER
6"	350 LB.
9"	460 LB.

460 MANHOLE FRAME AND COVER
N.T.S.

NOTES:
1. 350 LB. FRAMES AND COVERS MAY BE USED OUTSIDE OF STREETS & ROADS. COVERS TO BE SIMILAR TO 460 LB. FRAME, BUT REDUCED IN HEIGHT AND THICKNESS.

2. ALL COVERS TO BE VENTED UNLESS OTHERWISE NOTED.



WALL DETAIL FOR DEPTH OVER 12'–20'
N.T.S.

NOTE:
FOR DEPTH OVER 20', INCREASE WALL THICKNESS TO 16".

NOTES:
1. 6" SLAB FOR 4'–0" DIA.

2. 8" SLAB FOR 5'–0" AND 6'–0" DIA.

BY	REVISION	DATE
GS		1/6/16

BRICK MANHOLE DETAIL AND MH FRAME AND COVER
08/01/2015
STD. 220

THE CITY OF ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia
30009
Phone: 678-297-6200
Fax: 678-297-6201

KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS
LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

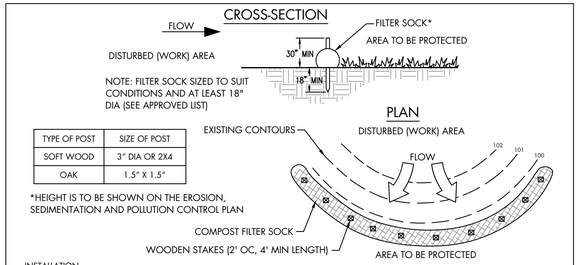
GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

SHEET TITLE
STANDARD DETAILS

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #
Pr.502



TYPE OF POST	SIZE OF POST
SOFT WOOD	3" DIA OR 2X4
OAK	1.5" X 1.5"

*HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

INSTALLATION
SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR.

TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE DESIGN PROFESSIONAL.

POST INSTALLATION SHALL START AT THE CENTER OF A LOW POINT (IF APPLICABLE) WITH THE REMAINING POSTS SPACED NO GREATER THAN 2 FEET APART. FOR POST SIZE REQUIREMENTS, SEE CHART.

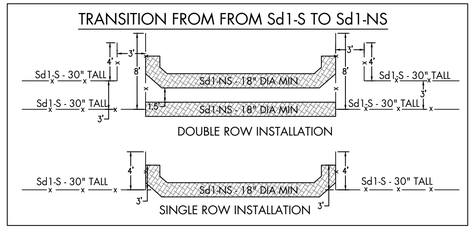
MAINTENANCE
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.

SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.

TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

MATERIALS
1. COMPOST FILTER MEDIA USED FOR SEDIMENT BARRIER FILLER MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. FILTER MEDIA SOCK IS CLASSIFIED AS A TYPE B, NON-SENSITIVE APPLICATION.
2. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS INCLUDING TIME AND TEMPERATURE DATA.
3. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED WITHOUT APPLICABLE WATER QUALITY TEST RESULTS.
4. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW US COMPOSTING COUNCIL TEST METHODS FOR THE EXAMINATION OF COMPOSTING AND COMPOST GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 2 INCH (50MM) SIEVE AND A MAXIMUM OF 40% PASSING A 3/8 INCH (9.5MM) SIEVE, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION". (NOTE: IN THE FIELD, PRODUCT COMMONLY IS BETWEEN ½ IN/12.5MM AND 2 IN/50 MM IN PARTICLE SIZE.)
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MANMADE MATERIALS.
   E. SOCK CONTAINMENT SYSTEM FOR COMPOST FILTER MEDIA SHALL BE A PHOTO-DEGRADABLE OR BIODEGRADABLE KNITTED MESH MATERIAL AND SHOULD HAVE 1/8 IN TO 3/8 IN OPENINGS.

TRANSITION FROM FROM Sd1-S TO Sd1-NS



COMPOST FILTER SOCK TYPE B SEDIMENT BARRIER (Sd1-NS)
N.T.S.

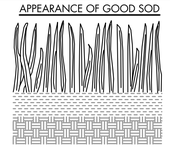
BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

INSTALLATION
1. LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD. ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
2. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
3. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON
10-10-10	1,000	0.0250	FALL

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

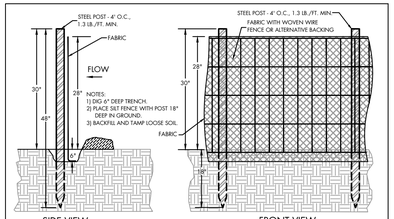
ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

MAINTENANCE: RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.

APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE TO THE LEFT.

DISTURBED AREA STABILIZATION (WITH SODDING) (Ds4)
N.T.S.



NOTES:
1. SILT CONTROL SHALL BE IN EFFECT PRIOR TO ANY GRADING OR CONSTRUCTION.
2. USE TYPE 'C' SILT FENCE. SEE FABRIC SPECS BELOW.
3. SPLICED JOINTS SHALL OVERLAP 18", WITH MATCHING POST.
4. DRIVE 4' (48") MIN. POSTS 12"-18" INTO SOIL.
5. DIG DITCH 12" WIDE, 6" DEEP. LAY FABRIC 6"-8" DEEP, THEN BACKFILL.

MAINTENANCE
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

FABRIC SPECIFICATIONS - MUST BE GDOT APPROVED		C
TENSILE STRENGTH (LBS. MIN.) (1) - (ASTM D-4632)		WARP - 260
		FILL - 180
ELONGATION (% MAX.) - (ASTM D-4632)		40
AOS (APPARENT OPENING SIZE) - (MAX. SIEVE SIZE) (ASTM D-4751)		#30
FLOW RATE (GAL/MIN/SQ. FT.) (GDT-87)		70
ULTRAVIOLET STABILITY (2) - (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)		80
BURSTING STRENGTH (PSI MIN.) - (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)		175
MINIMUM FABRIC WIDTH (INCHES)		36

(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM TENSILE STRENGTH.

SEDIMENT BARRIER - TYPE C "SENSITIVE" SILT FENCE (Sd1-S)
N.T.S.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED.

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES, AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE.WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES.
2. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

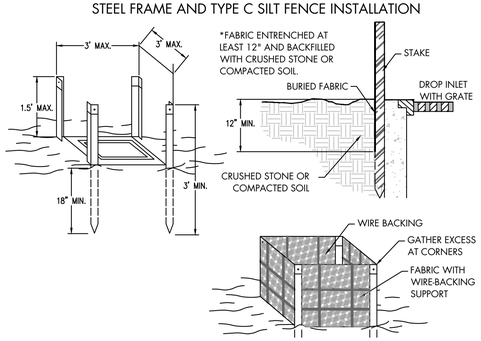
APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH TACKIFIERS AND BINDERS. PLEASE REFER TO SPECIFICATION Tb-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTAL NECESSARY.

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) (Ds1)
N.T.S.

INLET SEDIMENT TRAP - FILTER FABRIC WITH SUPPORTING FRAME (Sd2-F)

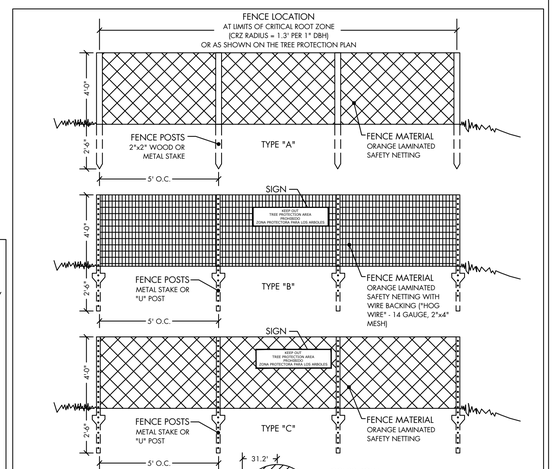
STEEL FRAME AND TYPE C SILT FENCE INSTALLATION



INSTALLATION NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. STAKES SHALL BE STEEL POSTS @ 3' MIN. & 1.3 LBS/FT. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAX. OF 3 FT. APART, & SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 18 IN. DEEP.
3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 IN. WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA @ A MAX. OF 1.5 FT. ABOVE THE DROP INLET CREST.
4. PLACE THE BOTTOM 12 IN. OF THE FABRIC IN A TRENCH & BACKFILL THE TRENCH W/AT LEAST 4 IN. OF CRUSHED STONE OR 12 IN. OF COMPACTED SOIL.
5. FASTEN FABRIC SECURELY TO THE POSTS & FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

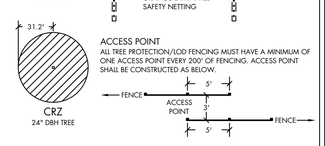
MAINTENANCE:

THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY
4. INSTALLATION SHALL INVOLVE NO TRENCHING
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES



ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.

BY	REVISION	DATE

TREE PROTECTION / L.O.D. FENCING
08/01/2015
STD. L-6

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) (Ds2)

SPECIES	BROADCAST RATES: RATE PER ACRE [1]	BROADCAST RATES: PURE LIVE SEED (PLS) PER 1000 SQ. FT.	RESOURCE AREA	PLANTING DATES BY RESOURCE AREA (OPTIMUM / PERMISSIBLE BUT MARGINAL): J F M A M J J A S O N D	REMARKS
MILLET, PEARL (PENNESETUM GLAUCUM) ALONE	50 LBS	1.1 LB	P		88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM) ALONE	40 LBS	0.9 LB	P		227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES
SUDANGRASS (SORGHUM SUDANESE) ALONE	60 LBS	1.4 LB	P		55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
MILLET, BROWNTOP (PANICUM FASCICULATUM) ALONE IN MIXTURES	40 LBS 10 LBS	0.9 LB 0.2 LB	P		137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE EXCESSIVE COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.

[1] REDUCE SEEDING RATES BY 50% WHEN DRILLED.

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

SPECIFICATIONS
GRADING AND SHAPING
EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.
NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION
WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR pH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY pH DURING THE GERMINATION PERIOD. BIO STIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION. SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS OF FERTILIZER AND AMENDMENTS. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.

SEEDING
SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING 5 TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING
TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. HOWEVER, THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

THE CITY OF ALPHARETTA
PUBLIC WORKS
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30009
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KIMBALL BRIDGE ROAD AT PARK BROOKE DRIVE
INTERSECTION IMPROVEMENTS
LAND LOTS 93, 118 & 119
1ST LAND DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOT FOR CONSTRUCTION

GSWCC CERTIFICATION NUMBER: #13068
EXPIRATION DATE: 06/29/2021

REVISIONS

SHEET TITLE
EROSION CONTROL DETAILS

PRICING SET DATE: SEPTEMBER 30, 2021

SHEET #
Pr.510