CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 25, 2022

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. 2022 Building Safety Month

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 4/18/2022)

VI. PUBLIC HEARING

A. V-22-09 / Kimball 154 Waiting Period Variance
Consideration of a variance to reduce the waiting period for City Council consideration of a public hearing request on the same property from 12 to 6 months. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lots 801 & 804, 1st District, 2nd Section, Fulton County, Georgia.

B. PH-22-05 / V-22-06 / Kimball 154 Change of Condition and Variance
Consideration of a change to conditions of zoning and variance in order to allow 2 additional levels of parking deck. A variance is requested to reduce the rear setback from 15' to 5'. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lots 801 & 804, 1st District, 2nd Section, Fulton County, Georgia.

C. Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road
Consideration of a rezoning and variance to allow for a 43-lot 'For-Sale' single-family detached subdivision on 22.7 acres. A rezoning is requested from AG (Agriculture) to R--15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front setback on interior roads and reduce the setback along Kimball Bridge Road. The property is located at 0 Kimball Bridge Road and is legally described as being located in Land Lot 93, 1st District, 1st Section, Fulton County, Georgia.

D. E-22-01 / 63 South Main Street Parking Special Exception
Consideration of a parking special exception to allow approximately fourteen (14) off-site parking spaces on a nearby property in order to satisfy minimum parking requirements. The property is located at 63 South Main Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

E. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road + Jon Scott Drive
Consideration of a comprehensive land use plan amendment, rezoning, public hearing, and variance to allow 10 'For-Sale' single-family detached homes, 4 'For-Sale' semi-detached units, and 5 'For-Sale' townhome units on 2.84 acres. A comprehensive land use plan amendment is requested on a portion of the property from 'Medium Density Residential' to 'Downtown Residential Density' and a rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). A public hearing is requested to bring the Haynes Bridge Road property into the Downtown Overlay. Variances are requested to reduce an undisturbed buffer and

modify streetscape standards. The property is located at 0 Haynes Bridge Road and 340/350/360 Jon Scott Drive and is legally described as being located in Land Lots 696 & 747, 1st District, 2nd Section, Fulton County, Georgia.

F. The Code of the City of Alpharetta, Georgia Text Amendments - City Parks Rules and Regulations and Designation of the AlphaLoop as a City Park
First Reading
An Ordinance to Amend Article I, Chapter 32 of The Code of Ordinances of the City of Alpharetta, Georgia; To Amend the Rules and Regulations for Parks Owned and Operated by the City; To Designate the AlphaLoop as a City Park; To Repeal Conflicting Ordinances; and for Other Purposes
SPONSORS: Council Member Hipes, Mayor Gilvin

VII. BOARDS & COMMISSIONS APPOINTMENTS

A. Historic Preservation Commission Appointment - Nate "Shack" Lewis

VIII. NEW BUSINESS

A. 2008 Reserve Fire Engine Sale to Lanier Technical College

IX. WORKSHOP

A. North Point Parkway Streetscape Project

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT TO EXECUTIVE SESSION

STAFF REPORT

Submitting Department: City Clerk
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: April 25, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 4/18/2022)

II. RECOMMENDATION:

Approve the Council meeting minutes from April 18, 2022 as part of the Consent Agenda.

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:

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on April 18, 2022.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 4.18.2022

City Council Meeting & Public Hearing
APRIL 18, 2022
Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 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 6:31 p.m.

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Dan Merkel
  - Brian Will
  - Douglas J. DeRito
  - John Hipes
  - Jason Binder
- **Council Members absent**
  - Donald F. Mitchell
- **Staff**
  - Bob Regus, City Administrator
  - Mike Stacy, City Attorney
  - James Drinkard, Asst. City Administrator
  - Lauren Shapiro, City Clerk
  - Kathi Cook, Director of Community and Economic Development
  - Tom Harris, Director of Finance
  - John Robison, Director of Public Safety
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Peter Sewczwicz, Director of Public Works
  - Kurt Kirby, Projects Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

a. Council Meeting Minutes (Meeting of 3/21/2022)

b. Alcoholic Beverage License Applications

1. PH-22-AB-07 Sterling Spoon Culinary Management Co.

d/b/a The Market at Sanctuary Park
1115 Sanctuary Parkway, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Beer, Wine, & Sunday Sales
Owner: Sterling Spoon Culinary Management Co.
Registered Agent: John C. Metz, Jr.

2. PH-22-AB-08 Hembree Commercial Properties, LLC

2005 Hembree Road, Alpharetta, GA 30009

Convenience Store
Retail Package Sales
Beer, Wine, & Sunday Sales
Owner: Minhas Panjwani
Registered Agent: Syed Husnain

3. PH-22-AB-09 ASCB Alpharetta, LLC

d/b/a Cleaver & Cork
11760 Haynes Bridge Road, Suite 1A, Alpharetta, GA 30009

Package Store
Retail Package Sales
Beer, Wine, & Sunday Sales
Owner: ASCB Alpharetta, LLC
Registered Agent: Connor Boney

c. Financial Management Report: Month Ending February 28, 2022

- Council Member Hipes offered a motion to approve the Consent Agenda.
  - Council Member DeRito seconded the motion.
  - The motion was approved (4-0-1, as Mayor Pro Tem Merkel stepped out of Council Chambers and Council Member Binder was not yet present).

- Mayor Pro Tem Merkel rejoined the meeting at 6:35 p.m.

V. OFFICE OF THE PROSECUTING ATTORNEY & CITY SOLICITOR

a. A Resolution Creating an Office of Prosecuting Attorney

- City Attorney, Mike Stacy, came forward to present this item.

- This resolution is to comply with a fairly new State law that codifies the duties and responsibilities of the City Solicitor.
- City Attorney Stacy read the resolution aloud.

Public Comment:

- There were no public comments.
  - ❖ Council Member Will offered a motion to approve a Resolution Creating an Office of Prosecuting Attorney.
    - Council Member Hipes seconded the motion.
    - The motion was approved (5-0, as Council Member Binder was not yet present).

b. **A Resolution to Appoint Kelsie Mattox as City Solicitor**

- City Administrator, Bob Regus, came forward to present this item.
- City Administrator Regus asked the Mayor and City Council to confirm the action that was taken during Executive Session to appoint Kelsie Mattox as the City Solicitor.

Public Comment:

- There were no public comments.
- Council Member Binder joined the meeting at 6:40 p.m.
  - ❖ Council Member DeRito offered a motion to approve a Resolution to Appoint Kelsie Mattox as City Solicitor.
    - Mayor Pro Tem Merkel seconded the motion.
    - Council Member DeRito withdrew his motion.
  - ❖ Council Member DeRito offered a motion to confirm the appointment of Kelsie Mattox as City Solicitor, as voted upon during Executive Session.
    - Council Member Hipes seconded the motion.
    - The motion was approved (5-0-1, with Mayor Pro Tem Merkel in abstention as he was not present during the Executive Session where this matter was voted upon).
- City Attorney Stacy read the resolution aloud.

Public Comment:

- There were no public comments.
- Council Member Hipes offered a motion to approve a Resolution to Appoint Kelsie Mattox as City Solicitor.
  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

c. **Swearing-In of Kelsie Mattox to serve as the City Solicitor**

- Municipal Court Judge, Barry Zimmerman, read the oath of office aloud and sworn in Kelsie Mattox to serve as City Solicitor.

d. Intergovernmental Agreement between the City of Milton and the City of Alpharetta – Municipal Court Facilities and Services

- City Administrator, Bob Regus, came forward to present this item.
- This IGA is an additional amendment to the agreement with the City of Milton to provide court services.

Public Comment:

- There were no public comments.
- Council Member DeRito offered a motion to approve the Intergovernmental Agreement between the City of Milton and the City of Alpharetta – Municipal Court Facilities and Services.
  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (6-0).

VI. BOARDS & COMMISSIONS APPOINTMENTS

a. Cultural Arts Commission Alternate Appointment – Francesca Connolly

- Mayor Pro Tem Merkel announced his recommendation to appoint Francesca Connolly as an alternate member of the Cultural Arts Commission.
- Mayor Pro Tem Merkel offered a motion to appoint Francesca Connolly as an alternate member of the Cultural Arts Commission.
  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (6-0).

VII. PUBLIC HEARING

a. PH-22-03 / 380 Milton Avenue

Consideration of a change to conditions of zoning in order to re-combine 2 lots into 1 lot to allow for 1 'For-Sale' single-family detached home on .63 acres in the Downtown Overlay. The property is located at 380 Milton Avenue and 14 Nathan Circle and is legal described as being located in Land Lot 1271, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-22-03 / 380 Milton Avenue/Change to Conditions of Zoning, subject to the following conditions:

1. The site, consisting of approximately 0.63 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by On Site Civil Group, dated 11/8/2021, except for modifications required to comply with the conditions below.
2. Property owner shall combine the properties into 1 lot through a combination plat approved by the City, prior to the issuance of an ENG.
3. Architecture and materials shall be developed substantial similar to elevations prepared by Diana Bolivar, dated 9/28/2021, except for modifications required to comply with the conditions below, as approved by Staff.
4. Building setbacks shall be: front - 35', side - 10', side corner - 20', and rear - 25'.

5. Property shall have access from Nathan Circle. Driveway apron along Milton Avenue shall be removed, with curbing and planter replaced. A 10' no access easement shall be dedicated along Milton Avenue.
6. Home shall be oriented to Milton Avenue and shall be side or rear loaded.
7. Minimum 10' landscape strips, exclusive of overhead utilities, shall be planted along Milton Avenue and Nathan Circle, as approved by Staff.
8. Property owner shall dedicate 5' of right-of-way and improve the frontage along Milton Avenue with a 4' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
9. A 10' landscape buffer shall be provided along the south property line.
10. Pool area shall be reduced by 25% and pool decking and driveway shall be installed as pervious pavers. Project shall be required to provide full stormwater management including detention and downstream impact analysis, as approved by Staff.
11. No unfinished wood on decks or porches, with final approval by Staff.
12. Property shall be connected to the sewer system.
13. The conditions above shall replace all previous conditions of zoning on the subject property.

- The applicant, McConnell Custom Homes, is requesting changes to conditions of zoning in order to re-combine two (2) residential lots into one (1) lot to allow for the construction of one (1) single-family detached home on 0.63 acres. The property was rezoned in 2015 in order to subdivide one (1) lot into two (2) lots. The subject property is located at 380 Milton Avenue at the southwest corner of Milton Avenue and Nathan Circle.
- The subject property is undeveloped, with the previous home demolished in 2020, and is located in the Q.A. Wills subdivision (A.K.A. Nathan Circle). The property was rezoned in 2015 from R-15 (Dwelling, 'For-Sale', Residential – Min. 15,000 SF lot) to R-12 (Dwelling, 'For-Sale', Residential – Min. 12,000 SF lot) to allow for the subdivision of a platted lot into two (2) single-family detached lots. Surrounding properties are zoned R-15. Properties to the south and east are located in the Q.A. Wills subdivision, the property to the west is located in Meadowbrook Park Estates and the properties to the north are unplatted single-family detached lots.
- The site plan depicts a two (2) story, 5,590 square foot home oriented to Milton Avenue. The home is side loaded with access depicted from Nathan Circle. Previous conditions of zoning related to the two (2) lot plan limited building height to no more than two (2) stories and a maximum home size of 3,300 square feet.
- The home is located in an existing platted neighborhood, which are exempt from complying with the City's Downtown architectural regulations.
- 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.
- The CZIM was held on March 9, 2022. There were no public comments. The CZIM was held on March 9, 2022. There were no public comments.
- The following representatives came forward to speak on behalf of this application:

- Trey McConnell, McConnell Custom Homes
- Jim Kane, Owner of 380 Milton Avenue
- Bill Rowse, On Site Civil Group

City Council Discussion

- Mayor Pro Tem Merkel and Council Members Will, Binder, and DeRito asked about stormwater management and whether or not the reduction in the pool (as defined in staff's recommended condition #10) is necessary.
- Council Member Hipes asked about the maintenance agreement of this underground detention moving forward and whether it runs with the land and is recorded.
- Mayor Gilvin asked about right of the City to inspect stormwater detention (underground) in the future for this property.

Public Comment:

- James Cartmill (390 Milton Avenue, Alpharetta, Georgia 30009) came forward to speak on this item. Mr. Cartmill shared that he was delighted to see that the property is going back to one lot instead of being split into two lots, and he would like to see the applicant follow the tree save plan that was provided in this application.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-22-03 / 380 Milton Avenue, subject to the following conditions:

1. Approximately 0.71 acres shall be zoned DT-R and limited to 1 single-family detached The site, consisting of approximately 0.63 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by On Site Civil Group, dated 11/8/2021, except for modifications required to comply with the conditions below.
2. Property owner shall combine the properties into 1 lot through a combination plat approved by the City, prior to the issuance of an ENG.
3. Architecture and materials shall be developed substantial similar to elevations prepared by Diana Bolivar, dated 9/28/2021, except for modifications required to comply with the conditions below, as approved by Staff.
4. Building setbacks shall be: front - 35', side - 10', side corner - 20', and rear - 25'.
5. Property shall have access from Nathan Circle. Driveway apron along Milton Avenue shall be removed, with curbing and planter replaced. A 10' no access easement shall be dedicated along Milton Avenue.
6. Home shall be oriented to Milton Avenue and shall be side or rear loaded.
7. Minimum 10' landscape strips, exclusive of overhead utilities, shall be planted along Milton Avenue and Nathan Circle, as approved by Staff.
8. Property owner shall dedicate 5' of right-of-way and improve the frontage along Milton Avenue with a 4' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
9. A 10' landscape buffer shall be provided along the south property line.
10. Project shall be required to provide full stormwater management including detention and downstream impact analysis, as approved by Staff.

11. No unfinished wood on decks or porches, with final approval by Staff.
12. Property shall be connected to the sewer system.
13. The conditions above shall replace all previous conditions of zoning on the subject property.
    - Council Member DeRito seconded the motion.
    - The motion was approved unanimously (5-1; with Council Member Binder in opposition).
        - Discussion during the motion:
            - Council Member Binder shared that he does not feel comfortable going against staff's recommendation in Condition #10 but wished the applicant the best of luck.

b. **MP-22-01 / Bridge Road Holdings LLC**
This item has been deferred by the applicant to the May 16, 2022 City Council meeting. This item will not be heard, discussed, or considered during tonight's meeting.
Consideration of a master plan amendment o add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

VIII. OLD BUSINESS

a. **PH-22-01 / Unified Development Code Text Amendments – Research/Development, Laboratory, Athletic Facility & Fitness Studio and Driveways**
Second Reading
Consideration of text amendments to the Unified Development Code (UDC) to add definitions, uses, and regulations associated with Research & Development, Laboratory, Athletic Facility & Fitness Studio, and Driveways.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- The following changes have been made since the first rea ding of this item:
    - Refined the definition to state that incidental uses can only make up 10% of the floor area within an Athletic Facility or Fitness Studio
    - Clarified the amount of curb cuts allowed on an individual residential lot
    - Added heavy manufacturing as a conditional use only in MU and O-I
- If approved, the text amendments would be incorporated into the City's Unified Development Code Sections 1.4, 2.2, 2.3, 2.5, 3.4, and Appendix A: Alpharetta Downtown Code. Proposed amendments are attached as "Exhibit A."
- City Attorney Stacy read the ordinance title aloud.

Public Comment:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-22-01 / Unified Development

Code Text Amendments – Research/Development, Laboratory, Athletic Facility & Fitness Studio and Driveways.

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

IX. NEW BUSINESS

a. AlphaLoop Design Services – Change Order #4

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve Pond & Company's proposal for Change Order #4 to Purchase Order 18000123 for design revisions to the Alpha Loop in an amount not to exceed $33,521.00 and authorize the Mayor to execute all necessary documents. amount of $67,538.00 to Starr Whitehouse, under their contract for on-Call Planning Services.
- In February 2022, Public Works Staff noted the development of an erosion issue along a stream being crossed by the existing asphalt trail that will be replaced with the Alpha Loop. The stream is conveyed under the existing trail by an approximately 21' long culvert consisting of two 36" CMP pipes with approximately 8" of fall from the upstream end to the downstream end. Investigation of the erosion issue yielded the discovery that the bottom of one of the culvert barrels had rusted out. This has resulted in the undermining of the culvert and erosion of the stream bed and stream banks on the downstream end of the culvert - existing grade on the downstream end of the culvert is now approximately 4' below the invert of the pipes and the stream banks are near vertical in places.
- If approved, Change Order #4 will increase Purchase Order 18000123 by $33,521.00 from $518,494.00 to $552,015.00.
- Staff reached out to Pond & Company to discuss the issue and request a proposal for the design and permitting of the stream restoration. The scope of work associated with this change order will include:
    - A limited hydrologic and hydraulic analysis to determine the appropriate measures and materials to be utilized
    - Design of stream stabilization measures
    - Revisions to the Alpha Loop design as necessary to accommodate the stabilization measures
    - Permitting through the US Army Corps of Engineers and Georgia Environmental Protection Division

Public Comment:

- There were no public comments.
- Council Member DeRito offered a motion to approve Pond & Company's proposal for Change Order #4 to Purchase Order 18000123 for design revisions to the Alpha Loop in an amount not to exceed $33,521.00 and authorize the Mayor to execute all necessary documents. amount of $67,538.00 to Starr Whitehouse, under their contract for on-Call Planning Services.
    - Council Member Binder seconded the motion.

- The motion was approved unanimously (6-0).

b. On-Call Storm Structure Maintenance and Drainage Repairs

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of Bid No. 22-113 to Butch Thompson Enterprises, Inc., for the On-Call Storm Structure and Drainage Repairs contract, allocate $750,000 to accomplish various work orders, and authorize the Mayor to execute all necessary documents.
- During routine inspections of the City's stormwater infrastructure, maintenance needed to any structure, ditch line, curbing, or any other stormwater management infrastructure maintained by the City is noted and entered into the Public Works Asset Management System for repairs.
- There are currently over 400 work orders in the system pertaining to stormwater structures and drainage repairs.
- These repairs include, but are not limited to, regular grouting maintenance of manholes, structure replacement, invert installations, pipe repairs, top and throat replacement, curb and gutter replacement, and sidewalk replacement due to settled panels located behind an improperly sealed catch basin.

Public Comment:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the award of Bid No. 22-113 to Butch Thompson Enterprises, Inc., for the On-Call Storm Structure and Drainage Repairs contract, allocate $750,000 to accomplish various work orders, and authorize the Mayor to execute all necessary documents.

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

c. Consideration of 2022 ADA Transition Plan

- Assistant City Administrator, James Drinkard, came forward to present this item.
- Staff is recommending that Mayor and Council adopt a Resolution of the Mayor and City Council of the City of Alpharetta, Georgia adopting the City of Alpharetta 2022 Americans with Disabilities Act Transition Plan.
- As required by Title II of ADA (28 CFR Part 35 Sec. 35.105 and Sec. 35.150), The City of Alpharetta has conducted a self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way; and has developed this Transition Plan detailing the methods to be used to ensure compliance with ADA accessibility requirements.
- City Attorney Stacy read the resolution aloud.

Public Comment:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to adopt a Resolution of the Mayor and City Council of the City of Alpharetta, Georgia adopting the City of Alpharetta 2022 Americans

with Disabilities Act Transition Plan.

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

d. FY22 Public Safety Fleet Purchase

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Department of Public Safety to purchase seven (7) vehicles and two (2) motorcycles at a total cost of $403,319.74.
- Five (5) Ford Police Interceptor Utilities (Explorers) from Wade Ford, available on state contract (9999-001- SPD0000183-0006). This is a continuation of the transition from Chevrolet Impalas (which are no longer being manufactured) to Ford SUVs started 6 years ago. The department utilizes these vehicles for front-line patrol functions as well as detective and administrative police and fire needs. The total cost of these five (5) vehicles is $172,655.
- One (1) Ford F-150 pickup truck from Wade Ford and one (1) Ford Police Interceptor Utilities (Explorers), both available on state contract (9999-001-SPD0000183-0006). This is to replace two (2) totaled vehicles. These will be paid for by risk management funds. The total cost of these vehicles is $79,330. The up-fit cost for both of these vehicles is $23,520.93. This will be paid for by risk management as well.
- Two (2) Harley Davidson motorcycles from Killer Creek Harley Davidson at a cost of $59,321.66 (2 competitive quotes and 2 no responses).
- Approval to expend $68,492.15 for estimated costs associated with purchasing and installing necessary emergency equipment for the vehicles on the five (5) Ford Police Interceptor Utilities (Explorers) from Wade Ford.

Public Comment:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve Task Order 1-Downtown Alpha Link Framework Plan in the amount of $67,538.00 to Starr Whitehouse, under their contract for on-Call Planning Services.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

e. Wills Parks Maintenance Facility Construction

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of a contract with Prime Contractors, Inc. under the State of Georgia convenience contract (#99999-S20200901) for construction of a Maintenance Facility at Wills Park in an amount totaling $649,297, additional funding of $65,703 representing a 10% contingency, and $38,634 for construction management services through Gordian and authorize the Mayor to execute all necessary documents.
- Gordian administers the ezIQC program through the Georgia Department of

Administrative Services statewide convenience contract 99999-S20200901. The ezIQC program enables governmental entities to take advantage of cooperative volume discounts on contracts that have already been competitively awarded while working with numerous contractors across the State. In this case, Prime Contractors Inc. An additional key benefit is the ability to work cooperatively with the contractor to value engineer the project to ensure financial constraints are met while still meeting minimum functional needs.

- Utilizing the ezIQC program and value-engineering the facility to focus on needs vs. wants has delivered a proposal totaling $649,297 to construct a slab, metal Maintenance Facility (50'x120'x22'), bathroom, conditioned space, and mezzanine area to maximize storage while saving significant funds vs. the prior bid proposals.
- This funding request includes current Maintenance Facility funding ($309,000), a reallocation of departmental capital initiative funding to this project based on a prioritization of needs (detailed above; $116,000), and a request for funding from the Wills Park Improvements Series 2022 Bond Fund account of $328,634. Upon approval of this item, $328,634 will be appropriated through Recreation Impact Fees within the Wills Park Improvements project (allowable use under impact fee guidelines) to maintain the overall funding level for this project at the established $6 million level.

Public Comment:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the award of a contract with Prime Contractors, Inc. under the State of Georgia convenience contract (#99999- S20200901) for construction of a Maintenance Facility at Wills Park in an amount totaling $649,297, additional funding of $65,703 representing a 10% contingency, and $38,634 for construction management services through Gordian and authorize the Mayor to execute all necessary documents.

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

X. PUBLIC COMMENT

- Shawn Still (175 Jupiter Hills Point, Johns Creek, Georgia 30097) came forward to announce his candidacy for State Senate District 48.

XI. REPORTS

- Council Member Binder shared that all Council Members should have received a digital copy of the FY 2023 Budget and to see Director Tom Harris if they would like a hard copy. Below is the tentative schedule for the Fiscal Year 2023 Budget and Millage Rate Meetings:

May 2, 2022	City Council Meeting at 6:30 p.m. *FY 2023 Budget Work Session*
May 16, 2022	City Council Meeting at 6:30 p.m. *FY 2023 Budget Work Session*
May 23, 2022	1st Public Hearing and Council Meeting at 6:30 p.m. *1st Reading of Budget Ordinance* *1st Reading of Millage Rate Ordinance*
June 6, 2022	2nd Public Hearing - Budget/Millage Rate Levy at 11:30 a.m.
June 6, 2022	3rd Public Hearing and Council Meeting at 6:30 p.m. *2nd Reading of Budget Ordinance* *2nd Reading of Millage Rate Ordinance*

- Assistant City Administrator, James Drinkard, shared that all of the Directors during tonight's meeting added the word "retirement" to their presentations in order to honor City Administrator, Bob Regus, and his upcoming retirement.

XII. ADJOURNMENT TO EXECUTIVE SESSION

- Council Member Hipes offered a motion to adjourn to executive session.
  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:08 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: V-22-09 KIMBALL 154 WAITING PERIOD VARIANCE

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:
Approve V-22-09 Kimball 154 Waiting Period Variance request for waiting period variance.

III. REPORT IN BRIEF:

The applicant, KB Venture Partners, LLC, 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 took action on a public hearing request for rezoning and variance on the property on October 25, 2021. The subject property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

DISCUSSION

The submitted request, if approved, would allow the applicant to move forward with a public hearing request for City Council consideration on the same property within six (6) months of a previous Council action. The subject property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

Council took action on a public hearing request for rezoning and variance (Z-21-06/V-21-17) on the property on October 25, 2021. The applicant is seeking a change to previous conditions of zoning to increase the height of the rear parking deck from three (3) to five (5) levels and a variance to reduce the rear setback from fifteen-feet (15') to five-feet (5').

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.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were no public comments.

IV. ATTACHMENTS:

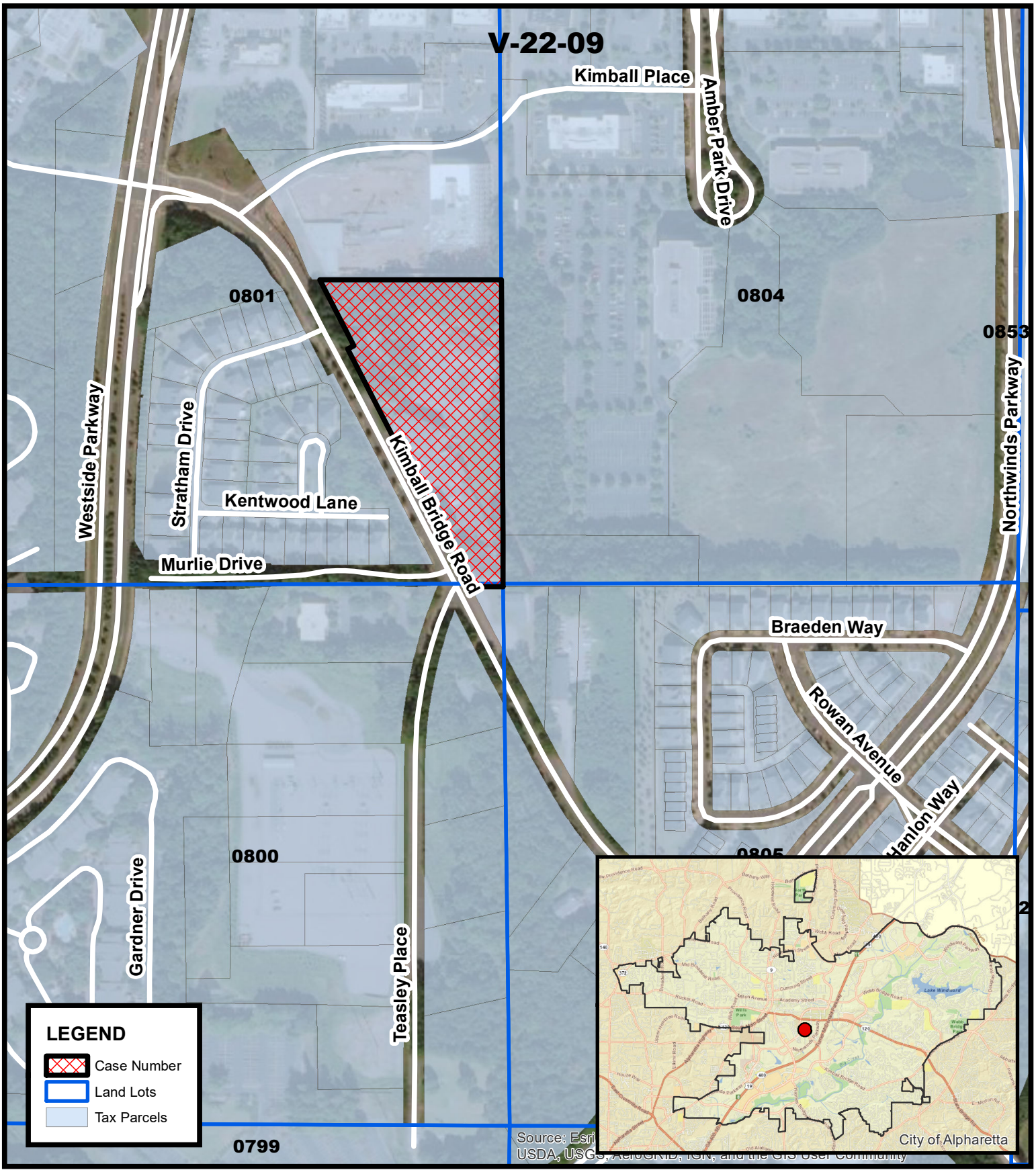
- October 25, 2021 City Council Meeting Minutes

Aerial Map
Kimball 154
Waiting Period Variance

V-22-09
D/LL: 1/2/801
CC: 4/25/22

ALPHARETTA
GEORGIA

Location Map Provided by:
Community Development - GIS

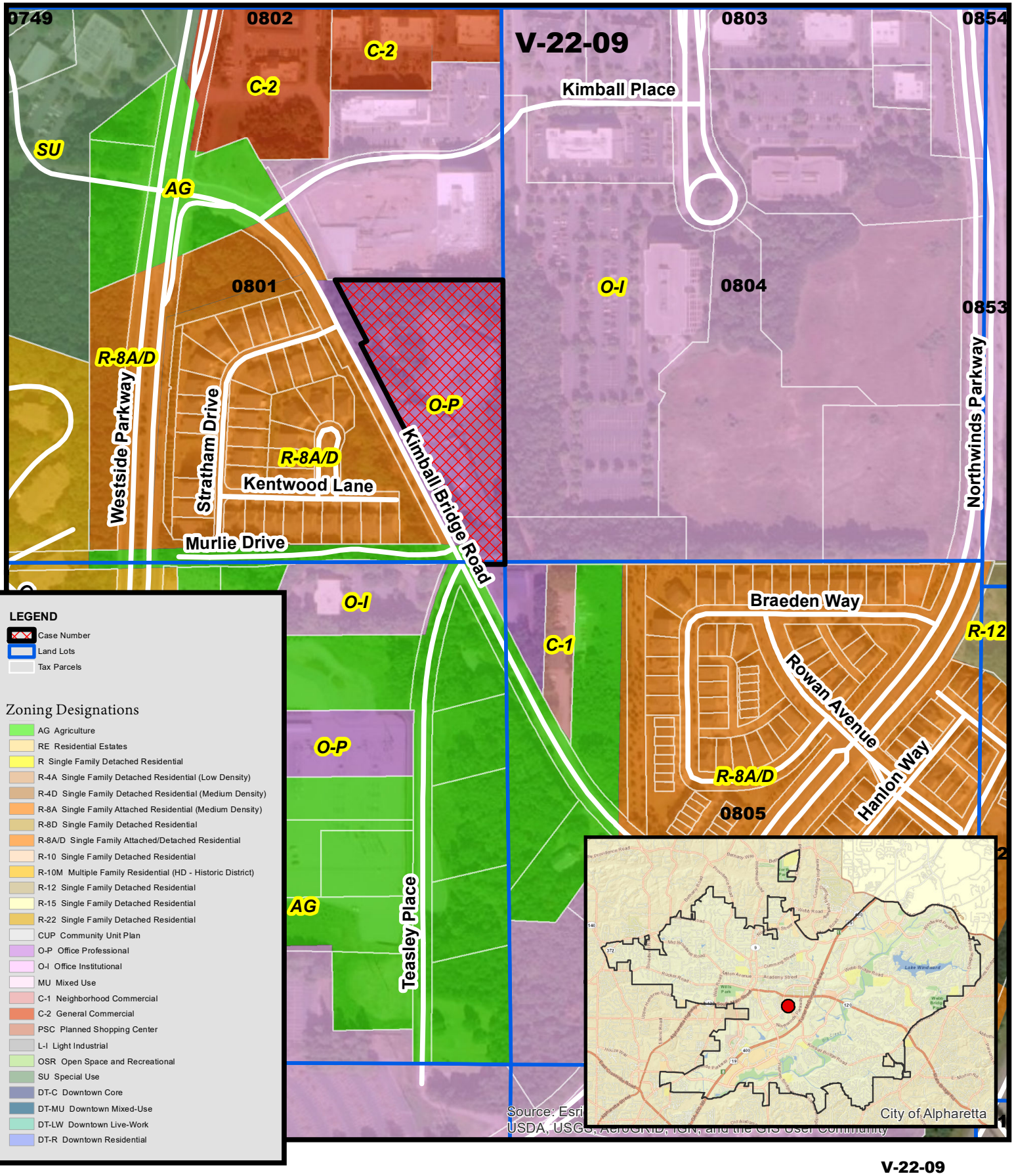


Location Map
Kimball 154
Waiting Period Variance

V-22-09
D/LL: 1/2/801
CC: 4/25/22

ALPHARETTA
GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Designations

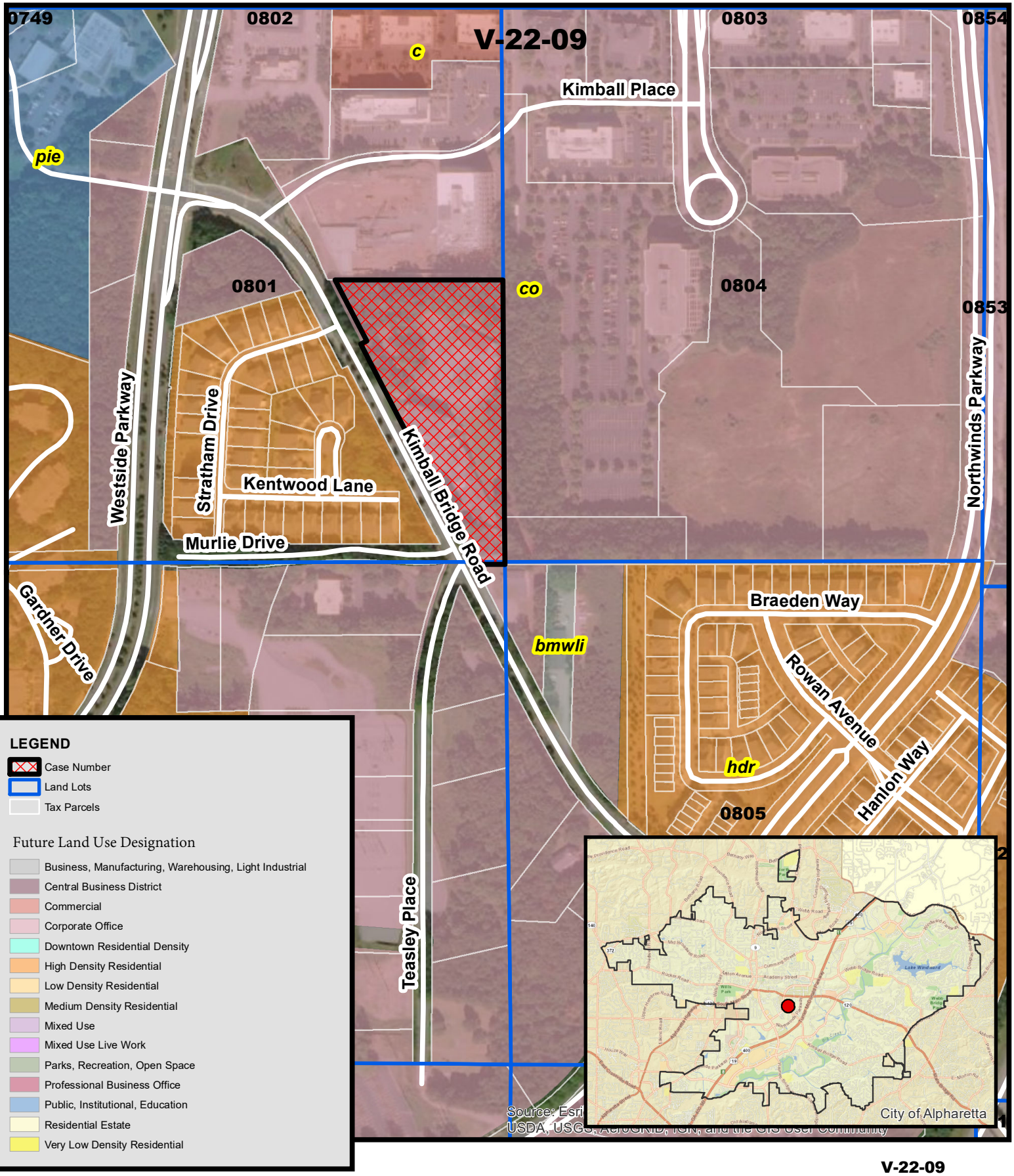
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

ALPHARETTA
GEORGIA

Zoning Map
Kimball 154
Waiting Period Variance

V-22-09
D/LL: 1/2/801
CC: 4/25/22

Location Map Provided by:
Community Development - GIS



ALPHARETTA
GEORGIA

Future Land Use
Kimball 154
Waiting Period Variance

V-22-09
D/LL: 1/2/801
CC: 4/25/22

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: Kimball 154

Contact Name: Bruce Fernald Telephone: 770.366.0744

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

No comments were made in the CZIM meeting on Wednesday, March 9, 2022.

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: Bruce C. Fernald Date: 3.23.22

Print Form

GREENSTONE PARKWAY FOUR HUNDRED LL LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

MY HOMES AT KIMBALL BRIDGE LLC
11020 KEMP RD
SUWANEE GA 30024

KONDABATTULA SAI B & KONDABATTULA DEEPA
11745 STRATHAM DR
ALPHARETTA GA 30009

GANGE LLC
161 KIMBALL BRIDGE RD STE 100
ALPHARETTA GA 30009

KALIFEH ANDY & SUSAN
1050 CANTON ST
ROSWELL GA 30075-3644

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA GA 30339

OWEN CRAIG A
2713 CANOPY CIR
ALPHARETTA GA 30009

NLB NORTHWINDS LLC
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CHUNG WU PETER DII & WU CATHERINE JEN
2715 CANOPY CIR
ALPHARETTA GA 30009

WBCMT 2007 C31 AMBERPARK LIMITED P ARTNERSHIP
1601 WASHINGTON AVE SUITE 700
MIAMI FL 33139-3164

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

WINE JESSICA
11755 STRATHAM DR
ALPHARETTA GA 30009

GREENSTONE PARKWAY FOUR HUNDRED LL LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

PATEL AAKASH Y & DESAI ANKITA A
2622 KENTWOOD LANE
ALPHARETTA GA 30009

OZTURK OZGUR & ZEHRA
11785 STRATHAM DR
ALPHARETTA GA 30009

GREENESTONE PARKWAY FOUR HUNDRED L LLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

DANIELS PAUL J & DANIELS MARGARET D
2624 KENTWOOD LANE
ALPHARETTA GA 30009

FONDY PENNY & TIMOTHY
11795 STRATHAM DR
ALPHARETTA GA 30009

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

PARR KRISTIN M
2614 KENTWOOD LANE
ALPHARETTA GA 30009

HAIM KENNETH I
11805 STRATHAM DR
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

JOHNSON KEVIN D
2612 KENTWOOD LN
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS A N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

ST JAMES UNITED METHODIST CHURCH I NC
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

PACE MARYANNE
2610 KENTWOOD LANE
ALPHARETTA GA 30009

SECRETARIO NEIL & MICHELLE
11760 STRATHAM DR
ALPHARETTA GA 30009

VERSTEEG KATHLEEN & VERSTEEG HERMA NUS MARTINUS
11770 STRATHAM DR
ALPHARETTA GA 30009

GIANT REALTY LLC
2104 GLEN CASTLE CT
DULUTH GA 30097

VEMULA PRIYANKA
2709 CANOPY CIR
ALPHARETTA GA 30009

CHRISTIANSEN ANDREW C & NIKKI B
11780 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PARK MIN & JOO
11735 STRATHAM DR
ALPHARETTA GA 30009

SHARLOCK MARGARET
11790 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

AKTARAN KALAYCI TUBA & KALAYCI ALT AN
2705 CANOPY CIR
ALPHARETTA GA 30009

GREENSTONE PARKWAY 400 LLLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PREDOLIN RENATO V & TORDIN JULIANA FRAGAILE
11765 STRATHAM DR
ALPHARETTA GA 30009

WHILEAWAY HOLDINGS LLC
2520 NORTHWINDS PKWY STE 285
ALPHARETTA GA 30009

LAMATTINA FRANCINE & ANGELA
2626 KENTWOOD LANE
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS A N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

ANDERSON DOROTHY MAE
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

WHITEHEAD JONATHAN W & SIMONE A
2620 KENTWOOD LANE
ALPHARETTA GA 30009

BERGERT JAMES S & BERGERT PAULINE
11775 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

AGARWAL ANKITA & SHAH NIKHIL P
2618 KENTWOOD LANE
ALPHARETTA GA 30009

SHUKLA ANITA & VENKATARAMANAN VIJ/ YAN
11720 STRATHAM DR
ALPHARETTA GA 30009

CARTER CHESTENE M
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

HARVEY JOHN M & HARVEY LAURYANN R
2616 KENTWOOD LANE
ALPHARETTA GA 30009

EDMAN DOUGLAS C
11730 STRATHAM DR
ALPHARETTA GA 30009

FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
CINCINNATI OH 45202-3191

EDMUNDSON CHARLES R JR & LYNDA J
2707 CANOPY CIR
ALPHARETTA GA 30009

MARTIN ORLANDO S & JACQUELINE M
11740 STRATHAM DR
ALPHARETTA GA 30009

WINDWARD EYE GROUP LLC
5315 WINDWARD PKY SUITE F
ALPHARETTA GA 30004

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

CARR MARK ANDREW & CARR GERALDIN ANNE
11750 STRATHAM DR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS
N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

BROOKS JOHN L & KAREN A
11810 STRATHAM DR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS
N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

FLOOD LISA
11710 STRATHAM DR
ALPHARETTA GA 30009

CH RETAIL FUND I ATLANTA ATWATER L
L C
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: V-22-09
PH #: PHA220011
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: KB Venture Partners, LLC- Bruce Fernald Telephone: 770.366.0744

Address: 1240 Bay Pointe Terrace Suite:

City Alpharetta State: Ga Zip: 30005 Fax:

Mobile Tel: 770.366.0744 Email: BF@bdurban.com

Subject Property Information:

Address: 154 Kimball Bridge Road Current Zoning: O-P

District: 1 Section: 2 Land Lot: 801 Parcel ID: 12 -2842-0801-011-1

Proposed Zoning: N/A Current Use: Not currently in use. Formerly a maintenance facility for Fulton County Schools

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

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Comprehensive Plan Amendment
☐ Other *(Specify)*: Variance to Waiting Period

Applicant Request And Intent

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

The proposed use of the property is for an office community supported with parking. See Letter of Intent.

Applicant's Request (Please itemize the proposal):

A variance from twelve month waiting period to six months for an amendment to zoning conditions.

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

See Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: William C. Boyajan - Executive Director Capital Programs Telephone: 470.254.2213

Address: Fulton County Board of Education, 6201 Powers Ferry Rd. NW Suite:

City Atlanta State: Ga Zip: 30339 -

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 Variance to Waiting Period

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: KB Venture Partners, LLC (contact Bruce Fernald) Telephone: 770.366.0744

Address: Suite:

City 1240 Bay Pointe Terrace Alpharetta State: Ga Zip: 30005 -

So Sworn and Attested:

Owner Signature: Date: 3/11/22

Dr. Mike Looney, Superintendent

Notary:

Notary Signature: Date: 3/11/22

BRANDI R CASEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES APR 22, 2023

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: KB Venture Partners, LLC - Bruce Fernald

Subject Public Hearing Case: 154 Kimball Bridge Road Reuse + Redevelopment

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: NA Position: _____

Description of Contribution: NA 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-3.

Signature: _____ Date: _____

KB Venture Partners, LLC

154 Kimball Bridge - Statement of Intent
(February 24, 2022)

Overview:
154 Kimball Bridge represents the opportunity for the redevelopment of the historic Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community. This sought-after combination of walkable location, inspiring interiors, expansive windows and private outdoor spaces is an ideal office platform for Alpharetta's tech and creative industries.

The Bailey-Johnson school includes an approximate 20,000* sf main school building and a 20,000* sf gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the sub-market.

The development plan includes construction of a complimentary (approximate) 120,000* sf 3-story office building over a single podium level of parking and an adjacent proposed five-level parking structure allowing a more expansive opportunity to fulfill the market demand for this product type.

Timing & Phasing:
The intent of the redevelopment is a single-phase construction process commencing with the rehabilitation of the existing building, construction of the new building and construction of the structured parking.

Variances:
The applicant is seeking a variance for the reduction of the eastern rear-yard setback from 15'-0" to 5'-0". Please refer to Site Plan and Parking Deck Renderings for details and support.

The intent of this variance is to shift the parking deck 10' towards the east creating a 20' separation between the office building and parking deck. This critical distance allows for substantial glass and views along the eastern façade of the office building improving the development's viability and overall environment. Due to fire separation requirements, the amount of glass along this eastern building façade would be significantly reduced, if not eliminated, if the parking deck and building were designed in proximity closer than 20'-0"

Amendment to Zoning Conditions:
The applicant is seeking to amend condition #6 and condition #8 of the site rezoning Z-21-06/V-21-17 Kimball 154. The request is to allow for a 5-level rear parking deck which would be an additional two levels more than allowed per the condition. This condition change provides an approximate 3.5 parking ratio.

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-22-05/V-22-06 KIMBALL 154

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve PH-22-05/V-22-06 Kimball 154, subject to the following conditions:

1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 3/31/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses and conditional uses listed in the O-P district regulations.
2. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 3/31/21.
3. Rear building setback for the parking deck shall be 5'.
4. Minimum parking shall be provided at a rate of 3.79 spaces/1,000 SF of office (gross). The rear parking deck shall be no more than 5 levels and a 2nd level shall be permitted under the front parking podium.
5. Rear parking deck or northern face of parking deck under the building visible from a public right-of-way shall be screened with evergreen landscape material and clad with a decorative exterior material, with final approval by DRB.
6. All other conditions of zoning related to file# Z-21-06/V-21-17 Kimball 154 shall remain in effect.

III. REPORT IN BRIEF:

The applicant, KB Venture Partners, LLC, is requesting a change to previous conditions of zoning and a variance to increase the height of a parking deck from three (3) to five (5) levels. The property was recently approved for a 3-story, 120,000 square feet office building with parking deck and adaptive re-use of the Bailey-Johnson School and Gymnasium buildings. A variance is requested to reduce the rear building setback from fifteen-feet (15') to five-feet (5'). The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

DISCUSSION

The submitted request, if approved, would allow for an increase to the height of a parking deck from three (3) to five (5) levels. The property was recently approved for a 3-story, 120,000 square feet office building with parking deck and adaptive re-use of the Bailey-Johnson School and Gymnasium buildings. A change to previous conditions of zoning is requested to allow up to five (5) levels on the parking deck and a variance is requested to reduce the rear building setback from fifteen-feet (15') to five-feet (5'). The applicant's request would result in more parking and open space. The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

The subject property was originally developed as the Bailey-Johnson School in 1950 and most recently used by Fulton County Schools as a maintenance yard. Surrounding properties are zoned O-I (Office-Institutional) to the north and east, O-P to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density) to the west. The property has frontage along Kimball Bridge Road, with Parkway 400 Master Plan located to the north and east, Diamond Glass (formerly St. James United Methodist Church) to the south and Kimball Bridge Walk subdivision to the west. The property has a Comprehensive Land Use Plan designation of Corporate Office, which allows the applicant's zoning proposal.

The applicant proposes changes to the following conditions of zoning related to file #PH-20-06 Nathan Circle (380 Milton Avenue)/Change Previous Conditions of Zoning:

6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.

8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.

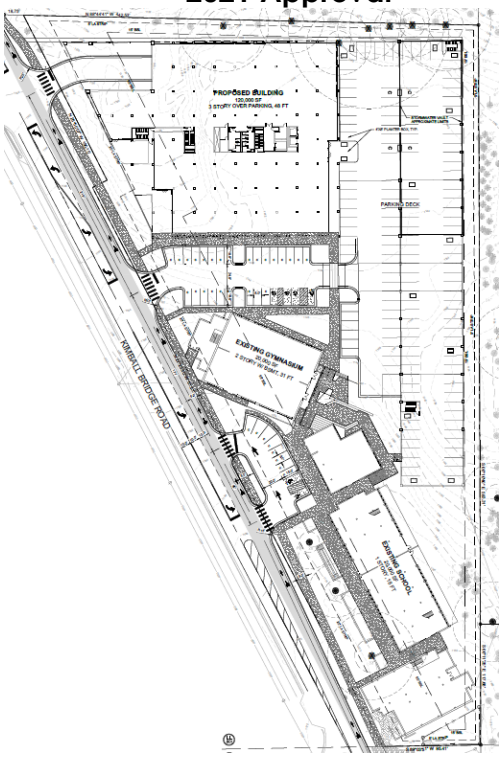
A variance is requested to reduce the rear building setback for the parking deck from fifteen-feet (15') to five-feet (5'). Approval of the variance would allow the applicant to shift the parking deck back ten-feet (10') creating a twenty-foot (20') separation between the office building and parking deck. The shift is related to fire separation requirements, which would allow for a substantial amount of glass and views along the eastern façade of the office building. Variances were approved with the proposed development in 2021 as shown in the table below. The applicant's current request, if approved, would remove the need for the parking variance and impervious area variance.

Kimball 154 – Variance Requests

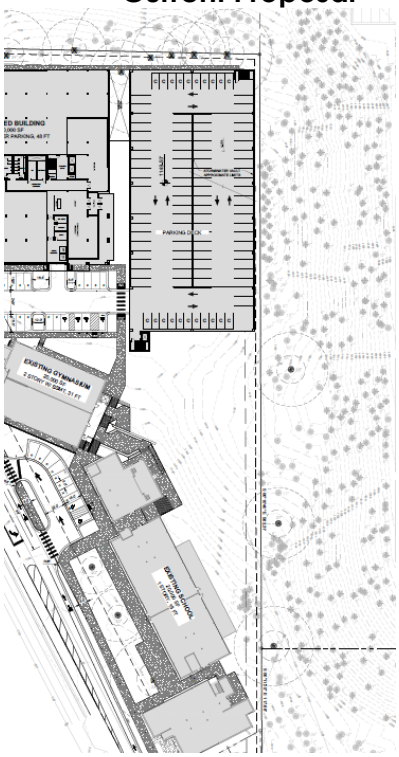
UDC Sections	Regulations	UDC Requirement	Variance Request
2.2.12(D)	Front Building Setback	65'	20'
2.2.12(D)	Maximum Building Height	40'	48'
2.2, Table 2.1	Maximum Impervious Area	70%	75%
3.5.2(G)	Driveway Spacing	Min. 300'	220', 170', 80'
2.5.1(B)	Parking	640 spaces (4/1,000)	407 spaces (2.5/1,000)

The current proposal would allow for a five (5) level parking deck and a total of 584 parking spaces on the property, or a parking rate of 3.79 spaces/1,000 square feet of office. The previously approved parking variance reduced the parking requirement to 465 parking spaces, or 2.9 spaces/1,000 square feet. In addition, the proposed changes to the rear parking deck result in a reduced footprint. The footprint has been reduced from approximately 38,130 square feet to 31,710 square feet. This directly contributes to a reduction in the impervious area on the site from 75% to 69%. In addition, the applicant provided a line-of-sight study from Kimball Place (north elevation) and Amber Park Drive (east elevation) showing that the existing tree line on adjacent properties will mostly screen the parking deck from those rights-of-way. The approved and current site plans are provided below, which depict the reduced footprint of the rear parking deck.

2021 Approval



Current Proposal



VARIANCE REVIEW CRITERIA

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

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

Response: There are extraordinary conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings.

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

Response: Approval of the requested variance would result in more parking and less impervious area on the property.

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

Response: There are peculiar conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief, if granted, would not cause substantial detriment to the public good.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request does not conflict with the established review criteria for a variance. The request for changes to previous conditions of zoning would result in an increase of 119 parking spaces and a six percent (6%) reduction in the impervious area on the property.

The property has a few hardships, including an unusual shape, topographic challenges resulting from nearly 50' of elevation change, and the proposed adaptive re-use of the existing Bailey-Johnson School buildings. The variance would allow for greater separation between the new office building and the rear parking deck, which will provide for a substantial amount of glass and views along the eastern façade of the office building.

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 March 9, 2022. There were no comments.

ATTACHMENTS:

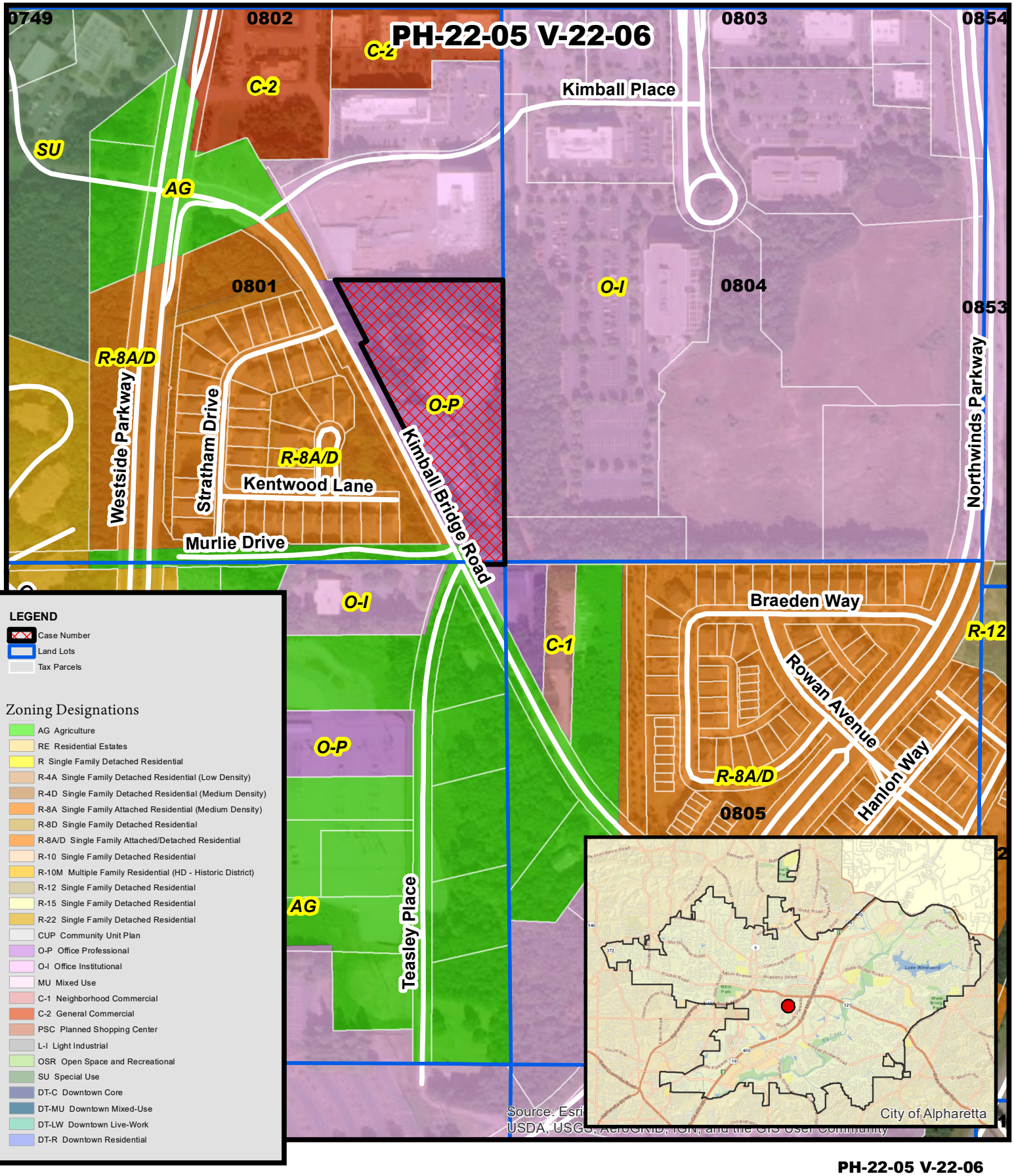
- Site Plan
- Renderings

Aerial Map
Kimball 154
154 Kimball Bridge Rd

ALPHARETTA
GEORGIA

PH-22-05 V-22-06
D/LL: 1/2/801
CC: 4/25/22

Location Map Provided by:
Community Development - GIS

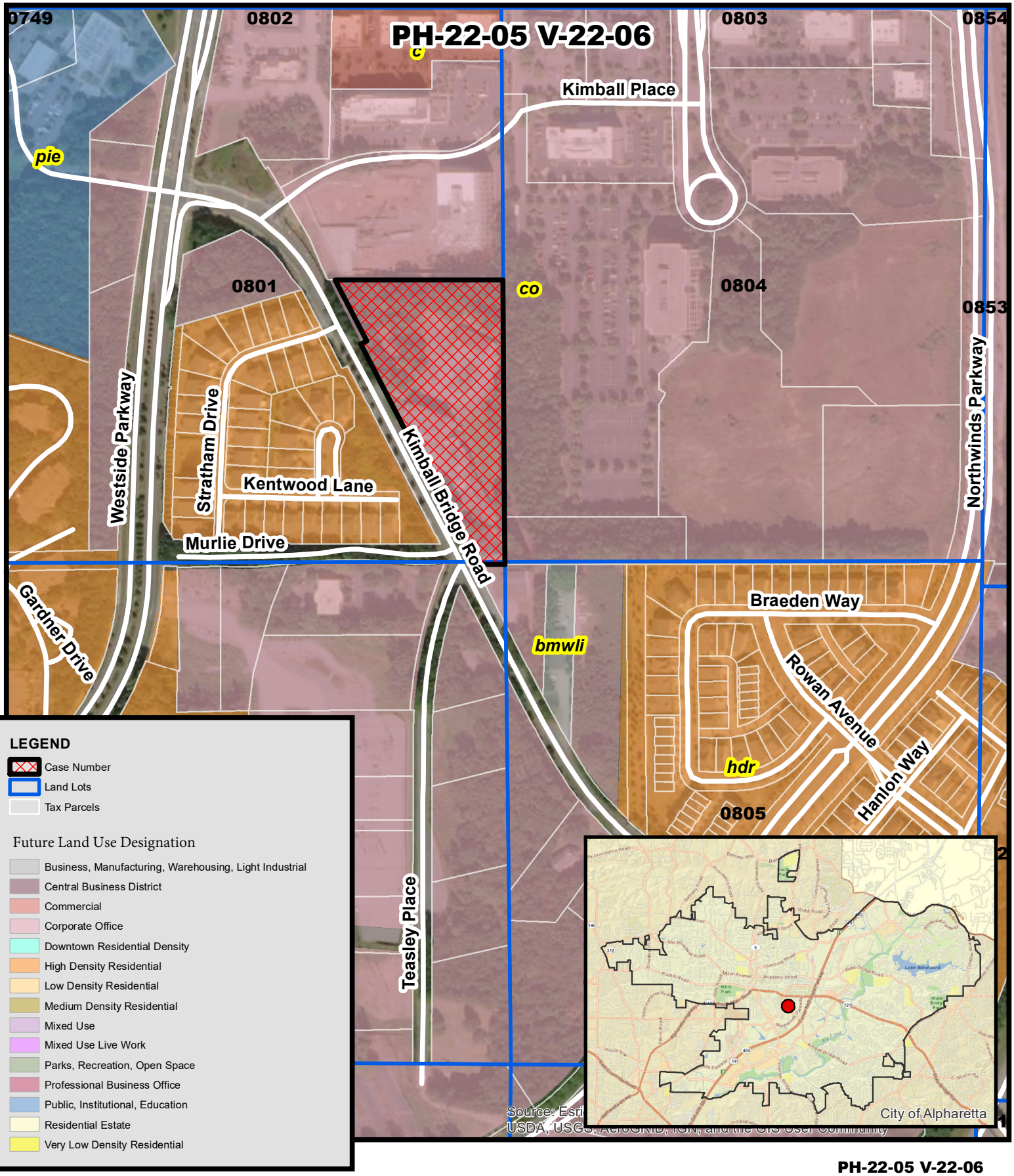


ALPHARETTA
GEORGIA

Zoning Map
Kimball 154
154 Kimball Bridge Rd

PH-22-05 V-22-06
D/LL: 1/2/801
CC: 4/25/22

Location Map Provided by:
Community Development - GIS

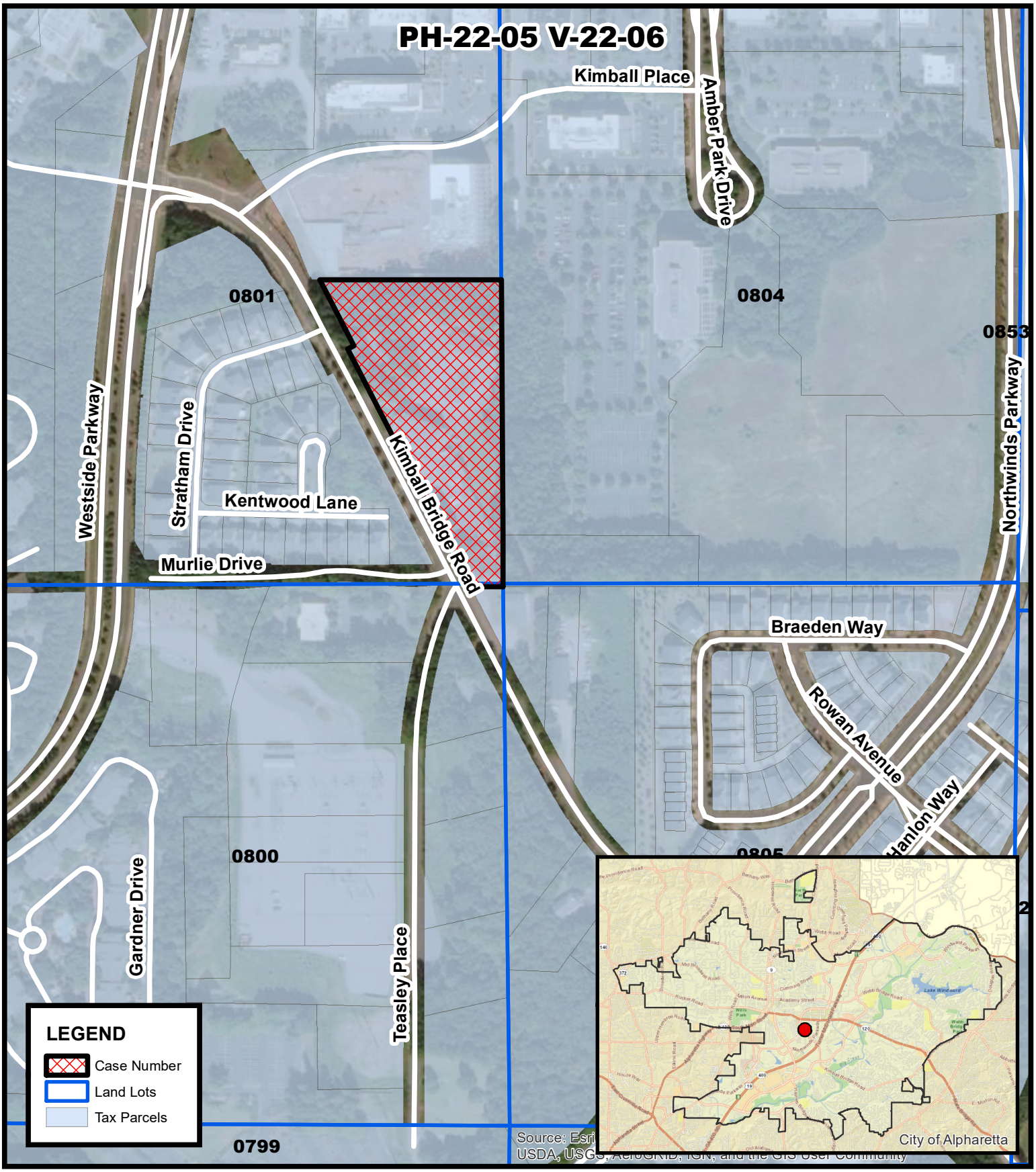


ALPHARETTA
GEORGIA

Future Land Use
Kimball 154
154 Kimball Bridge Rd

PH-22-05 V-22-06
D/LL: 1/2/801
CC: 4/25/22

Location Map Provided by:
Community Development - GIS



Location Map
Kimball 154
154 Kimball Bridge Rd

ALPHARETTA
GEORGIA

PH-22-05 V-22-06
D/LL: 1/2/801
CC: 4/25/22

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: Kimball 154

Contact Name: Bruce Fernald Telephone: 770.366.0744

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

No comments were made in the CZIM meeting on Wednesday, March 9, 2022.

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: Bruce C. Fernald Date: 3.23.22

Print Form

GREENSTONE PARKWAY FOUR HUNDRED LL LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

MY HOMES AT KIMBALL BRIDGE LLC
11020 KEMP RD
SUWANEE GA 30024

KONDABATTULA SAI B & KONDABATTULA DEEPA
11745 STRATHAM DR
ALPHARETTA GA 30009

GANGE LLC
161 KIMBALL BRIDGE RD STE 100
ALPHARETTA GA 30009

KALIFEH ANDY & SUSAN
1050 CANTON ST
ROSWELL GA 30075-3644

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA GA 30339

OWEN CRAIG A
2713 CANOPY CIR
ALPHARETTA GA 30009

NLB NORTHWINDS LLC
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CHUNG WU PETER DII & WU CATHERINE JEN
2715 CANOPY CIR
ALPHARETTA GA 30009

WBCMT 2007 C31 AMBERPARK LIMITED P ARTNERSHIP
1601 WASHINGTON AVE SUITE 700
MIAMI FL 33139-3164

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

WINE JESSICA
11755 STRATHAM DR
ALPHARETTA GA 30009

GREENSTONE PARKWAY FOUR HUNDRED LL LP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

PATEL AAKASH Y & DESAI ANKITA A
2622 KENTWOOD LANE
ALPHARETTA GA 30009

OZTURK OZGUR & ZEHRA
11785 STRATHAM DR
ALPHARETTA GA 30009

GREENESTONE PARKWAY FOUR HUNDRED L LLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

DANIELS PAUL J & DANIELS MARGARET D
2624 KENTWOOD LANE
ALPHARETTA GA 30009

FONDY PENNY & TIMOTHY
11795 STRATHAM DR
ALPHARETTA GA 30009

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

PARR KRISTIN M
2614 KENTWOOD LANE
ALPHARETTA GA 30009

HAIM KENNETH I
11805 STRATHAM DR
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

JOHNSON KEVIN D
2612 KENTWOOD LN
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS A N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

ST JAMES UNITED METHODIST CHURCH I NC
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

PACE MARYANNE
2610 KENTWOOD LANE
ALPHARETTA GA 30009

SECRETARIO NEIL & MICHELLE
11760 STRATHAM DR
ALPHARETTA GA 30009

VERSTEEG KATHLEEN & VERSTEEG HERMA NUS MARTINUS
11770 STRATHAM DR
ALPHARETTA GA 30009

GIANT REALTY LLC
2104 GLEN CASTLE CT
DULUTH GA 30097

VEMULA PRIYANKA
2709 CANOPY CIR
ALPHARETTA GA 30009

CHRISTIANSEN ANDREW C & NIKKI B
11780 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PARK MIN & JOO
11735 STRATHAM DR
ALPHARETTA GA 30009

SHARLOCK MARGARET
11790 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

AKTARAN KALAYCI TUBA & KALAYCI ALT AN
2705 CANOPY CIR
ALPHARETTA GA 30009

GREENSTONE PARKWAY 400 LLLP
3301 WINDY RIDGE PKWY SUITE 320
ATLANTA GA 30339

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PREDOLIN RENATO V & TORDIN JULIANA FRAGAILE
11765 STRATHAM DR
ALPHARETTA GA 30009

WHILEAWAY HOLDINGS LLC
2520 NORTHWINDS PKWY STE 285
ALPHARETTA GA 30009

LAMATTINA FRANCINE & ANGELA
2626 KENTWOOD LANE
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS A N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

ANDERSON DOROTHY MAE
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

WHITEHEAD JONATHAN W & SIMONE A
2620 KENTWOOD LANE
ALPHARETTA GA 30009

BERGERT JAMES S & BERGERT PAULINE
11775 STRATHAM DR
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

AGARWAL ANKITA & SHAH NIKHIL P
2618 KENTWOOD LANE
ALPHARETTA GA 30009

SHUKLA ANITA & VENKATARAMANAN VIJ/ YAN
11720 STRATHAM DR
ALPHARETTA GA 30009

CARTER CHESTENE M
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

HARVEY JOHN M & HARVEY LAURYANN R
2616 KENTWOOD LANE
ALPHARETTA GA 30009

EDMAN DOUGLAS C
11730 STRATHAM DR
ALPHARETTA GA 30009

FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA
CINCINNATI OH 45202-3191

EDMUNDSON CHARLES R JR & LYNDA J
2707 CANOPY CIR
ALPHARETTA GA 30009

MARTIN ORLANDO S & JACQUELINE M
11740 STRATHAM DR
ALPHARETTA GA 30009

WINDWARD EYE GROUP LLC
5315 WINDWARD PKY SUITE F
ALPHARETTA GA 30004

KIMBALL BRIDGE WALK HOMEOWNERS ASS N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

CARR MARK ANDREW & CARR GERALDIN ANNE
11750 STRATHAM DR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS
N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

BROOKS JOHN L & KAREN A
11810 STRATHAM DR
ALPHARETTA GA 30009

KIMBALL BRIDGE WALK HOMEOWNERS ASS
N INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

FLOOD LISA
11710 STRATHAM DR
ALPHARETTA GA 30009

CH RETAIL FUND I ATLANTA ATWATER L
L C
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

Address: 1240 Bay Pointe Terrace Suite:

City Alpharetta State: GA Zip: 30005 Fax:

Mobile Tel: 770-366-0744 Email: BF@bdurban.com

Subject Property Information:

Address: 154 Kimball Bridge Road Current Zoning: O-P

District: 1 Section: 2 Land Lot: 801 Parcel ID: 12-2842-0801-011-1

Proposed Zoning: N/A Current Use: Not currently in use. Formally a maintenance facility for Fulton County Schools.

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

☐ Conditional Use

☐ Rezoning

☒ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other *(Specify)*: Change of Condition

☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

The proposed use of the property is for an office community supported with parking. See Letter of Intent.

Applicant's Request (Please itemize the proposal):

1. Provide a variance to reduce the eastern yard setback from 15'-0" to 5'-0".

2. Amend zoning conditions to allow for a 5-level rear parking deck in lieu of a 3-level parking deck.

These requests are detailed in the attached Site Plan and Letter of Intent.

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

See Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: William C. Boyajan - Director of Land Management Telephone: 470-254-2213

Address: Fulton County Board of Education, 6201 Powers Ferry Rd. NW Suite:

City Atlanta State: GA Zip: 30339 -

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 Amend site specific condition

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: KB Venture Partners, LLC (contact Bruce Fernald) Telephone: 770-366-0744

Address: **1240 Bay Pointe Terrace** Suite:

City Alpharetta State: GA Zip: 30005 -

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: KB Venture Partners, LLC - Bruce Fernald

Subject Public Hearing Case: 154 Kimball Bridge Adaptive Reuse and Redevelopment

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: NA Position: _____

Description of Contribution: NA 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-3.

Signature: Date: 02.24.22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

NA

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.

There are a variety of extraordinary and exceptional conditions pertaining to the property.
- The property is irregular in shape (triangular).
- The sprawling orientation of the school building limits use of the remaining property, while preserving the school.
- Significant topographic challenges exist with over 50' of topographic change.
- Geological conditions (rock locations) limit the ability to reasonably excavate at lower elevations.
- The existing school building and site have been vacant for extended periods and are in disrepair.

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

Given the extraordinary and exceptional conditions listed above and given the desire to preserve the historically significant school building, the rear/sideyard setback requirement within Office-Professional zoning will create unnecessary hardships. These existing conditions create challenges for meeting the dimensional requirements of the necessary parking allocation and providing a favorable office environment for tenants and guests given the limited usable area of the irregular and topographically challenged parcel.

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

The historically significant school building, built in 1950, is unique to the property and the Alpharetta area. This redevelopment provides a rare opportunity to preserve the history of the school in a respectable manner providing an iconic resource and value to the surrounding area for years to come. The setback variance is required to allow for the necessary parking to support the future use of the property and maintain the footprint of the existing school buildings.

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.

The relief would not cause any detriment to the public good or impair the purpose and intent of the Zoning Code. The rehabilitation of the school building, new building and full landscaping will enhance the neighborhood and district. This unique opportunity to revive this historic school will be unique to Alphretta and North Fulton areas.

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: 154 Kimball Bridge Adaptive Reuse and Redevelopment

Contact Name: KB Venture Partners, LLC - Bruce Fernald Telephone: 770-366-0744

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.

Kimball Bridge Walk Neighborhood Association

Kimball Place Office Building

Parkway 400 Office Park

Diamond Glass Company

All other property owners within 500'

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.

TBD

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: _____

Print Form

154 Kimball Bridge - Statement of Intent
(February 24, 2022)

Overview:
154 Kimball Bridge represents the opportunity for the redevelopment of the historic Bailey-Johnson school, complimented by a new timber-frame office building, into Alpharetta's first authentic creative office community. This sought-after combination of walkable location, inspiring interiors, expansive windows and private outdoor spaces is an ideal office platform for Alpharetta's tech and creative industries.

The Bailey-Johnson school includes an approximate 20,000* sf main school building and a 20,000* sf gymnasium. The two structures offer a unique loft-office character with expansive windows, exposed concrete ceilings, and scenic views atop one of the highest points in the city. These historic building characteristics are very rare to the North-Fulton area and highly sought after by many technology and creative companies in the sub-market.

The development plan includes construction of a complimentary (approximate) 120,000* sf 3-story office building over a single podium level of parking and an adjacent proposed five-level parking structure allowing a more expansive opportunity to fulfill the market demand for this product type.

Timing & Phasing:
The intent of the redevelopment is a single-phase construction process commencing with the rehabilitation of the existing building, construction of the new building and construction of the structured parking.

Variances:
The applicant is seeking a variance for the reduction of the eastern rear-yard setback from 15'-0" to 5'-0". Please refer to Site Plan and Parking Deck Renderings for details and support.

The intent of this variance is to shift the parking deck 10' towards the east creating a 20' separation between the office building and parking deck. This critical distance allows for substantial glass and views along the eastern façade of the office building improving the development's viability and overall environment. Due to fire separation requirements, the amount of glass along this eastern building façade would be significantly reduced, if not eliminated, if the parking deck and building were designed in proximity closer than 20'-0"

Amendment to Zoning Conditions:
The applicant is seeking to amend condition #6 and condition #8 of the site rezoning Z-21-06/V-21-17 Kimball 154. The request is to allow for a 5-level rear parking deck which would be an additional two levels more than allowed per the condition. This condition change provides an approximate 3.5 parking ratio.

N/F
GREENSTONE PARKWAY
FOUR HUNDRED LLP
DB 45828, PG 613
ZONED O-I

18.75'

N 88°44'41" W 442.53'

R20'

N 88°30'04" W 180.10'

PROPOSED BUILDING
120,000 SF
3 STORY OVER PARKING, 48 FT

1149.50'

STORMWATER VAULT
APPROXIMATE LIMITS

PARKING DECK

16.8'

25.5'

24.0'

12.0'

R25'

EXISTING GYMNASIUM
20,000 SF
2 STORY W/ BSMT, 31 FT

KIMBALL BRIDGE ROAD

19.0'

R8'

22.0'

R20'

EXISTING SCHOOL
20,000 SF
1 STORY, 18 FT

S 00°10'40" E 583.31'

S 00°11'25" E 117.68'

S 89°03'51" W 95.41'

N/F
WBCMT 2007 C31
AMBERPARK LIMITED
PARTNERSHIP
DB 53678, PG 226
ZONED O-I

N/F
GREENSTONE PARKWAY
FOUR HUNDRED LLP
DB 45828, PG 621
ZONED O-I

N/F
ST JAMES UNITED
METHODIST CHURCH INC
DB 49256, PG 652
ZONED O-I & AG

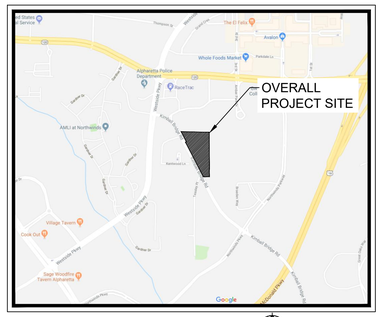
N/F
ANDY KALIFEH

LL 801

LL 800

LL 804

LL 805



VICINITY MAP

FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.06 ACRES (69.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.52 ACRES (34.2%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	640 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	640 SPACE
PROPOSED PARKING:	584 SPACES (3.79 / 1000 SF)
PARKING DECK	469 SPACES
PODIUM	80 SPACES
SURFACE PARKING	35 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ½" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: (770) 366.0744

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
GARREN
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED PROFESSIONAL ENGINEER RYAN TYLER ROSSER

GSWCC CERT. (LEVEL II)	0000072899
DRAWN BY	RAN
DESIGNED BY	JTR
REVIEWED BY	JTR
DATE	03/31/2021
PROJECT NO.	01379600

TITLE
DRB SITE PLAN

SHEET NUMBER
DRB.01

Drawing name: K:\ATL_Civil\01379600_154 Kimball Bridge\CAD\Exhibits\2022-03-01 Zoning Plan Revisions\2022-03-01_Kimball154_DRB-01.dwg ZP-01 ZONING PLAN Mar 01, 2022, 10:54am by Aaron.Bailey

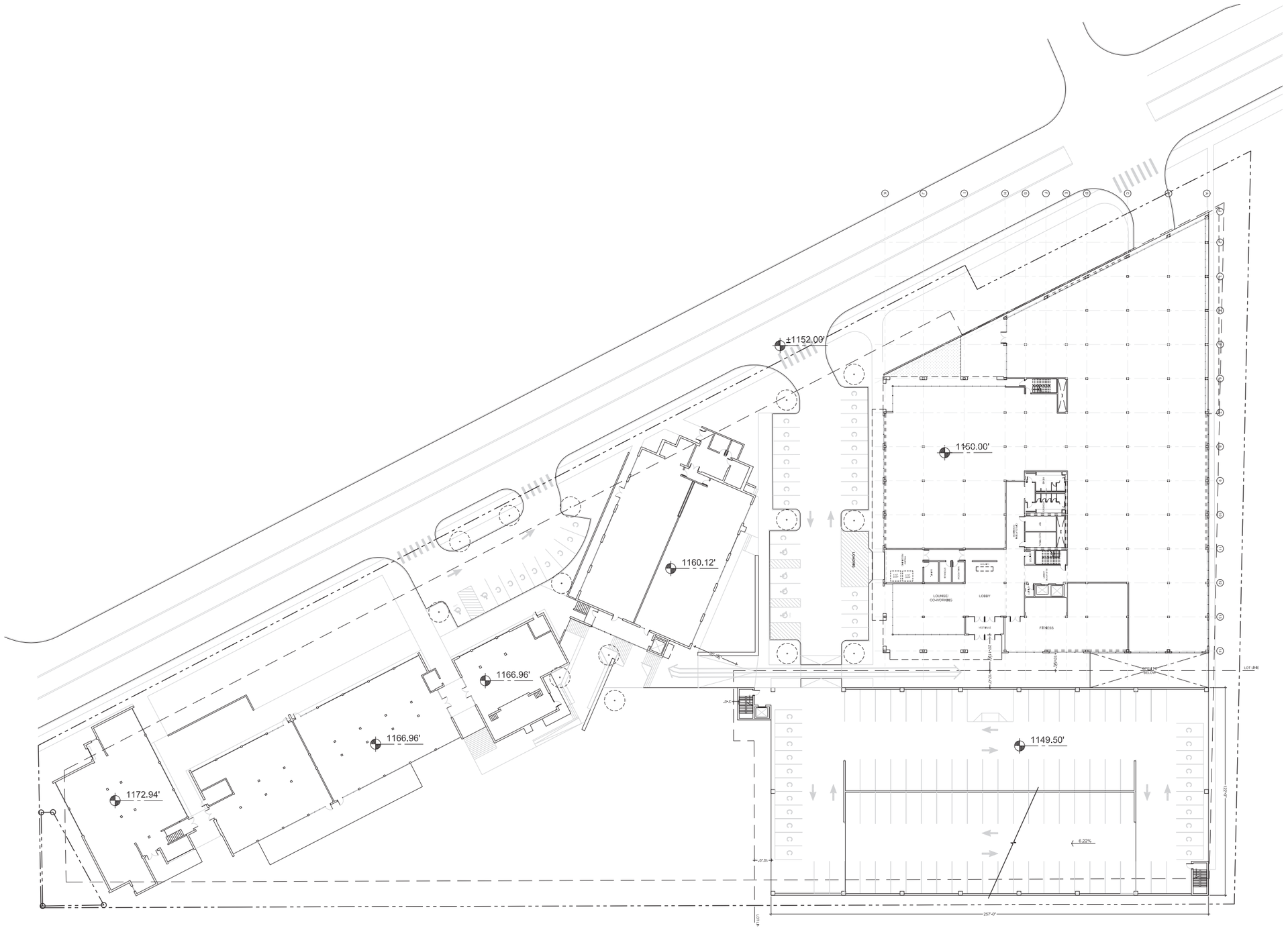
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY OF ALPHARETTA | PARKING DECK DESIGN REVISIONS
03.01.2022

KIMBALL 154
CREATIVE OFFICE

ASD | SKY

OVERALL SITE PLAN



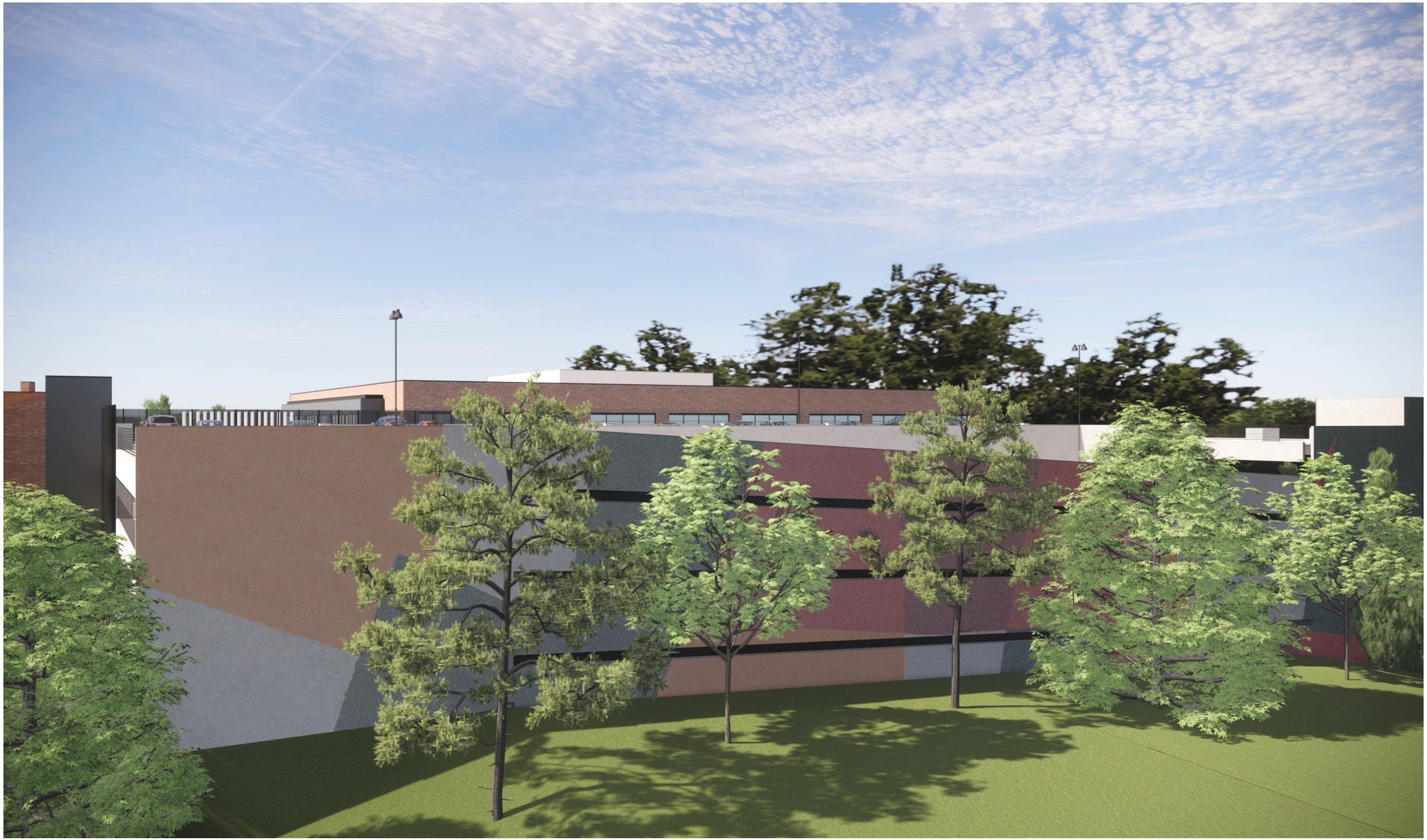
RENDERING

RENDERING

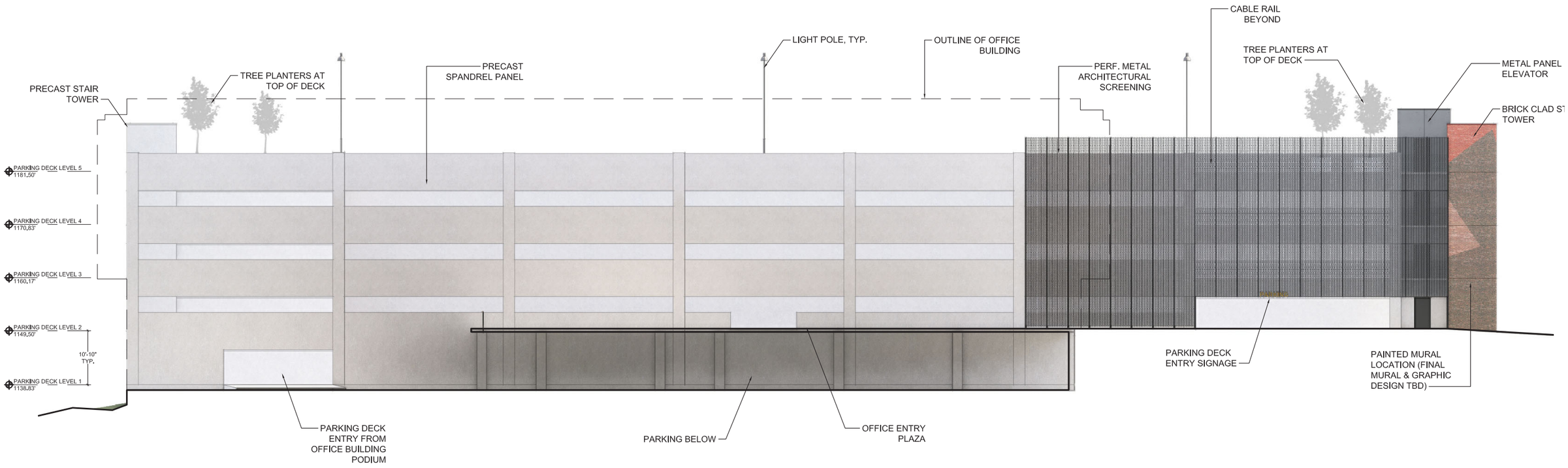
RENDERING

RENDERING

RENDERING

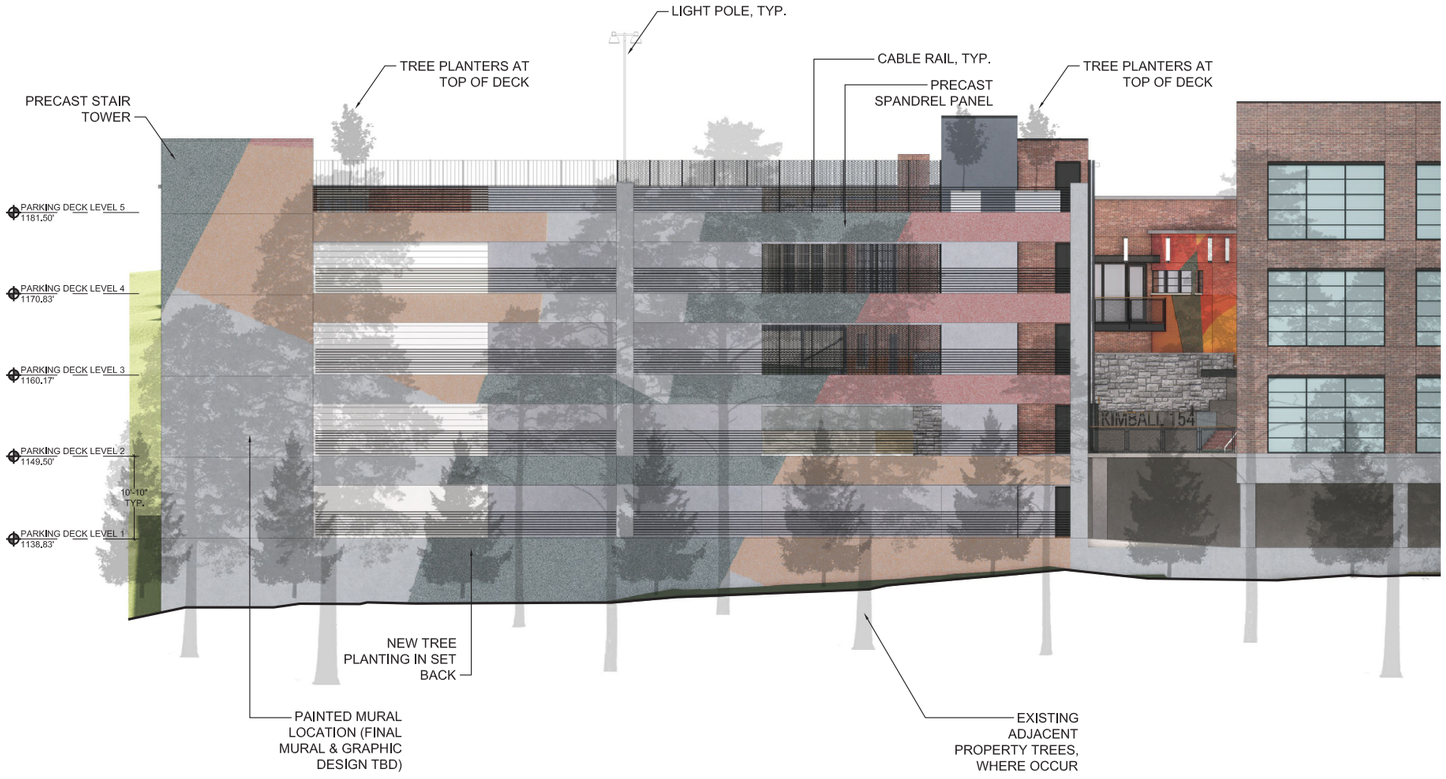


ELEVATIONS



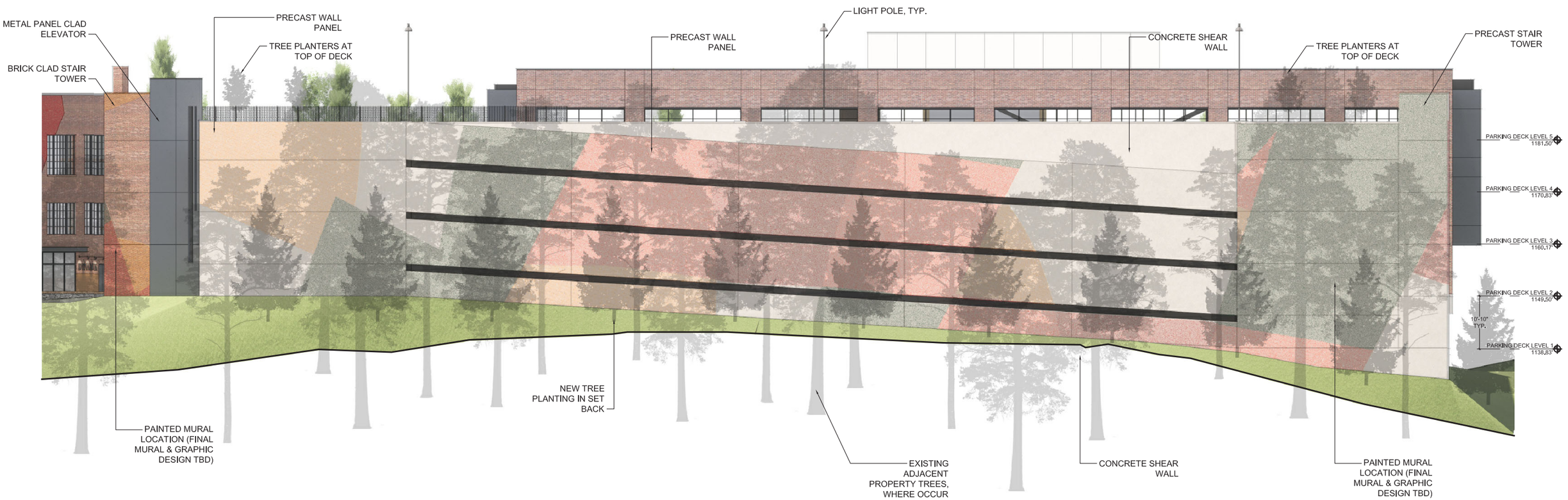
WEST ELEVATION

ELEVATIONS



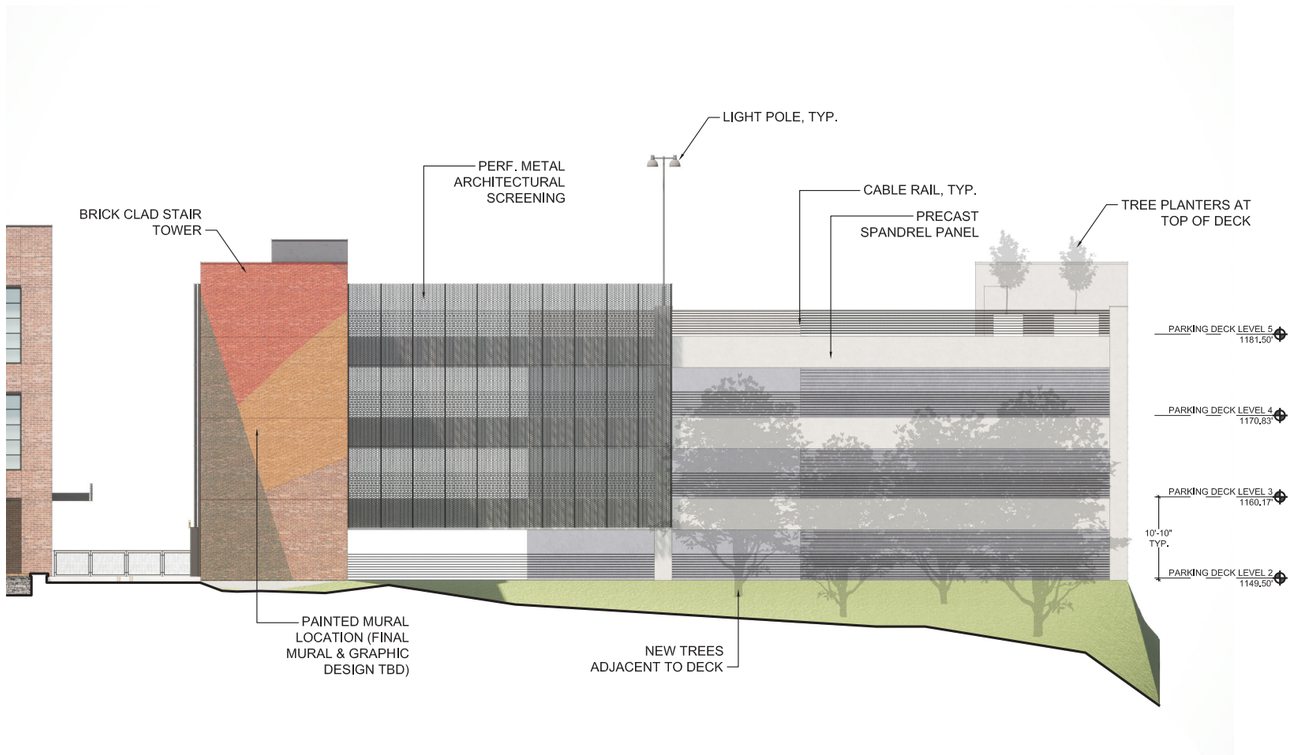
NORTH ELEVATION

ELEVATIONS



EAST ELEVATION

ELEVATIONS



SOUTH ELEVATION

SITE LINE FROM KIMBALL PLACE

SITE LINE FROM AMBER DRIVE

ASD | SKY

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 801 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LAND LOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 95.41' TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), THENCE LEAVING SAID LANDLOT LINE AND RUNNING ALONG THE RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, N27°23'30"W FOR A DISTANCE OF 613.11' TO A Vi" REBAR SET, THENCE RUNNING N63°10'00"E FOR A DISTANCE OF 15.86' TO A 1/2" REBAR SET, THENCE RUNNING N26°50'07"W FOR A DISTANCE OF 180.10' TO A Vi" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N88°44'41"W FOR A DISTANCE OF 442.53' TO AN AXLE FOUND ON THE LANDLOT LINE DIVIDING LANDLOTS 801 AND 804, THENCE RUNNING ALONG SAID LANDLOT LINE THE FOLLOWING COURSES AND DISTANCES, S00°10'40"E FOR A DISTANCE OF 583.31' TO A 1/2" REBAR FOUND, THENCE RUNNING S00°11'25"E FOR A DISTANCE OF 117.68' TO A 1/2" REBAR FOUND AT THE LANDLOT CORNER, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 4.437 ACRES (193,260 SQUARE FEET) MORE OR LESS.

LESS THAN EXCEPT

COMMENCING AT A 1/2" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 1.00' TO A POINT, THENCE LEAVING SAID LANDLOT LINE AND RUNNING N00°56'18"W FOR A DISTANCE OF 1.00'TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'42"W FOR A DISTANCE OF 55.00' TO A POINT,THENCE RUNNING N01°15'39"W FOR A DISTANCE OF 6.98' TO A POINT, THENCE RUNNING N61°18'58"E FOR A DISTANCE OF 62.19' TO A POINT, THENCE RUNNING S00°56'16"E FOR A DISTANCE OF 35.93' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.027 ACRES (1,181 SQUARE FEET) MORE OR LESS.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

06/11/18

BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED No. 2294 LAND SURVEYOR BEN E. BUTTERWORTH

06/11/18

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X' ACORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13121C0059E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, CITY OF ALPHARETTA, FULTON COUNTY GEORIGA.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOT 801 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 95.41' TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), THENCE LEAVING SAID LANDLOT LINE AND RUNNING ALONG THE RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, N27°23'30"W FOR A DISTANCE OF 613.11' TO A ½" REBAR SET, THENCE RUNNING N63°10'00"E FOR A DISTANCE OF 15.86' TO A ½" REBAR SET, THENCE RUNNING N26°50'07"W FOR A DISTANCE OF 180.10' TO A ½" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N88°44'41"W FOR A DISTANCE OF 442.53' TO AN AXLE FOUND ON THE LANDLOT LINE DIVIDING LANDLOTS 801 AND 804, THENCE RUNNING ALONG SAID LANDLOT LINE THE FOLLOWING COURSES AND DISTANCES, S00°10'40"E FOR A DISTANCE OF 583.31' TO A ½" REBAR FOUND, THENCE RUNNING S00°11'25"E FOR A DISTANCE OF 117.68' TO A ½" REBAR FOUND AT THE LANDLOT CORNER, WHICH IS THE TRUE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINING 4.437 ACRES (193,260 SQUARE FEET) MORE OR LESS.

LESS THAN EXCEPT
COMMENCING AT A ½" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 1.00' TO A POINT, THENCE LEAVING SAID LANDLOT LINE AND RUNNING N00°56'18"W FOR A DISTANCE OF 1.00' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'42"W FOR A DISTANCE OF 55.00' TO A POINT, THENCE RUNNING N01°15'39"W FOR A DISTANCE OF 6.98' TO A POINT, THENCE RUNNING N61°18'58"E FOR A DISTANCE OF 62.19' TO A POINT, THENCE RUNNING S00°56'16"E FOR A DISTANCE OF 35.93' TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.027 ACRES (1,181 SQUARE FEET) MORE OR LESS.

SITE ADDRESS:

154 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30009

ZONING INFORMATION:

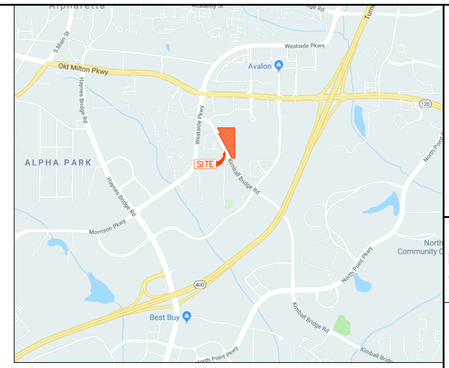
SU (SPECIAL USE DISTRICT)

*SETBACKS ARE SUBJECT TO THE CITY OF ALPHARETTA BUILDING CODE REQUIREMENTS

FRONT: 50' (LOCAL STREETS), 65' (ALL OTHER STREETS)
SIDE: 10'
REAR: 10'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS: 70%

31 PARKING SPACES AND 2 HANDICAPPED PARKING SPACES

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: STONEWALK COMPANIES LLC WITH ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(B)(1), 8, 9, 11 (PURSUANT TO SECTION 5.E.iv), 13, & 21 OF TABLE A THEREOF.

06/11/18

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE:

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY;
2. EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS, OR (iv) CONFLICTS OR PROTRUSIONS;
3. ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY KIMBALL BRIDGE ROAD, ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
4. THE PROPERTY DOES VISIBLY SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES;
5. THERE WAS NO EVIDENCE OF GRAVEYARDS, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR WETLANDS AT THE TIME OF THE SURVEY;
6. AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W;
7. ALL ADJOINING PROPERTY LINES ARE CONTIGUOUS. THERE WERE NO GAPS OR OVERLAPS.

DATED: 06/11/18

BEN BUTTERWORTH - R.L.S. #2294
BOUNDARY ZONE INC. - L.S.F. #839
4195 SOUTH LEE STREET, SUITE 1
BUFORD, GA 30518

SCHEDULE 'B' EXCEPTIONS:

PREPARED BY: AUGUSTA TITLE INC.

TITLE COMMITMENT #78382
EFFECTIVE DATE: 04/20/18

PREPARED FOR: STONEWALK COMPANIES LLC

9. AGREEMENT FOR GUY WIRES AND ANCHORS MADE BY FULTON COUNTY BOARD OF EDUCATION TO GEORGIA POWER COMPANY, DATED DECEMBER 17, 1937, FILED FOR RECORD JANUARY 10, 1938, RECORDED AT DEED BOOK 1692, PAGE 6, FULTON COUNTY, GEORGIA RECORDS.

DOES AFFECT SUBJECT PROPERTY, BLANKET EASEMENT.

10. RIGHT-OF-WAY DEED FROM THE FULTON COUNTY BOARD OF EDUCATION TO THE CITY OF ALPHARETTA, DATED SEPTEMBER 13, 2001, FILED FOR RECORD NOVEMBER 1, 2001, RECORDED AT DEED BOOK 31234, PAGE 384, AFORESAID RECORDS.

DOES AFFECT SUBJECT PROPERTY AS SHOWN.

11. ALL MATTERS DISCLOSED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 97, PAGE 56, AFORESAID RECORDS.

DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

NOTE: PLAT PROVIDED IS NOT LEGIBLE.

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

GRAPHIC SCALE - IN FEET
15 0 30 60 90 120

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: ACRES / SQUARE FEET

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XX FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	⊹⊖	POWER/LIGHT POLE	⊠	GAS METER	—T—	TELEPHONE LINE	OH	OVERHANG	POB	POINT OF BEGINNING
●	1/2" REBAR WITH CAP SET LSF# 839	-c	GUY WIRE	⊠	GAS VALVE	—X—	FENCE LINE	C.B.	CATCH BASIN	POC	POINT OF COMMENCEMENT
	R/W MONUMENT	⊡	POWER METER	⊠	CABLE BOX	-920-	CONTOUR LINE	CNT	CANTILEVER	NAD	NORTH AMERICAN DATUM
	FIRE HYDRANT	⊠	POWER BOX	⊠	TELEPHONE BOX	BSL	BUILDING SETBACK LINE	H/C	HANDICAP	NAVD	NORTH AMERICAN VERTICAL DATUM
	WATER METER	⊠	A/C UNIT		SIGN	CONC.	CONCRETE	FFE	FINISHED FLOOR ELEVATION		
	WATER VALVE	Ⓢ	MANHOLE	—W—	WATER LINE	EOP	EDGE OF PAVEMENT	BFE	BASEMENT FLOOR ELEVATION		HARDWOOD TREE
	POWER POLE	Ⓒ	CLEAN OUT	—U—	OVERHEAD UTILITY LINE	L.L.	LAND LOT	GFE	GARAGE FLOOR ELEVATION		
	LIGHT POLE	Ⓙ	JUNCTION BOX	—S—	SEWER LINE	N/F	NOW OR FORMERLY	DB	DEED BOOK		PINE TREE
		Ⓞ	OUTFLOW STRUCTURE	—G—	GAS LINE	R/W	RIGHT-OF-WAY	PB	PLAT BOOK		
		▩	DRAINAGE INLET	C	CABLE LINE	P/L	PROPERTY LINE	PG	PAGE		

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BUFORD, GEORGIA 30518

ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303

MARIETTA
1870 THE EXCHANGE, SUITE 100
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
1 OF 3

LEGEND:

CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
STOP BAR
BOLLARD
PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

06/11/18

BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED LAND SURVEYOR BEN E. BUTTERWORTH No. 3291

06/11/18

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING

N/F
GREENSTONE PARKWAY
FOUR HUNDRED LLP
DB 45828, PG 613

IPF
1/2" REBAR

18.75'

N 88°44'41" W 442.53'

IPF
AXLE

APPROX. L.L.

L.L. 801

L.L. 804

10' BSL

50' BSL

WALL

GRAVEL

ASPHALT

FFE: 1143.03'
30" X 50" FT.

2 STORY BRICK
W.BASEMENT
FFE: 1160.12'
BFE: 1147.96'
8408 SQ. FT.
BLDG HT: 1190.65'

1 STORY BRICK
FFE: 1168.96'
17443 SQ. FT.

SHED

CONC.

N 27°23'30" W 613.11'

KNIGHT BRIDGE ROAD
(R/W VARIES)

TBM:
NAIL IN SIDEWALK
ELEV. 1144.67'

TBM:
PK IN SIDEWALK
ELEV. 1158.50'

N/F
WBCMT 2007 C31
AMBERPARK LIMITED
PARTNERSHIP
DB 53678, PG 226

S 00°40'09" E
583.31'

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

GRAPHIC SCALE – IN FEET
0 15 30 60 90 120

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

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TOTAL AREA: ACRES / SQUARE FEET

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XX FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

PROPERTY CORNER
FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
SIGN
—W— WATER LINE
—U— OVERHEAD UTILITY LINE
—S— SEWER LINE
—G— GAS LINE
C CABLE LINE
—T— TELEPHONE LINE
—X— FENCE LINE
—920— CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
L.L. LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
C.B. CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

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1870 THE EXCHANGE, SUITE 100
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
2 OF 3

LEGEND:

CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
STOP BAR
BOLLARD
PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE

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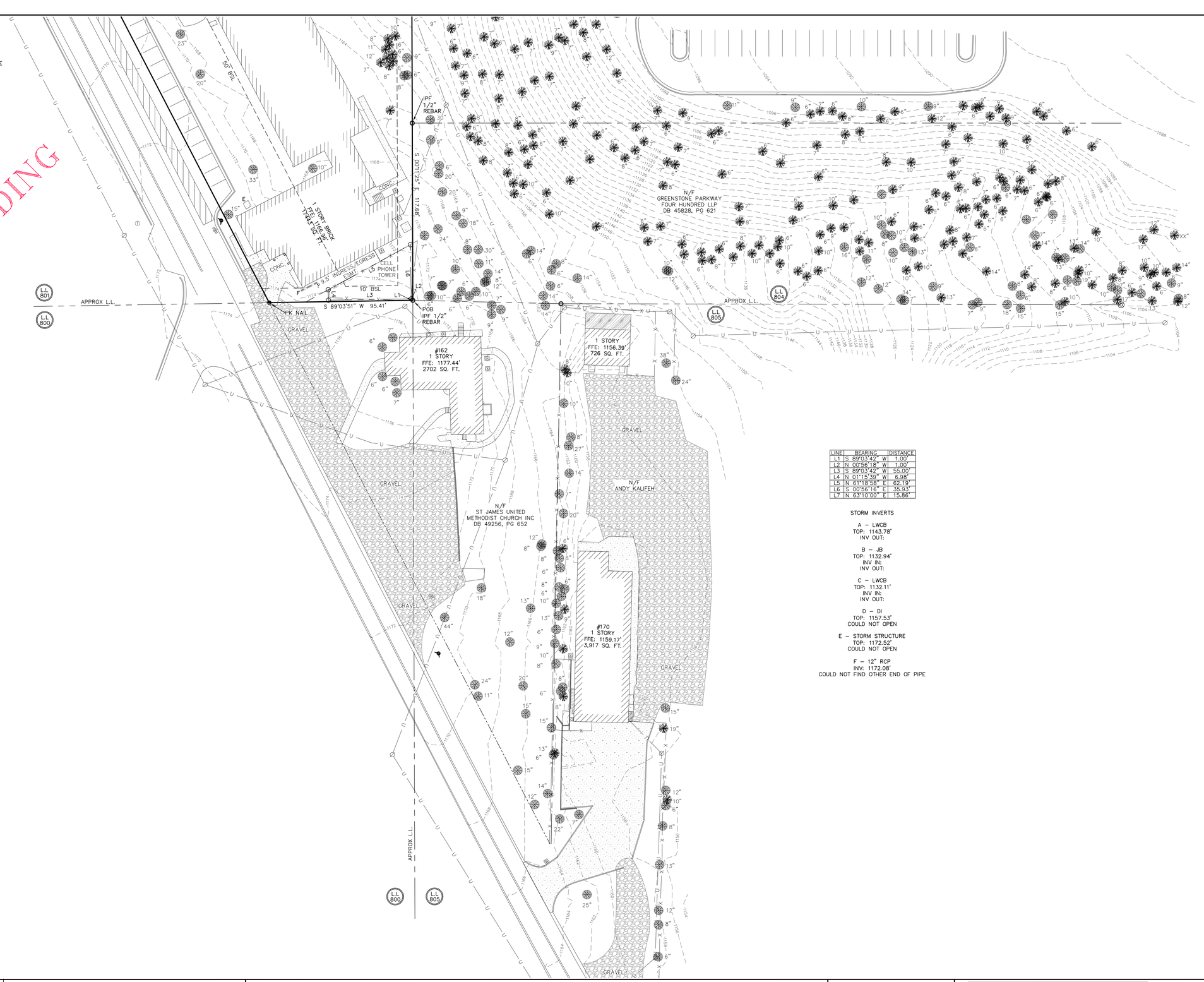
06/11/18
BEN E. BUTTERWORTH RLS #2294 DATE

GEORGIA REGISTERED No. 2294 LAND SURVEYOR BEN E. BUTTERWORTH

06/11/18
FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PRELIMINARY NOT FOR RECORDING



LINE	BEARING	DISTANCE
L1	S 89°03'42" W	1.00'
L2	N 00°56'18" W	1.00'
L3	S 89°03'42" W	55.00'
L4	N 01°15'39" W	6.98'
L5	N 61°18'58" E	62.19'
L6	S 00°56'16" E	35.93'
L7	N 63°10'00" E	15.86'

STORM INVERTS

A – LWCB
TOP: 1143.78'
INV OUT:

B – JB
TOP: 1132.94'
INV IN:
INV OUT:

C – LWCB
TOP: 1132.11'
INV IN:
INV OUT:

D – DI
TOP: 1157.53'
COULD NOT OPEN

E – STORM STRUCTURE
TOP: 1172.52'
COULD NOT OPEN

F – 12" RCP
INV: 1172.08'
COULD NOT FIND OTHER END OF PIPE

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

GRAPHIC SCALE – IN FEET
0 15 30 60 90 120

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: STONEWALK COMPANIES LLC
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 06/11/18

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TOTAL AREA: ACRES / SQUARE FEET

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON

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THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
SIGN
—W— WATER LINE
—U— OVERHEAD UTILITY LINE
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C CABLE LINE
—T— TELEPHONE LINE
—X— FENCE LINE
-920- CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
L.L. LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
C.B. CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

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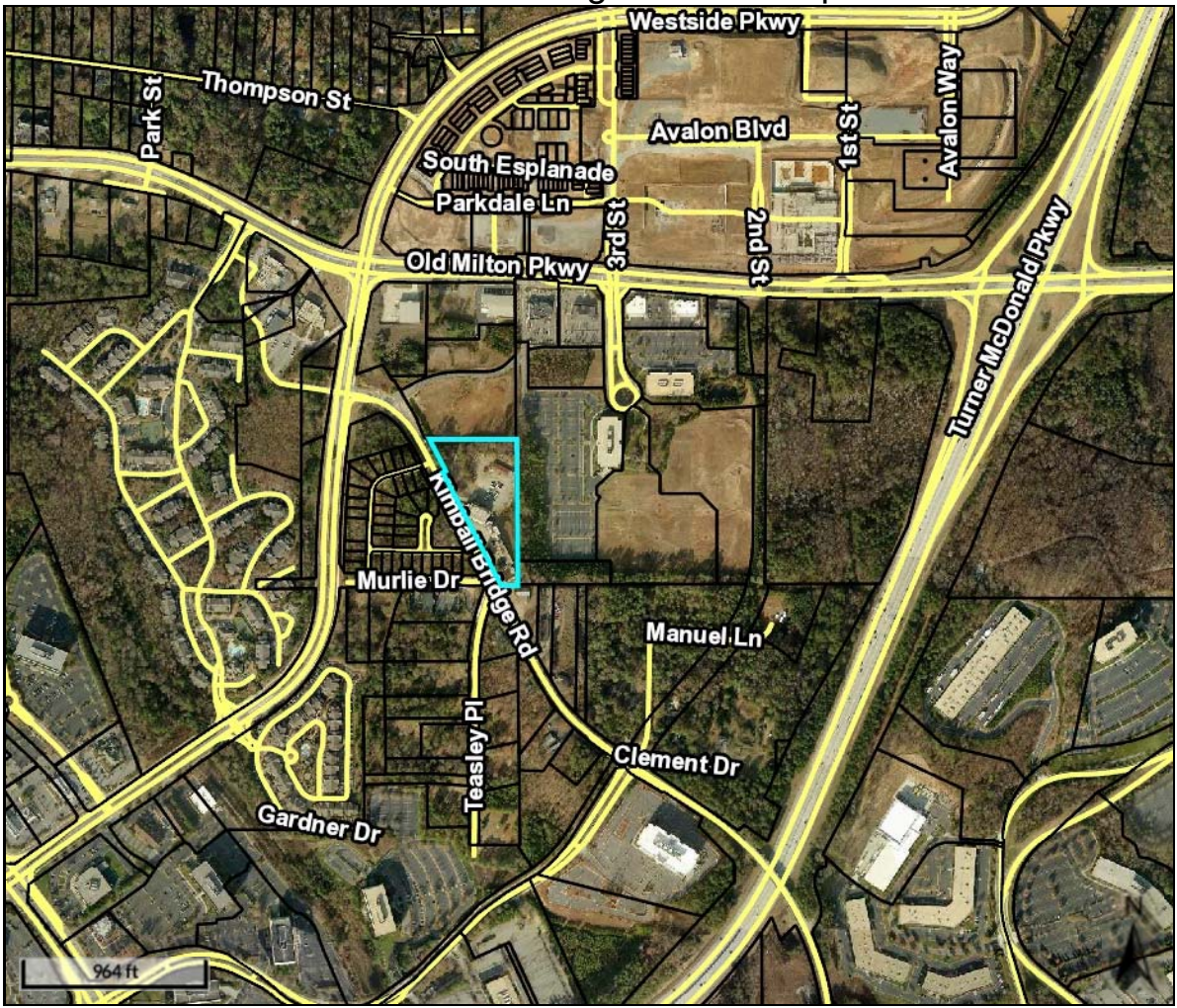
MARIETTA, GA 30339

RALEIGH
2205-C CANDUN DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1940901

SHEET
3 OF 3

154 Kimble Bridge Rd Site Map



IPF 1/2" REBAR
18.75'
N 88°44'41" W 442.53'
IPF AXLE
10' BSL
N 26°50'07" W 180.10'
WALL
50' BSL
10' BSL
ASPHALT
GRAVEL
FFE: 1143.03'
307 SQ. FT.
A
TBM: WALK 4.67'
L1
Tag #897
Tag #898
Tag #899
Tag #900
Tag #901
Tag #902
Tag #903
Tag #904
S 00°01'40" E 583.31'
Tag #348
Tag #349
Tag #350
TBM: PK IN SIDEWALK ELEV. 1158.50'
2 STORY BRICK W/BASEMENT
FFE: 1160.12'
BFE: 1147.96'
8408 SQ. FT.
BLDG HT: 1190.65'
CONC.
D
SHED
KIMBALL BRIDGE ROAD (R/W VARIES)
N 27°23'30" W 613.11'
1 STORY BRICK
FFE: 1166.96'
1743 SQ. FT.
Tag #354
Tag #353
Tag #351
Tag #352
50' BSL
E
1 STORY BRICK
FFE: 1166.96'
1743 SQ. FT.
CONC.
9.5' INGRESS/EGRESS ESMT.
CELL PHONE TOWER
10' BSL
L2
L3
L1
L5
F
S 89°03'51" W 95.41'
PK NAIL
POB IPF 1/2" REBAR
S 00°11'25" E 117.68'
L.L 801
L.L 800
APPROX L.L.
#162

Specimen Analysis

(General Observations: The site was previously residential and has been used as commercial business. With the exception of the magnolias along Roswell St, all trees located on the site appear to be naturally established.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessme
897	35.5" Red Oak	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
898	34.2" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
899	25.7" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
900	24.3" Red Oak	Good	Poor	Yes	Due to condition, this tree should not be taken into design consideration.	1 & 2	
901	41.7" Poplar - Forked (30" & 21")	Good	Poor	Yes	2 Co-Dominate Leaders with weak crotches and included bark. Large, extended wound exposing heartwood. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration	3	
902	27.2" Red Oak	Good	Poor	Yes	Due to condition, this tree should not be taken into design consideration.	4	
903	36.2" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
904	30" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
348	28.7" Elm	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
349	30.7" Red Oak	Good	Good	Yes	Boundary Tree. Due to condition, this tree should be taken into design		
350	42" Red Oak - Forked(28.2" & 28.7")	Poor	Poor	Yes	Boundary Tree. 2 Co-Dominate Leaders with weak crotches and included bark. Large, extended wound exposing heartwood. Half of crown missing from power line pruning and sever insect damage. Due to the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration		
351	37.8" White Pine	Good	Poor	Yes	Large stem canker near base of tree is undesirable and a life safety issue .Due to condition tree is not a design consideration.	5	
352	10.8" Dogwood - Forked(8.7" & 8.1")	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
353	22.3" Magnolia	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		

354	25.6" Magnolia - Forked (11.5" & 19.4")	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		

Picture #1 - Tree #900. Large stem canker

Picture #2 - Tree #900. Major dead limbs

Picture #3 - Tree #901. Extremely long stem wound and exposed hearwood. Forked near the ground as well as major sweeping in stem.

Picture #4 - Tree #902. Major dead limbs and over half the crown has died back.

Picture #5 - Tree #351. Major stem canker and heartwood exposed.

Kimley»Horn

MEMORANDUM

To: Eric Graves, *City of Alpharetta*

From: John D. Walker, P.E., PTOE, *Kimley-Horn*
Allison Laber, EIT (KY), *Kimley-Horn*

Date: April 29, 2021

RE: ***154 Kimball Bridge – City of Alpharetta – Trip Generation & Traffic Study Methodology Memo***

Kimley-Horn is pleased to provide this memorandum regarding the project traffic evaluation for the proposed *154 Kimball Bridge* development in the City of Alpharetta, Georgia. A Traffic Impact Study was previously prepared for the site in 2018. Since that time, the site densities have changed, necessitating a new study to accompany the rezoning application. Please reply to us with your concurrence on the Traffic Impact Study methodology and proposed study network.

PROJECT OVERVIEW

The *154 Kimball Bridge* development is a proposed adaptive re-use office development in the City of Alpharetta, Georgia, consisting of 160,000 square feet of office space. The site is located east of the intersection of Kimball Bridge Road at Westside Parkway. The project proposes three full movement driveways, one of which will add a fourth leg to the unsignalized intersection of Kimball Bridge Road at Stratham Drive. The total acreage of the subject property is 4.4+/- acres, currently zoned SU (special use). The proposed zoning of the subject property is O-P (Office-Professional). The Future Land Use Map indicates future commercial for this tract.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *154 Kimball Bridge* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis presents the projected trips associated with the proposed project based on the General Office Building (ITE Code 710) land use.

Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, and pass-by reductions were assumed to be zero.

The density and the anticipated project trip generation comparison are summarized in **Table 1**.

Table 1: Net New Trip Generation								
Land Use	**Density**	**Daily Traffic**			**AM Peak Hour**		**PM Peak Hour**	
		Total	**Enter**	**Exit**	**Enter**	**Exit**	**Enter**	**Exit**
General Office Building (ITE 710)	160,000 SF	1,674	837	837	152	25	28	150
Gross Project Trips		1,674	837	837	152	25	28	150
Mixed-Use Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Alternative Mode Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Net New Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**

As shown in **Table 1**, the proposed development is projected to generate approximately 1,674 net new daily trips, 177 net new AM peak hour trips, and 178 net new PM peak hour trips.

TRAFFIC STUDY METHODOLOGY

Given the existing roadway network and the projected trip generation, the following three (3) existing intersections are recommended for detailed intersection analyses:

- Kimball Bridge Road at Westside Parkway (signalized)
- Kimball Bridge Road at Stratham Drive/Proposed Site Driveway 1 (unsignalized)
- Kimball Bridge Road at Northwinds Parkway (signalized)

The study intersections are shown on Attachment 1.

Due to COVID-19, traffic patterns and volumes may have changed. Intersection Turning Movement Counts were collected at the three (3) study intersections in August 2018 as part of a previous TIA. A growth rate of 1.0% per year (consistent with other TIAs in the area) will be applied for three (3) years to calculate Estimated 2021 Traffic Volumes.

For informational purposes, a 24-hour volume count was collected along Kimball Bridge Road east of Northwinds Parkway in February 2021. The volumes were compared to a 24-hour volume count from November 2018. **Figure 1** illustrates the comparison between November 2018 ADT and the February 2021 ADT. The 24-hour volume comparison found a 49% overall reduction in ADT from November 2017 to February 2021.

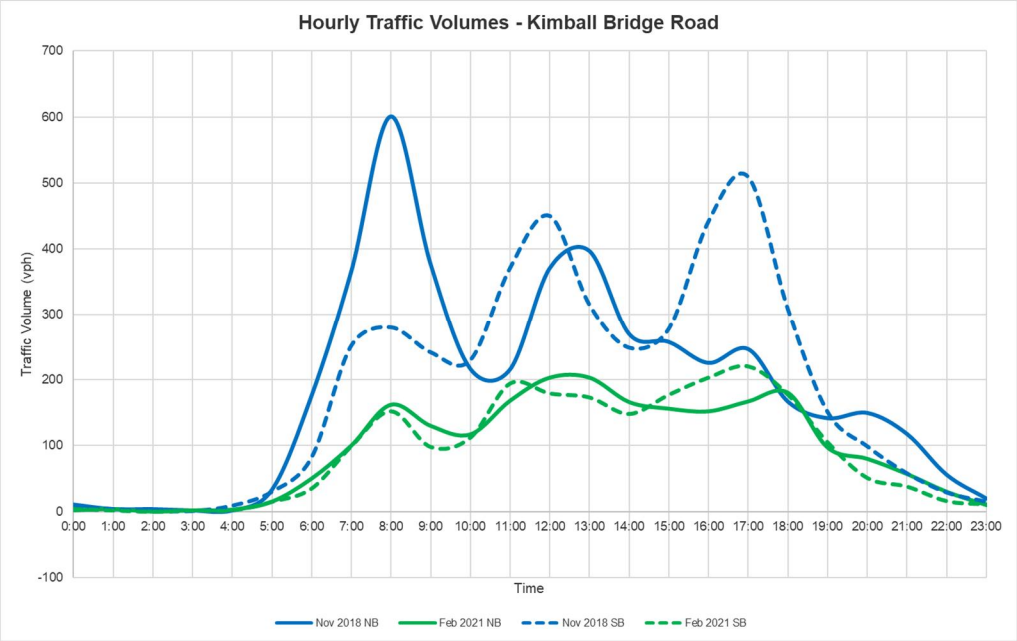


Figure 1: Kimball Bridge Road ADT Comparison

An additional background growth rate of 1.0% per year will be applied to project traffic to the 2023 build-out year.

SUMMARY

Please let us know if you find the traffic impact study methodology acceptable. We are proceeding with the traffic impact study, and hope to submit the traffic impact study with the rezoning application on May 3, 2021.

Sincerely,

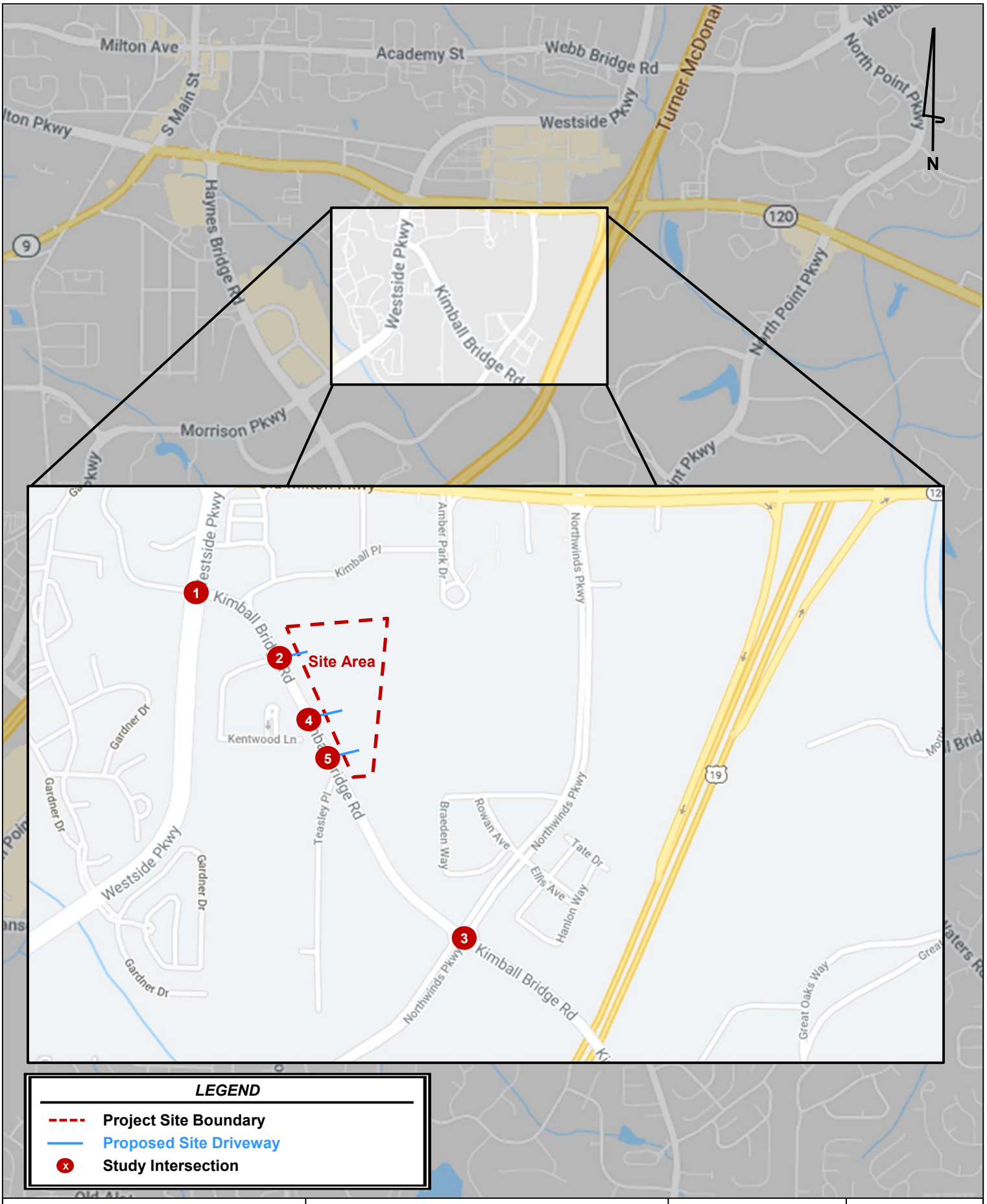
KIMLEY-HORN AND ASSOCIATES, INC.

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

Allison Laber, EIT (KY)
Project Analyst

Attachments:

- Intersection Location Map
- Trip Generation Summary



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Location Map**	**Attachment 1**

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
154 Kimball Bridge Road
Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
710 General Office Building	160,000 s.f.	1,674	177	152	25	178	28	150
Gross Trips		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**
Office Trips		1,674	177	152	25	178	28	150
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Office Trips		1,674	177	152	25	178	28	150
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**
Driveway Volumes		**1,674**	**177**	**152**	**25**	**178**	**28**	**150**

Traffic Impact Study

154 Kimball Bridge Road

City of Alpharetta, Georgia

Report Prepared:

March 2021

Report Revised:

April 2021

Prepared for:

KB Ventures Partners, LLC

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
013796001

Traffic Impact Study

154 Kimball Bridge Road

City of Alpharetta, Georgia

Report Prepared:

March 2021

Report Revised:

April 2021

Prepared for:

KB Ventures Partners, LLC

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
013796001

4/29/2021

Kimley»Horn

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Kimley»Horn

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Appendix A: Site Plan
Appendix B: Intersection Volume Worksheets
Appendix C: *Synchro* Analysis Reports
Appendix D: Raw Traffic Counts
Appendix E: Project Fact Sheets

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *154 Kimball Bridge Road* development, which is expected to be completed in 2023 (referred to herein as "build-out year"). The site is located east of the intersection of Kimball Bridge Road at Westside Parkway in the City of Alpharetta, Georgia.

The site is currently occupied by a Fulton County School maintenance facility and is proposed to be redeveloped to 160,000 square feet of office space on approximately 4.4 acres. The site is proposed to be rezoned from SU (Special Use) to O-P (Office-Professional). A traffic impact study was previously prepared for the site in September 2018. Since that time, the site densities have changed, necessitating a new study to accompany the rezoning application.

This report will summarize the analyses of the following three (3) scenarios:

1. Estimated 2021 Traffic Conditions
2. Projected 2023 No-Build Traffic Conditions (Estimated 2021 Traffic Conditions, plus background traffic growth).
3. Projected 2023 Build Traffic Conditions (Projected 2023 No-Build Traffic Conditions, plus the traffic associated with the proposed *154 Kimball Bridge Road* development).

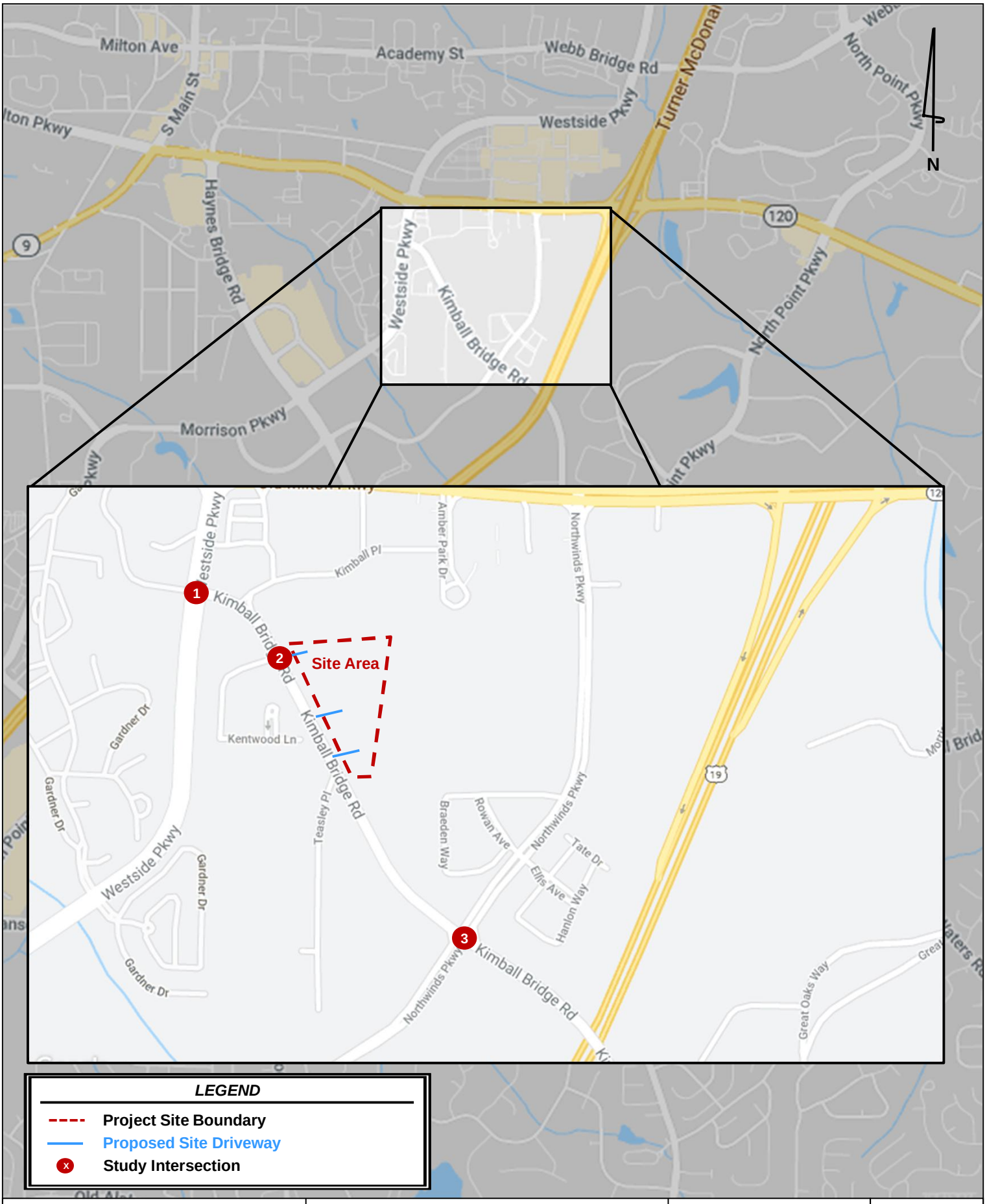
Figure 1 provides a location map of the project site. **Figure 2** provides aerial imagery of the project site. Additionally, a copy of the proposed site plan is provided in Appendix A.

2.0 STUDY AREA DETERMINATION

The study area consists of the following three (3) existing intersections, plus the site driveways:

1. Kimball Bridge Road at Westside Parkway (signalized)
2. Kimball Bridge Road at Stratham Drive (unsignalized)
3. Kimball Bridge Road at Northwinds Parkway (signalized)

This analysis considers Westside Parkway, Stratham Drive, Northwinds Parkway, Site Driveway A, Site Driveway B, and Site Driveway C as having a north-south orientation and Kimball Bridge Road as having an east-west orientation.



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Location Map**	**Figure 1** **Page 2**

Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Site Aerial**	**Figure 2** **Page 3**

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Westside Parkway is a four-lane divided minor arterial roadway with a posted speed limit of 40 MPH. GDOT counts taken north of Encore Parkway indicated an Annual Average Daily Traffic (AADT) volume of 14,200 vehicles per day in 2019.

Kimball Bridge Road is a two-lane, undivided major collector roadway with a posted speed limit of 45 MPH. Average Daily Traffic (ADT) counts collected in November 2018 indicated an ADT of 8,850 vehicles per day west of Northwinds Parkway, and 13,500 vehicles per day east of Northwinds Parkway.

Stratham Drive is a two-lane, undivided local roadway with a posted speed limit of 15 MPH. GDOT counts taken west of Kimball Bridge Road indicated an AADT volume of 70 vehicles per day in 2019.

Northwinds Parkway is a four-lane, divided local road with a posted speed limit of 35 MPH. There are no GDOT count stations along Northwinds Parkway.

3.2 EXISTING TRAFFIC VOLUMES

Per the traffic study methodology memo (dated 3/9/2021), historical vehicle peak hour turning movement counts from 2018 were utilized at the following existing study intersections:

1. Kimball Bridge Road at Westside Parkway (signalized)
2. Kimball Bridge Road at Stratham Drive (unsignalized)
3. Kimball Bridge Road at Northwinds Parkway (signalized)

Due to COVID-19, traffic patterns and volumes may have changed. The vehicle peak hour turning movement counts for the study intersections were collected on August 29, 2018 (pre-COVID). The counts were performed during the AM period (7:00 AM to 9:00 AM) and the PM period (4:00 PM to 6:00 PM). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix D**.

Table 1: Peak Hour Summary		
Intersection	**AM Peak Hour**	**PM Peak Hour**
1. Kimball Bridge Road at Westside Parkway	7:15 AM – 8:15 AM	5:00 PM – 6:00 PM
2. Kimball Bridge Road at Stratham Drive	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
3. Kimball Bridge Road at Northwinds Parkway	8:00 AM – 9:00 AM	4:45 PM – 5:45 PM

The collected 2018 peak hour traffic volumes were increased by 1.0% per year for three (3) years to account for the expected growth in traffic through year 2021. **Figure 4** illustrates the adjusted 2021 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).

For informational purposes, a 24-hour volume count was collected along Kimball Bridge Road west of Northwinds Parkway in February 2021 and was compared to a historical 24-Hour Volume Count from November 2018. **Figure 3** illustrates the comparison between November 2018 collected ADT and the February 2021 collected ADT. The 2021 traffic volumes were found to be approximately 50% lower than the 2018 tr.

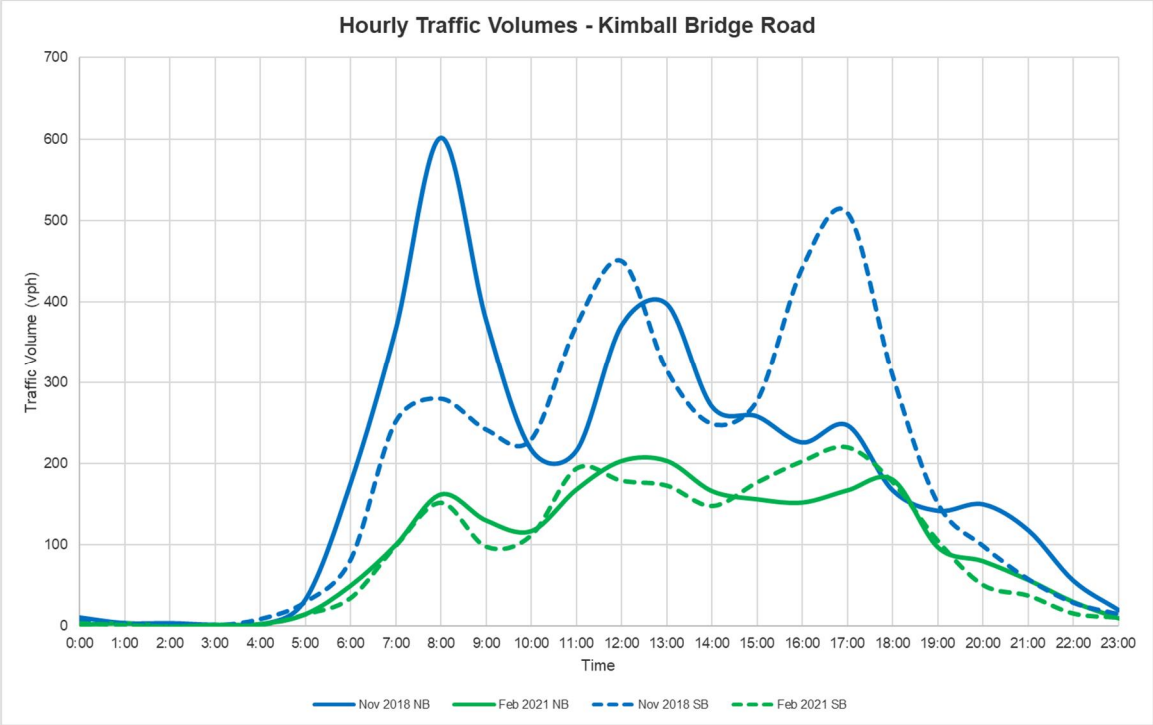
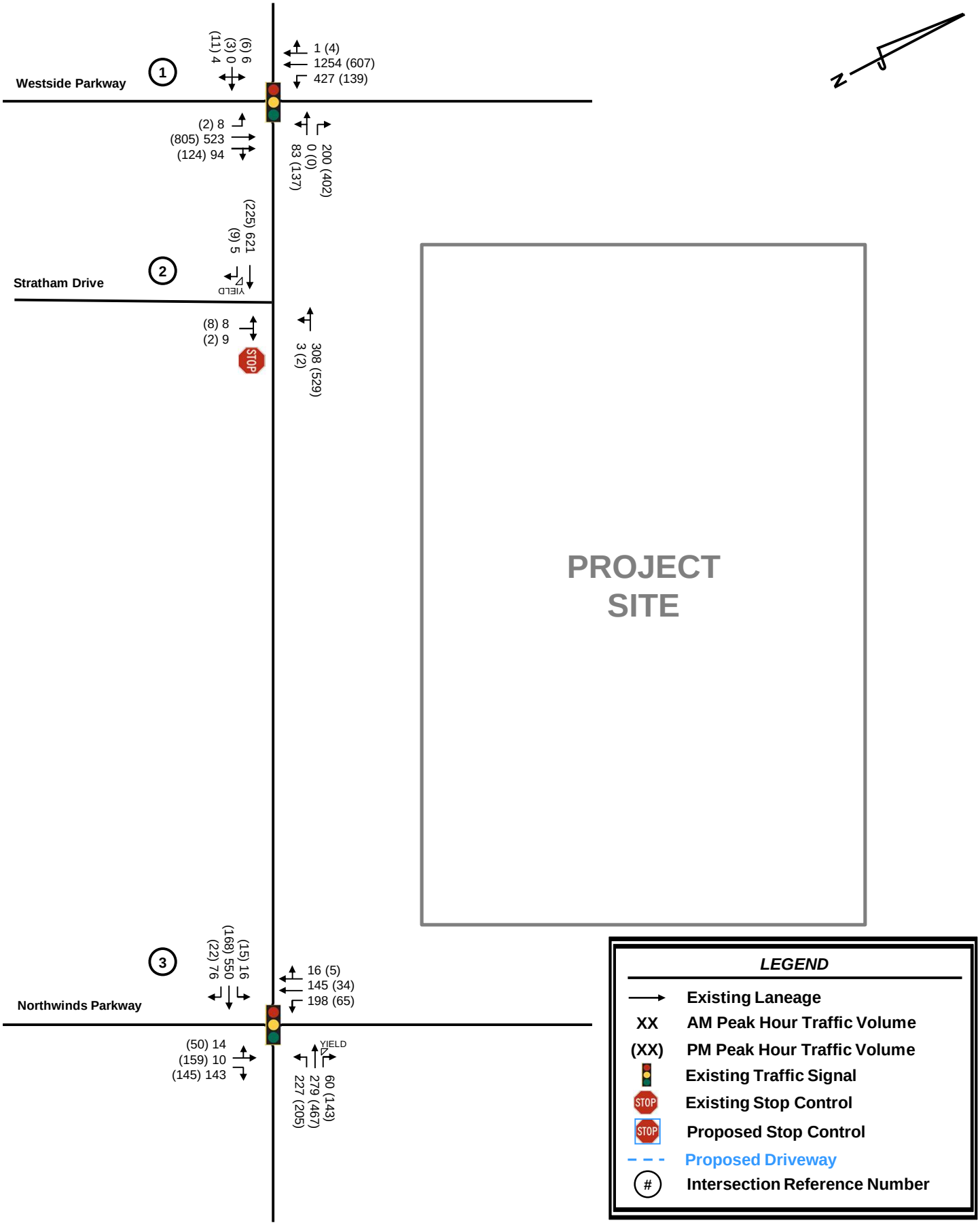


Figure 3: Kimball Bridge Road ADT Comparison


Westside Parkway
1
(6) 6
(3) 0
(11) 4
1 (4)
1254 (607)
427 (139)
(2) 8
(805) 523
(124) 94
200 (402)
0 (0)
83 (137)
(225) 621
(9) 5
YIELD
Stratham Drive
2
(8) 8
(2) 9
STOP
308 (529)
3 (2)
PROJECT SITE
(168) 550
(22) 76
(15) 16
3
16 (5)
145 (34)
198 (65)
Northwinds Parkway
(50) 14
(159) 10
(145) 143
YIELD
227 (205)
279 (467)
60 (143)
N
LEGEND
Existing Laneage
XX AM Peak Hour Traffic Volume
(XX) PM Peak Hour Traffic Volume
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Proposed Driveway
Intersection Reference Number

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

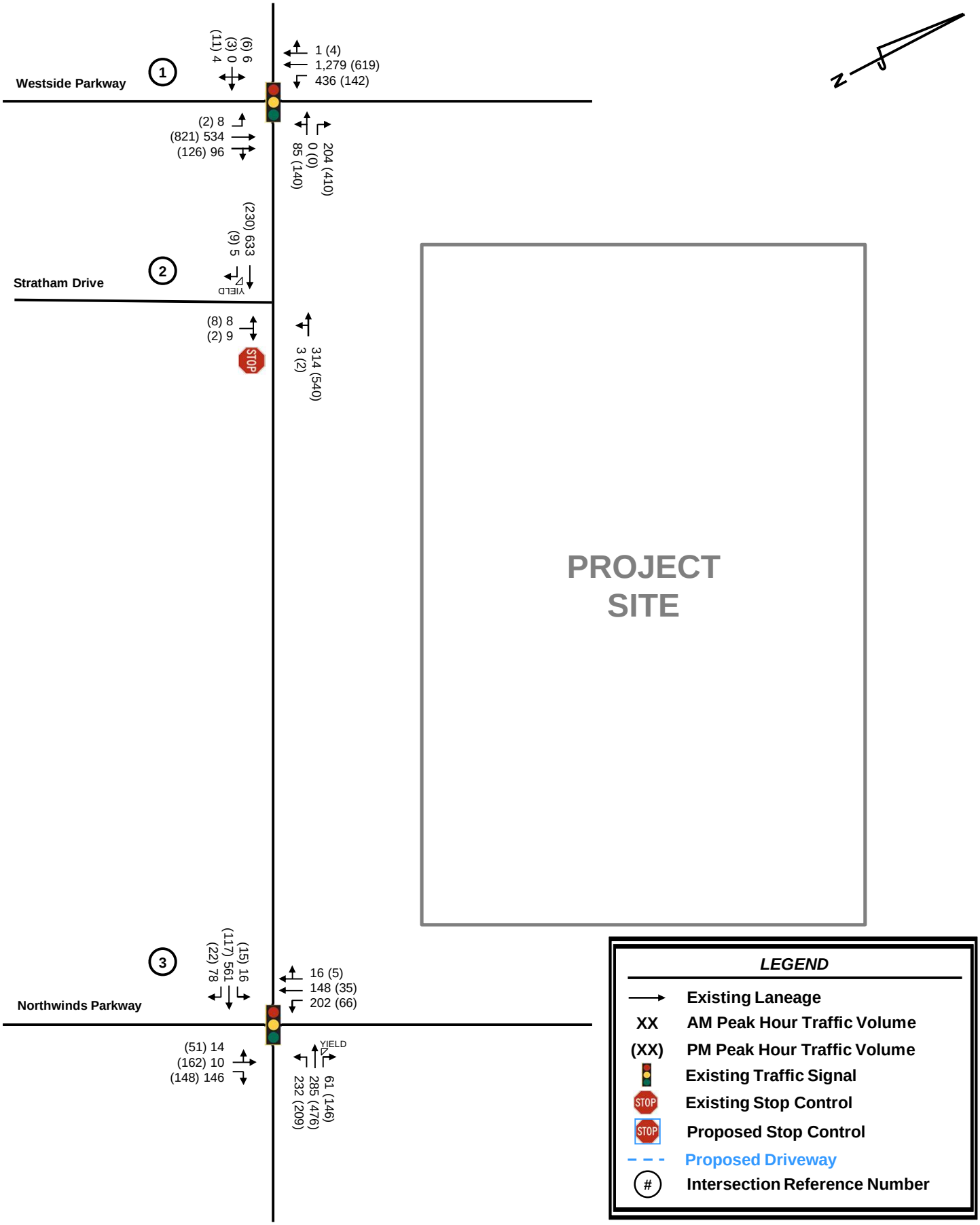
Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed *154 Kimball Bridge Road* development. The Estimated 2021 peak hour traffic volumes were increased by 1.0% per year for two (2) years to account for the expected background growth in traffic through year 2023, build-out of the project.

Figure 5 illustrates the Projected 2023 No-Build traffic conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Atlanta Regional Commission's *Atlanta Region's Plan* was researched for programmed transportation projects within the vicinity of the proposed development. Fact sheets are included in Appendix E.

1. **FN-176**: The project will widen Old Milton Parkway (SR 120) from four lanes to six lanes between Kimball Bridge Road and SR 400.
2. **AR-ML-300**: The project will add two new express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one express lane in each direction from McGinnis Ferry Road to McFarland Parkway.


Westside Parkway
1
(6) 6
(3) 0
(11) 4
1 (4)
1,279 (619)
436 (142)
(2) 8
(821) 534
(126) 96
204 (410)
0 (0)
85 (140)
Stratham Drive
2
(230) 633
(9) 5
YIELD
(8) 8
(2) 9
STOP
314 (540)
3 (2)
PROJECT SITE
Northwinds Parkway
3
(15) 16
(117) 561
(22) 78
16 (5)
148 (35)
202 (66)
(51) 14
(162) 10
(148) 146
YIELD
61 (146)
285 (476)
232 (209)
N
LEGEND
Existing Laneage
XX AM Peak Hour Traffic Volume
(XX) PM Peak Hour Traffic Volume
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Proposed Driveway
Intersection Reference Number

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *154 Kimball Bridge Road* development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the new trips generated by the proposed *154 Kimball Bridge Road* development.

5.1 PROJECT SITE ACCESS

Access to the proposed *154 Kimball Bridge Road* development will be provided via three (3) proposed site driveways, which are shown on the proposed site plan in **Appendix A**. Brief description of the site driveways are as follows:

1. Site Driveway A – located along Kimball Bridge Road, aligned with Stratham Drive. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site.
2. Site Driveway B – located along Kimball Bridge Road, south of Site Driveway A. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site.
3. Site Driveway C – located along Kimball Bridge Road, south of Site Driveway B. The driveway is proposed to operate as full-movement under side street stop-control and have one (1) ingress land and one (1) egress lane on the site. The driveway does not have access to the parking facilities and will only serve accessible parking and drop-off traffic.

See the referenced site plans in Appendix A for a visual representation of vehicular access and circulation throughout the site.

5.2 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017,* using equations where available. Trip generation for the proposed development was calculated based upon the following land uses:

- Land Use 710: General Office Building

Table 2 summarizes the anticipated trip generation for the proposed development upon full build-out (2023). **Appendix C** provides the detailed trip generation worksheet for the proposed development.

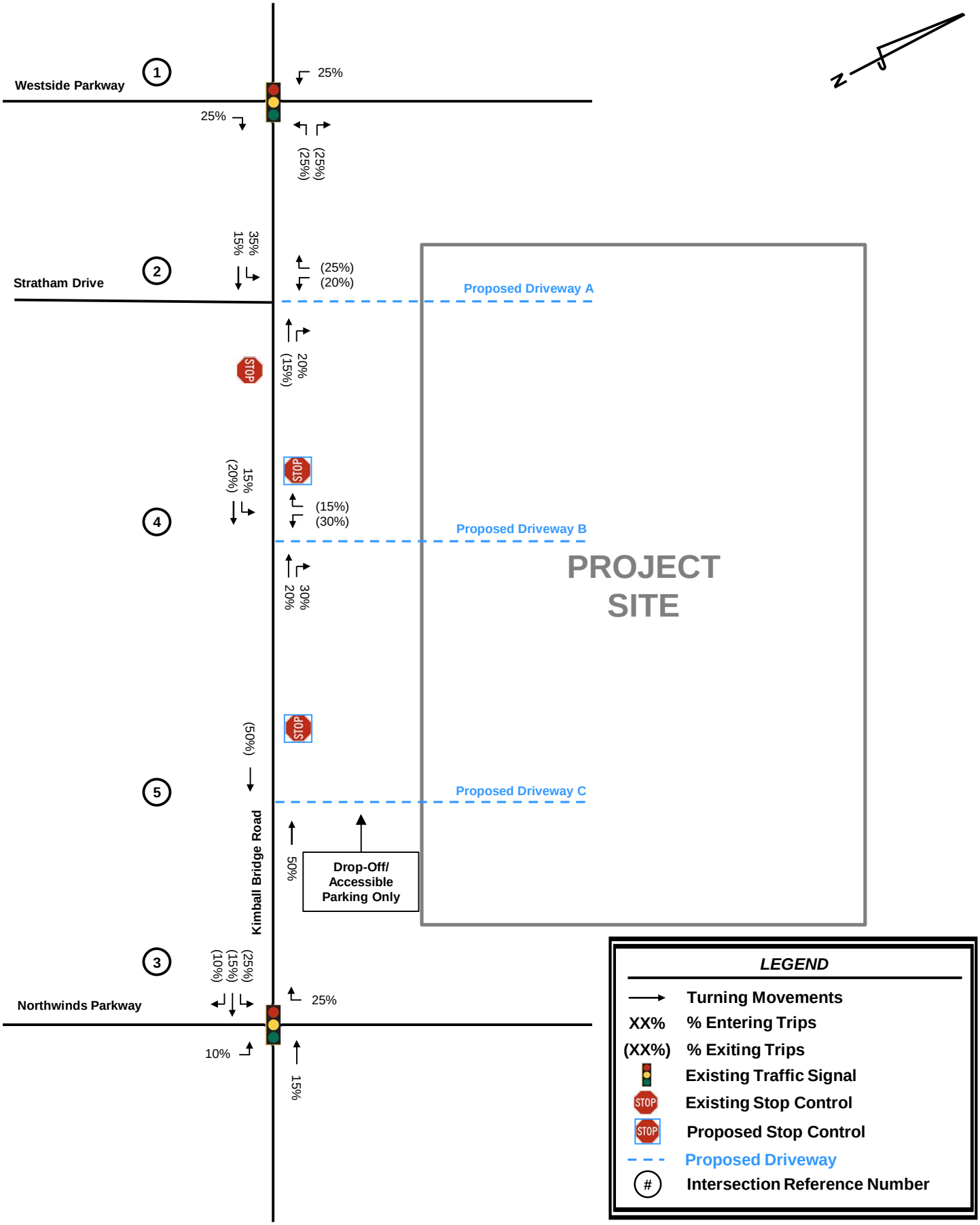
Table 2: Trip Generation								
Land Use	**Density**	**Daily Traffic**			**AM Peak Hour**		**PM Peak Hour**	
		Total	**Enter**	**Exit**	**Enter**	**Exit**	**Enter**	**Exit**
General Office Building (ITE 710)	160,000 SF	1,674	837	837	152	25	28	150
Gross Project Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**
Mixed-Use Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Alternative Mode Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction		*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Net New Trips		**1,674**	**837**	**837**	**152**	**25**	**28**	**150**

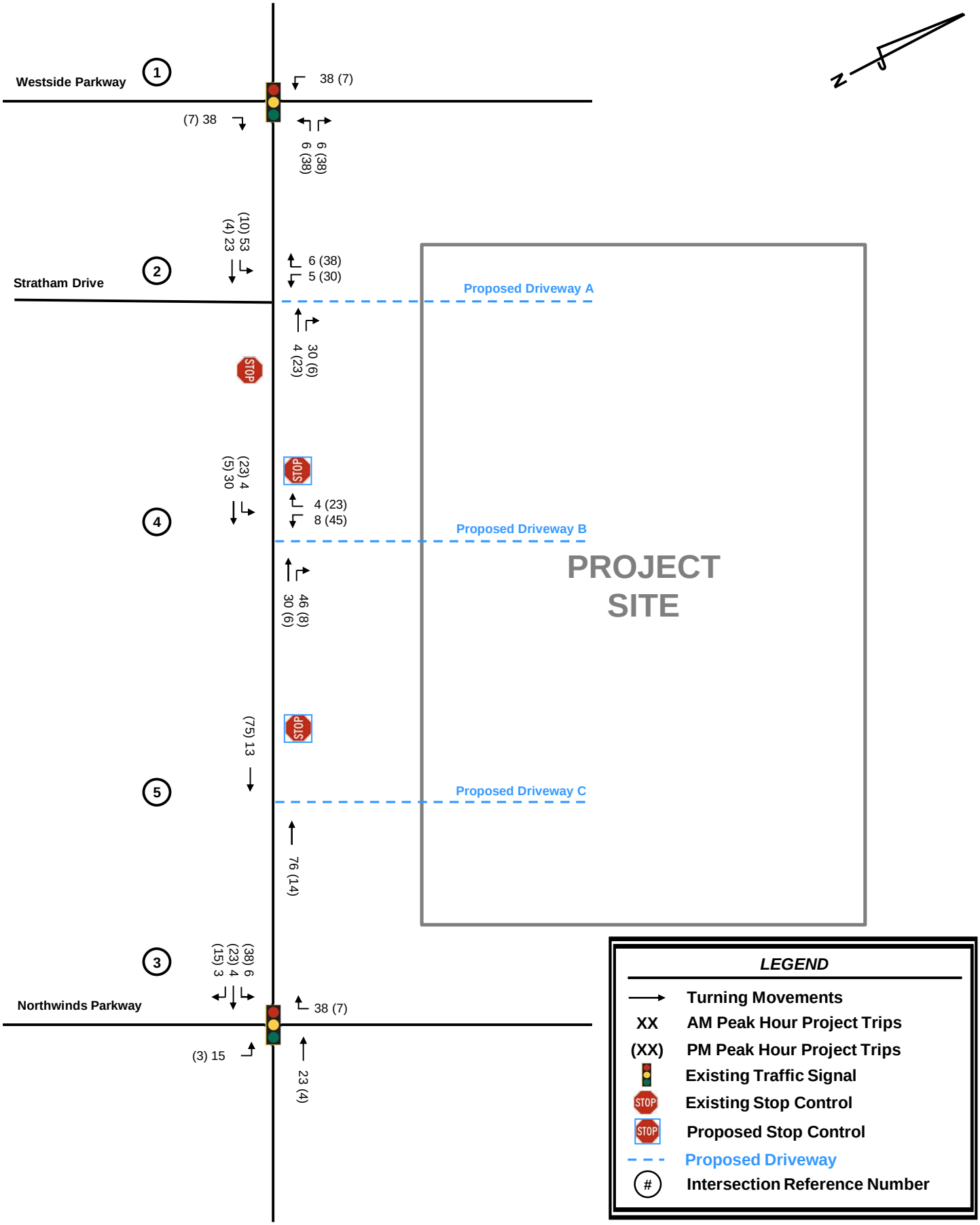
Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, and pass-by reductions were assumed to be zero.

5.3 TRIP DISTRIBUTION AND ASSIGNMENT

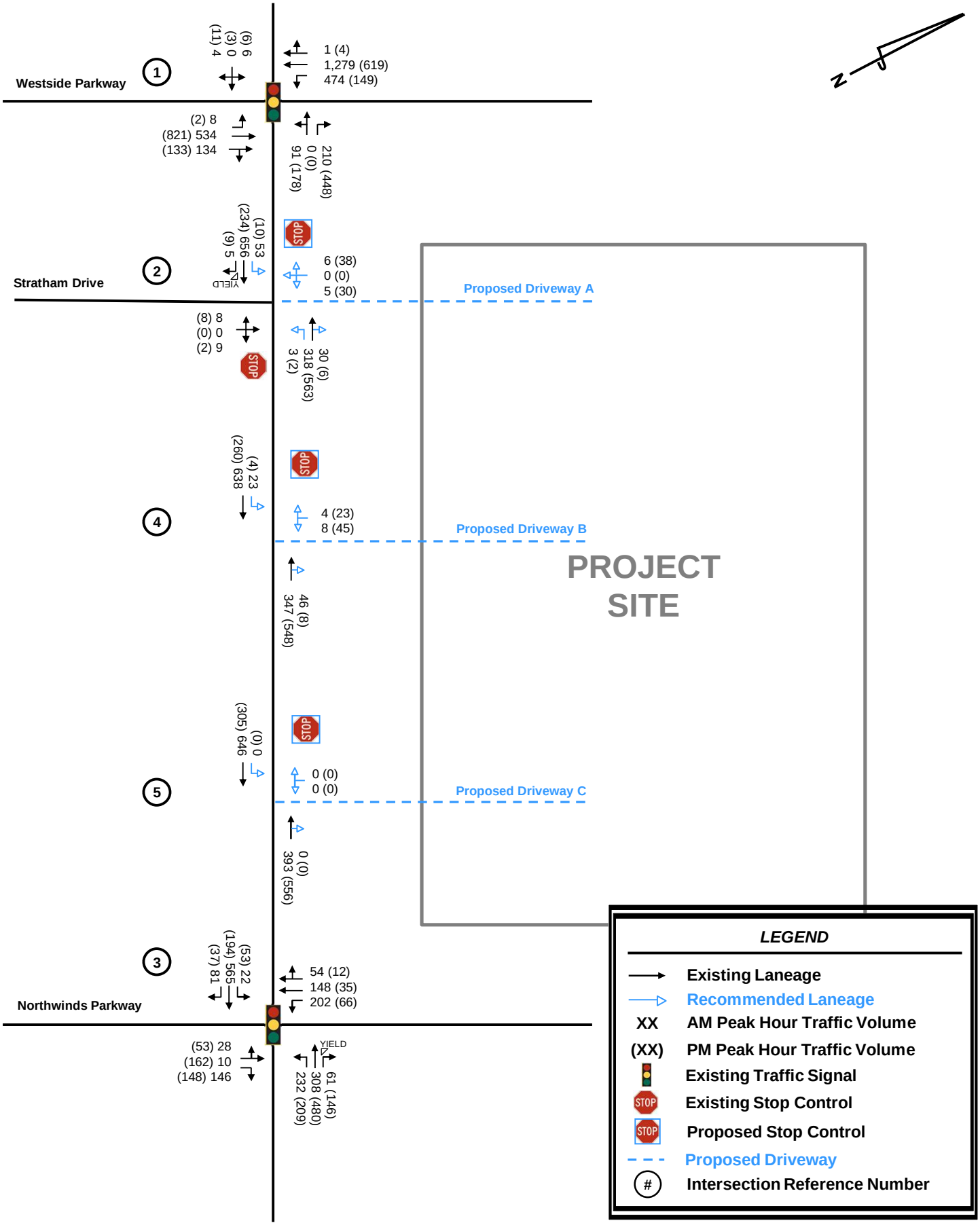
The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area; and the existing peak hour turning movement counts. Detailed trip distributions are illustrated in **Figure 6**.

Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 6**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 7**. **Figure 8** illustrates the Projected 2023 Build traffic conditions for the AM and PM peak hours. Appendix B provides intersection volume worksheets for the study network.


Westside Parkway
1
25%
25%
(25%)
(25%)
35%
15%
2
Stratham Drive
(25%)
(20%)
Proposed Driveway A
20%
(15%)
STOP
15%
(20%)
STOP
4
(15%)
(30%)
Proposed Driveway B
30%
20%
PROJECT SITE
STOP
(50%)
5
Proposed Driveway C
Kimball Bridge Road
50%
Drop-Off/ Accessible Parking Only
3
(10%)
(15%)
(25%)
Northwinds Parkway
25%
10%
15%
N
LEGEND
Turning Movements
XX% % Entering Trips
(XX%) % Exiting Trips
Existing Traffic Signal
Existing Stop Control
Proposed Stop Control
Proposed Driveway
Intersection Reference Number



Kimley»Horn	*154 Kimball Bridge Road* **Traffic Impact Study**	**Project Trips**	**Figure 7** **Page 12**



Kimley»Horn	*154 Kimball Bridge Road* Traffic Impact Study	Projected 2023 Build Conditions	Figure 8
			Page 13

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed access intersections using *Synchro Professional, Version 10.0*. The program uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections with stop control on the minor streets only are reported for the side-street approaches and major street left-turns. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

In addition to the Estimated 2021 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2023 No-Build and Build traffic conditions. The results of the LOS analysis for the Estimated 2021 and the Projected 2023 traffic conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in Appendix C.

Table 3: Level-of-Service Summary *LOS (Delay, in seconds)*							
Intersection	**Approach / Movement**	**Estimated 2021**		**Projected 2023 No-Build**		**Projected 2023 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Westside Parkway at Kimball Bridge Road (signalized)	Overall	A (7.9)	B (15.5)	A (8.1)	B (16.1)	A (8.5)	B (16.9)
2. Kimball Bridge Road at Stratham Drive/Site Driveway A (unsignalized)	NB	C (16.0)	B (14.4)	C (16.2)	B (14.6)	C (21.2)	C (18.6)
	WBL	A (8.9)	A (7.7)	A (8.9)	A (7.8)	A (9.0)	A (7.8)
	SB					C (18.8)	C (17.5)
	EBL					A (8.1)	A (8.7)
3. Northwinds Parkway at Kimball Bridge Road (signalized)	Overall	C (22.9)	C (20.7)	C (23.7)	C (23.1)	C (24.7)	C (24.3)
4. Kimball Bridge Road at Site Driveway B (unsignalized)	EBL					A (8.1)	A (8.7)
	SB					C (17.4)	C (17.8)
5. Kimball Bridge Road at Site Driveway C (unsignalized)	EBL					A (0.0)	A (0.0)
	SB					A (0.0)	A (0.0)

As shown in **Table 3**, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 No-Build and Projected 2023 Build conditions, all study intersections are projected to continue to operate at acceptable LOS during both the AM and PM peak hours.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *154 Kimball Bridge Road* development, located east of the intersection of Kimball Bridge Road at Westside Parkway in the City of Alpharetta, Georgia. The site is currently occupied by a Fulton County School maintenance facility and is proposed to be redeveloped to 160,000 square feet of office space on approximately 4.4 acres. The development is expected to be completed in 2023.

The study network, which consists of three (3) existing intersections, was analyzed for the weekday AM and PM peak hours under Estimated 2021 conditions, Projected 2023 No-Build conditions (two years of background traffic growth), and Projected 2023 Build conditions (Projected 2023 No-Build conditions plus traffic generated by the proposed *154 Kimball Bridge Road* development).

Based on the results of this traffic impact study, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 No-Build conditions, all study intersections are projected to continue to operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2023 Build conditions, Intersection 1 is projected to operate at LOS F during the PM peak hour. All other study intersections are projected to operate at acceptable LOS during both the AM and PM peak hours.

Kimley-Horn and Associates, Inc. does not recommend system improvements but does recommend site access improvements based on the results of this study.

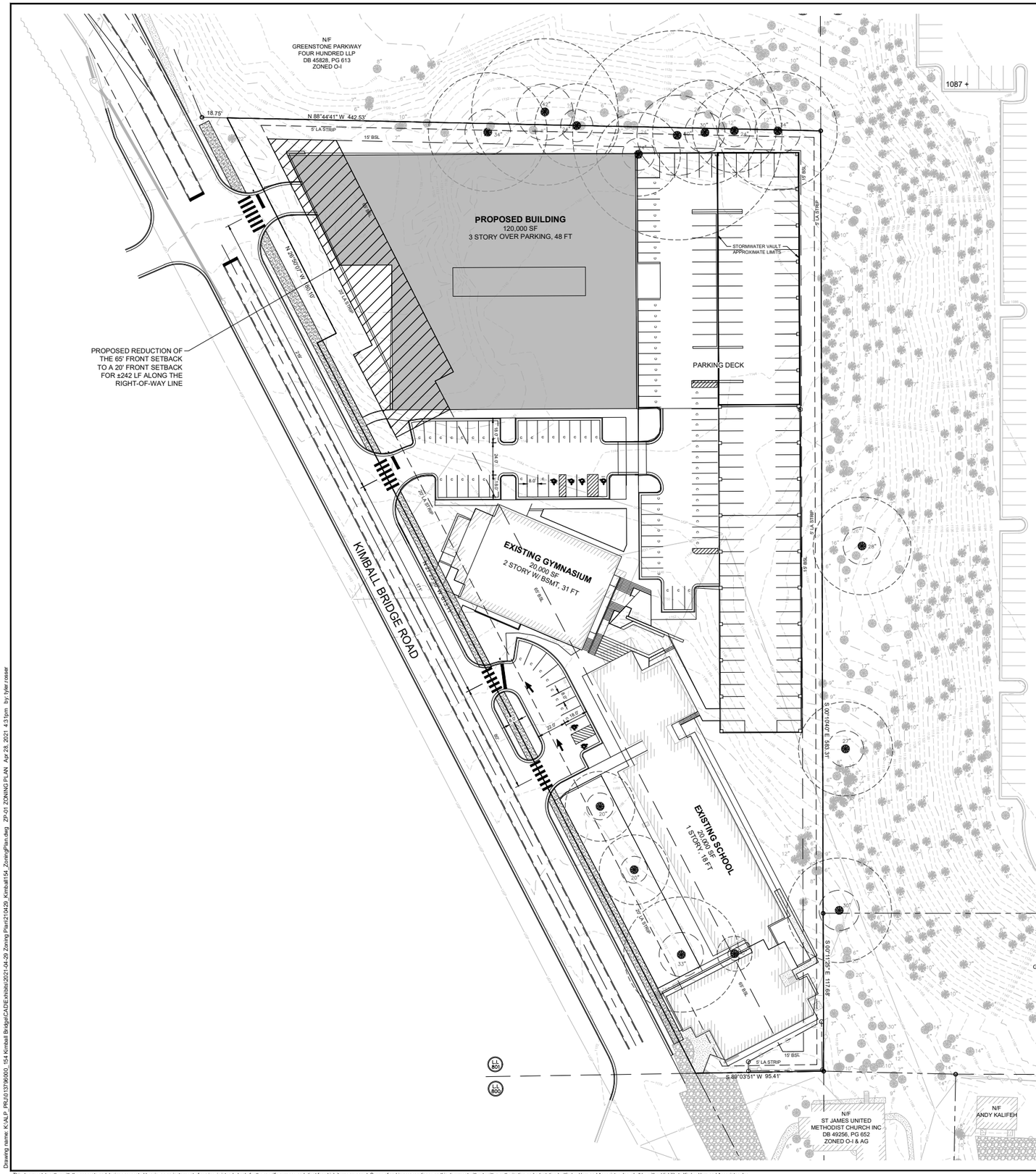
7.1 SITE-ACCESS IMPROVEMENT RECOMMENDATIONS

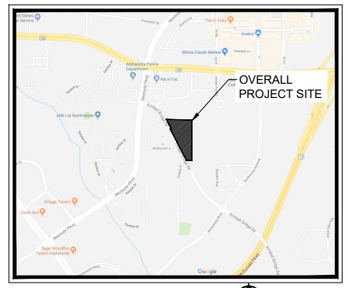
Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2023 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *154 Kimball Road Site* development).

- Across the site frontage, widen Kimball Bridge Road to provide a three-lane section (one travel lane in each direction and a center two-way left-turn lane) across the site frontage.
- Intersection 2 – Kimball Bridge Road at Stratham Drive/Site Driveway A
    - On the site, construct a westbound shared through/left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.
- Intersection 4 – Kimball Bridge Road at Site Driveway B
    - On the site, construct a westbound shared left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.
- Intersection 5 – Kimball Bridge Road at Site Driveway C
    - On the site, construct a westbound shared left/right-turn lane exiting the site, and construct one (1) ingress lane entering the site.

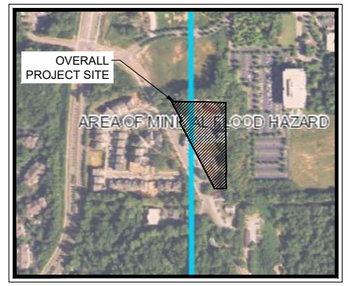
APPENDIX A

Site Plan





VICINITY MAP



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09/18/2013.

SITE NOTES:

PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
EXISTING ZONING:	SU (SPECIAL USE)
PROPOSED ZONING:	O-P (OFFICE - PROFESSIONAL)
OVERALL SITE AREA:	4.44 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES + PARKING DECK
MAXIMUM LAND USE DENSITY:	
OFFICE	133,200 SF (30,000 SF/ACRE)
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED AREA)	160,000 SF (36,036 SF/ACRE)
LEASABLE AREA	135,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES	20,000 SF
REQUIRED PARKING:	540 SPACES (4.00 / 1000 SF)
OFFICE (LEASABLE AREA)	540 SPACE
PROPOSED PARKING:	407 SPACES (3.01 / 1000 SF)
PARKING DECK	347 SPACES
SURFACE PARKING	60 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE)
SIDE	15'
REAR	15'

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06/11/18.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 801 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

Beginning at ⅋" rebar found at the landlot corner of landlots 800, 801, 804, and 805, which is the true point of beginning, thence running S89°03'51"W along the landlot line dividing land lots 801 and 800 for a distance of 95.41' to a PK nail set on the easterly right-of-way of Kimball Bridge road (R/W varies), thence leaving said landlot line and running along the right-of-way following courses and distances, N27°23'30"W for a distance of 613.11' to a ½" rebar set, thence running N63°10'00"E for a distance of 15.86' to a ½" rebar set, thence running N26°50'07"W for a distance of 180.10' to a ½" rebar set, thence leaving said right-of-way and running N88°44'41"W for a distance of 442.53' to an axle found on the landlot line dividing landlots 801 and 804, thence running along said landlot line the following courses and distances, S00°10'40"E for a distance of 583.31' to a ½" rebar found, thence running S00°11'25"E for a distance of 117.68' to a ½" rebar found at the landlot corner, which is the true point of beginning.

Said tract or parcel of land containing 4.437 acres (193,260 square feet) more or less.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN A CONCRETE VAULT BENEATH THE PARKING DECK.

VARIANCES:

PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR ±242 LF ALONG THE RIGHT-OF-WAY LINE.

PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%.

PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'.

PROPOSED DRIVEWAY SPACING VARINACE FROM 300' TO AS SHOWN ON THE PLAN.

PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN.

GEORGIA811.

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn
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THE STEWART BUILDING, SUITE 500
ATLANTA, GEORGIA 30308
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WWW.KIMLEY-HORN.COM

CLIENT
KB VENTURE PARTNERS, LLC
1099 ALPHARETTA STREET
ROSWELL, GA 30075
PHONE: 770.998.9744

NO.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
KIMBALL 154
154 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30009
LAND LOT 801, 1ST DISTRICT, 2ND SECTION
PARCEL ID: 12-2842-0801-011-1

GEORGIA REGISTERED 032044 ENGINEER JOHN TYLER RODESSE
04/28/2021

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	JTR
DESIGNED BY	JTR
REVIEWED BY	BRM
DATE	03/31/2021
PROJECT NO.	013796000

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZP-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\013796000_154 Kimball Bridge\CAD\Exhibits\2021-04-29 Zoning Plans\210429_Kimball154_ZoningPlan.dwg ZP-01 ZONING PLAN Apr 29, 2021 4:31pm by tyler rosse

Kimley»Horn

APPENDIX B

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Intersection #1

Kimball Bridge Road at Westside Parkway

AM PEAK HOUR

Description	Westside Parkway Northbound U-Turn	Left	Through	Right	Westside Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	3	5	508	91	0	414	1,217	1	0	6	0	4	0	81	0	194
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	9	1	0	2	7	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	0%	2%	0%	2%	0%	2%
Peak Hour Factor		0.97				0.97				0.97				0.97		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	3	5	523	94	0	427	1254	1	0	6	0	4	0	83	0	200
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	3	5	534	96	0	436	1,279	1	0	6	0	4	0	85	0	204
Project Trips																
Trip Distribution IN				25%		25%										
Trip Distribution OUT														25%		25%
Office Trips	0	0	0	38	0	38	0	0	0	0	0	0	0	6	0	6
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	38	0	38	0	0	0	0	0	0	0	6	0	6
2023 Buildout Total	3	5	534	134	0	474	1,279	1	0	6	0	4	0	91	0	210
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

Description	Westside Parkway Northbound U-Turn	Left	Through	Right	Westside Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	1	782	120	0	135	589	4	0	6	3	11	0	133	0	390
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	8	0	0	0	4	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%	0%	2%	0%	2%
Peak Hour Factor		0.91				0.91				0.91				0.91		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	1	805	124	0	139	607	4	0	6	3	11	0	137	0	402
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	1	821	126	0	142	619	4	0	6	3	11	0	140	0	410
Project Trips																
Trip Distribution IN				25%		25%										
Trip Distribution OUT														25%		25%
Office Trips	0	0	0	7	0	7	0	0	0	0	0	0	0	38	0	38
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	7	0	7	0	0	0	0	0	0	0	38	0	38
2023 Buildout Total	1	1	821	133	0	149	619	4	0	6	3	11	0	178	0	448
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #2

Kimball Bridge Road at Stratham Drive/Site Driveway A

AM PEAK HOUR

	Stratham Drive				Site Driveway A				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	8	0	9	0	0	0	0	0	0	603	5	0	3	299	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	1	0	0	0	0	0	0	4	1	0	0	9	0
Heavy Vehicle %	0%	2%	0%	11%	0%	0%	0%	0%	0%	0%	2%	20%	0%	2%	3%	0%
Peak Hour Factor		0.95				0.95				0.95				0.95		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	8	0	9	0	0	0	0	0	0	621	5	0	3	308	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	8	0	9	0	0	0	0	0	0	633	5	0	3	314	0
Project Trips																
Trip Distribution IN										35%	15%					20%
Trip Distribution OUT						20%		25%							15%	
Office Trips	0	0	0	0	0	5	0	6	0	53	23	0	0	0	4	30
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	5	0	6	0	53	23	0	0	0	4	30
2023 Buildout Total	0	8	0	9	0	5	0	6	0	53	656	5	0	3	318	30
2023 Buildout Heavy Vehicle %	2%	2%	2%	11%	2%	2%	2%	2%	2%	2%	2%	20%	2%	2%	3%	2%

PM PEAK HOUR

	Stratham Drive				Site Driveway A				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	8	0	2	0	0	0	0	0	0	218	9	0	2	514	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0
Heavy Vehicle %	0%	2%	0%	2%	0%	0%	0%	0%	0%	0%	2%	2%	0%	2%	2%	0%
Peak Hour Factor		0.94				0.94				0.94				0.94		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	8	0	2	0	0	0	0	0	0	225	9	0	2	529	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	8	0	2	0	0	0	0	0	0	230	9	0	2	540	0
Project Trips																
Trip Distribution IN										35%	15%					20%
Trip Distribution OUT						20%		25%							15%	
Office Trips	0	0	0	0	0	30	0	38	0	10	4	0	0	0	23	6
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	30	0	38	0	10	4	0	0	0	23	6
2023 Buildout Total	0	8	0	2	0	30	0	38	0	10	234	9	0	2	563	6
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #3

Kimball Bridge Road at Northwinds Parkway

AM PEAK HOUR

Description	Northwinds Parkway Northbound U-Turn	Left	Through	Right	Northwinds Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	13	10	139	0	192	141	16	0	16	534	74	0	220	271	58
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	1	0	2	0	0	0	2	0	1	2	0	0	0	3	0
Heavy Vehicle %	2%	8%	2%	2%	0%	2%	2%	13%	0%	6%	2%	2%	0%	2%	2%	2%
Peak Hour Factor		0.98				0.98				0.98				0.98		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	13	10	143	0	198	145	16	0	16	550	76	0	227	279	60
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	13	10	146	0	202	148	16	0	16	561	78	0	232	285	61
Project Trips																
Trip Distribution IN		10%						25%							15%	
Trip Distribution OUT										25%	15%	10%				
Office Trips	0	15	0	0	0	0	0	38	0	6	4	3	0	0	23	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	15	0	0	0	0	0	38	0	6	4	3	0	0	23	0
2023 Buildout Total	1	28	10	146	0	202	148	54	0	22	565	81	0	232	308	61
2023 Buildout Heavy Vehicle %	2%	4%	2%	2%	2%	2%	2%	4%	2%	5%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

Description	Northwinds Parkway Northbound U-Turn	Left	Through	Right	Northwinds Parkway Southbound U-Turn	Left	Through	Right	Kimball Bridge Road Eastbound U-Turn	Left	Through	Right	Kimball Bridge Road Westbound U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	1	48	154	141	0	63	33	5	0	15	163	21	0	199	453	139
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%	0%	2%	2%	2%
Peak Hour Factor		0.91				0.91				0.91				0.91		
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	1	49	159	145	0	65	34	5	0	15	168	22	0	205	467	143
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	1	50	162	148	0	66	35	5	0	15	171	22	0	209	476	146
Project Trips																
Trip Distribution IN		10%						25%							15%	
Trip Distribution OUT										25%	15%	10%				
Office Trips	0	3	0	0	0	0	0	7	0	38	23	15	0	0	4	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	3	0	0	0	0	0	7	0	38	23	15	0	0	4	0
2023 Buildout Total	1	53	162	148	0	66	35	12	0	53	194	37	0	209	480	146
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #4

Kimball Bridge Road at /Site Driveway B

AM PEAK HOUR

					Site Driveway B				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	603	0	0	0	302	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.98				0.98				0.98				0.98	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	621	0	0	0	311	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	633	0	0	0	317	0
Project Trips																
Trip Distribution IN										15%					20%	30%
Trip Distribution OUT						30%		15%			20%					
Office Trips	0	0	0	0	0	8	0	4	0	23	5	0	0	0	30	46
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	8	0	4	0	23	5	0	0	0	30	46
2023 Buildout Total	0	0	0	0	0	8	0	4	0	23	638	0	0	0	347	46
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

					Site Driveway B				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	218	0	0	0	516	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.91				0.91				0.91				0.91	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	225	0	0	0	531	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	230	0	0	0	542	0
Project Trips																
Trip Distribution IN										15%					20%	30%
Trip Distribution OUT						30%		15%			20%					
Office Trips	0	0	0	0	0	45	0	23	0	4	30	0	0	0	6	8
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	45	0	23	0	4	30	0	0	0	6	8
2023 Buildout Total	0	0	0	0	0	45	0	23	0	4	260	0	0	0	548	8
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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INTERSECTION VOLUME DEVELOPMENT

Intersection #5

Kimball Bridge Road at /Site Driveway C

AM PEAK HOUR

					Site Driveway C				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	603	0	0	0	302	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.98				0.98				0.98				0.98	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	621	0	0	0	311	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	633	0	0	0	317	0
Project Trips																
Trip Distribution IN															50%	
Trip Distribution OUT											50%					
Office Trips	0	0	0	0	0	0	0	0	0	0	13	0	0	0	76	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	13	0	0	0	76	0
2023 Buildout Total	0	0	0	0	0	0	0	0	0	0	646	0	0	0	393	0
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

PM PEAK HOUR

					Site Driveway C				Kimball Bridge Road				Kimball Bridge Road			
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
Description	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2018 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	218	0	0	0	516	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor			0.91				0.91				0.91				0.91	
Adjustment	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Adjusted 2021 Volumes	0	0	0	0	0	0	0	0	0	0	225	0	0	0	531	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2023 Background Traffic	0	0	0	0	0	0	0	0	0	0	230	0	0	0	542	0
Project Trips																
Trip Distribution IN															50%	
Trip Distribution OUT											50%					
Office Trips	0	0	0	0	0	0	0	0	0	0	75	0	0	0	14	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	75	0	0	0	14	0
2023 Buildout Total	0	0	0	0	0	0	0	0	0	0	305	0	0	0	556	0
2023 Buildout Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%

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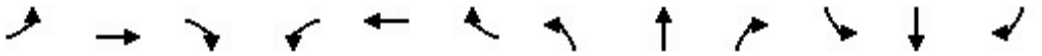
Kimley»Horn

APPENDIX C

Synchro Analysis Reports



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	83	0	200	8	523	94	427	1254	1
Future Volume (veh/h)	6	0	4	83	0	200	8	523	94	427	1254	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	86	0	13	8	539	69	440	1293	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	154	0	100	371	2692	1201	755	2998	2
Arrive On Green	0.06	0.00	0.00	0.06	0.00	0.06	0.01	0.76	0.76	0.07	0.82	0.82
Sat Flow, veh/h	364	0	0	1739	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	86	0	13	8	539	69	440	630	664
Grp Sat Flow(s),veh/h/ln	364	0	0	1739	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.2	0.2	6.9	1.8	8.3	15.6	15.6
Cycle Q Clear(g_c), s	8.1	0.0	0.0	7.5	0.0	1.2	0.2	6.9	1.8	8.3	15.6	15.6
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	154	0	100	371	2692	1201	755	1462	1539
V/C Ratio(X)	0.09	0.00	0.00	0.56	0.00	0.13	0.02	0.20	0.06	0.58	0.43	0.43
Avail Cap(c_a), veh/h	186	0	0	274	0	231	474	2692	1201	1076	1462	1539
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.8	0.0	0.0	73.8	0.0	70.8	4.4	5.5	4.9	3.2	3.9	3.9
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.1	0.0	0.6	0.0	0.2	0.1	0.7	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.6	0.0	0.5	0.1	2.4	0.6	2.3	4.8	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.9	0.0	71.4	4.5	5.7	5.0	3.9	4.8	4.8
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			99			616			1734	
Approach Delay, s/veh		78.3			76.2			5.6			4.6	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	137.5		16.8	16.1	127.1		16.8				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	17.6		9.5	10.3	8.9		10.1				
Green Ext Time (p_c), s	0.0	30.3		0.3	1.4	8.7		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		7.9	
HCM 6th LOS		A	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

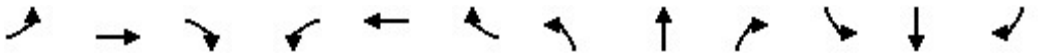
Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	621	5	3	308	8	9
Future Vol, veh/h	621	5	3	308	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	20	2	3	2	11
Mvmt Flow	654	5	3	324	8	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	659	0	984	654
Stage 1	-	-	-	-	654	-
Stage 2	-	-	-	-	330	-
Critical Hdwy	-	-	4.12	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	929	-	275	451
Stage 1	-	-	-	-	517	-
Stage 2	-	-	-	-	728	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	929	-	274	451
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	517	-
Stage 2	-	-	-	-	725	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	16
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	346	-	-	929	-
HCM Lane V/C Ratio	0.052	-	-	0.003	-
HCM Control Delay (s)	16	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	550	76	227	279	60	14	10	143	198	145	16
Future Volume (veh/h)	16	550	76	227	279	60	14	10	143	198	145	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	561	29	232	285	31	14	10	8	202	148	7
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	479	631	534	355	816	692	36	26	54	263	511	24
Arrive On Green	0.01	0.34	0.34	0.11	0.44	0.44	0.03	0.03	0.03	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1060	757	1585	1781	3455	163
Grp Volume(v), veh/h	16	561	29	232	285	31	24	0	8	202	76	79
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1817	0	1585	1781	1777	1841
Q Serve(g_s), s	0.4	18.0	0.8	4.9	6.4	0.7	0.8	0.0	0.3	6.9	2.4	2.4
Cycle Q Clear(g_c), s	0.4	18.0	0.8	4.9	6.4	0.7	0.8	0.0	0.3	6.9	2.4	2.4
Prop In Lane	1.00		1.00	1.00		1.00	0.58		1.00	1.00		0.09
Lane Grp Cap(c), veh/h	479	631	534	355	816	692	62	0	54	263	263	272
V/C Ratio(X)	0.03	0.89	0.05	0.65	0.35	0.04	0.39	0.00	0.15	0.77	0.29	0.29
Avail Cap(c_a), veh/h	893	893	757	578	893	757	457	0	399	299	298	309
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.5	19.8	14.1	13.8	11.8	10.2	29.9	0.0	29.6	25.9	24.0	24.0
Incr Delay (d2), s/veh	0.0	6.4	0.0	0.8	0.5	0.1	1.5	0.0	0.5	13.0	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	8.0	0.3	1.7	2.4	0.2	0.4	0.0	0.1	3.7	1.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.5	26.3	14.2	14.6	12.4	10.3	31.4	0.0	30.1	38.9	25.3	25.2
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		606			548			32			357	
Approach Delay, s/veh		25.4			13.2			31.1			33.0	
Approach LOS		C			B			C			C	

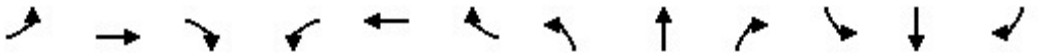
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	34.4		7.2	13.1	28.1		14.7				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	8.4		2.8	6.9	20.0		8.9				
Green Ext Time (p_c), s	0.0	3.2		0.0	0.2	1.4		0.5				

Intersection Summary		
HCM 6th Ctrl Delay		22.9
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	137	0	402	2	805	124	139	607	4
Future Volume (veh/h)	6	3	11	137	0	402	2	805	124	139	607	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	151	0	210	2	885	62	153	667	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	107	39	8	294	0	255	502	2032	906	437	2273	14
Arrive On Green	0.16	0.16	0.16	0.16	0.00	0.16	0.00	0.57	0.57	0.06	0.63	0.63
Sat Flow, veh/h	259	243	50	1328	0	1585	1781	3554	1585	1781	3622	22
Grp Volume(v), veh/h	11	0	0	151	0	210	2	885	62	153	327	344
Grp Sat Flow(s),veh/h/ln	552	0	0	1328	0	1585	1781	1777	1585	1781	1777	1866
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	11.5	0.0	12.8	1.6	3.1	7.6	7.6
Cycle Q Clear(g_c), s	10.1	0.0	0.0	10.1	0.0	11.5	0.0	12.8	1.6	3.1	7.6	7.6
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	154	0	0	294	0	255	502	2032	906	437	1115	1172
V/C Ratio(X)	0.07	0.00	0.00	0.51	0.00	0.82	0.00	0.44	0.07	0.35	0.29	0.29
Avail Cap(c_a), veh/h	256	0	0	402	0	375	671	2032	906	606	1115	1172
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	0.0	0.0	35.9	0.0	36.5	8.2	11.0	8.6	7.8	7.6	7.6
Incr Delay (d2), s/veh	0.2	0.0	0.0	1.4	0.0	9.2	0.0	0.7	0.1	0.5	0.7	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	3.2	0.0	5.0	0.0	4.5	0.5	1.0	2.6	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.5	0.0	0.0	37.3	0.0	45.7	8.2	11.7	8.7	8.3	8.3	8.3
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	A	A
Approach Vol, veh/h		11			361			949			824	
Approach Delay, s/veh		32.5			42.2			11.5			8.3	
Approach LOS		C			D			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.4	62.4		21.2	11.5	57.4		21.2				
Change Period (Y+Rc), s	* 6.2	* 5.9		* 6.7	* 6.3	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 8.8	* 41		* 21	* 14	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	9.6		13.5	5.1	14.8		12.1				
Green Ext Time (p_c), s	0.0	8.4		0.9	0.2	10.7		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		15.5
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

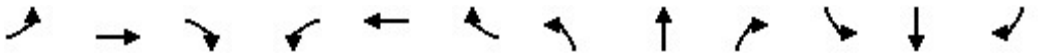
Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	225	9	2	529	8	2
Future Vol, veh/h	225	9	2	529	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	239	10	2	563	9	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	249	0	806	239
Stage 1	-	-	-	-	239	-
Stage 2	-	-	-	-	567	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1317	-	351	800
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	568	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1317	-	350	800
Mov Cap-2 Maneuver	-	-	-	-	350	-
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	567	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	394	-	-	1317	-
HCM Lane V/C Ratio	0.027	-	-	0.002	-
HCM Control Delay (s)	14.4	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	168	22	205	467	143	50	159	145	65	34	5
Future Volume (veh/h)	15	168	22	205	467	143	50	159	145	65	34	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	185	5	225	513	54	55	175	14	71	37	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	238	468	396	534	670	568	70	222	250	148	294	8
Arrive On Green	0.01	0.25	0.25	0.12	0.36	0.36	0.16	0.16	0.16	0.08	0.08	0.08
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	442	1406	1585	1781	3535	95
Grp Volume(v), veh/h	16	185	5	225	513	54	230	0	14	71	19	19
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1853
Q Serve(g_s), s	0.4	4.9	0.1	5.2	14.6	1.4	7.2	0.0	0.5	2.3	0.6	0.6
Cycle Q Clear(g_c), s	0.4	4.9	0.1	5.2	14.6	1.4	7.2	0.0	0.5	2.3	0.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.24		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	238	468	396	534	670	568	291	0	250	148	148	154
V/C Ratio(X)	0.07	0.40	0.01	0.42	0.77	0.10	0.79	0.00	0.06	0.48	0.13	0.13
Avail Cap(c_a), veh/h	689	940	796	761	940	796	489	0	419	314	313	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	18.8	17.0	12.7	17.1	12.8	24.4	0.0	21.5	26.3	25.5	25.5
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.2	4.3	0.2	1.8	0.0	0.0	5.1	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.0	0.0	1.8	6.2	0.4	3.0	0.0	0.2	1.1	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.1	19.0	17.0	12.9	21.4	13.0	26.2	0.0	21.6	31.4	26.3	26.3
LnGrp LOS	B	B	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		206			792			244			109	
Approach Delay, s/veh		18.8			18.4			25.9			29.6	
Approach LOS		B			B			C			C	

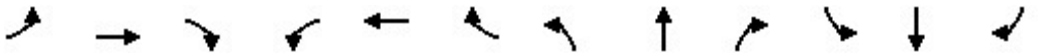
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	28.3		14.6	13.3	21.8		10.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	16.6		9.2	7.2	6.9		4.3				
Green Ext Time (p_c), s	0.0	5.0		0.4	0.2	0.4		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	85	0	204	8	534	96	436	1279	1
Future Volume (veh/h)	6	0	4	85	0	204	8	534	96	436	1279	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	88	0	14	8	551	69	449	1319	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	156	0	101	361	2681	1196	748	2994	2
Arrive On Green	0.06	0.00	0.00	0.06	0.00	0.06	0.01	0.75	0.75	0.07	0.82	0.82
Sat Flow, veh/h	359	0	0	1740	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	88	0	14	8	551	69	449	643	677
Grp Sat Flow(s),veh/h/ln	359	0	0	1740	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.3	0.2	7.2	1.8	8.5	16.2	16.2
Cycle Q Clear(g_c), s	8.3	0.0	0.0	7.7	0.0	1.3	0.2	7.2	1.8	8.5	16.2	16.2
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	156	0	101	361	2681	1196	748	1460	1536
V/C Ratio(X)	0.09	0.00	0.00	0.56	0.00	0.14	0.02	0.21	0.06	0.60	0.44	0.44
Avail Cap(c_a), veh/h	184	0	0	274	0	231	465	2681	1196	1066	1460	1536
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.8	0.0	0.0	73.7	0.0	70.7	4.6	5.7	5.0	3.3	4.0	4.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.1	0.0	0.6	0.0	0.2	0.1	0.8	1.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.7	0.0	0.6	0.1	2.5	0.6	2.4	5.0	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.8	0.0	71.3	4.6	5.9	5.1	4.1	5.0	4.9
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			102			628			1769	
Approach Delay, s/veh		78.3			76.1			5.8			4.7	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	137.4		16.9	16.4	126.6		16.9				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	18.2		9.7	10.5	9.2		10.3				
Green Ext Time (p_c), s	0.0	31.6		0.3	1.4	9.0		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	8.1
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

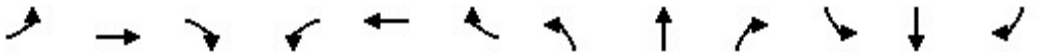
Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	633	5	3	314	8	9
Future Vol, veh/h	633	5	3	314	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	20	2	3	2	11
Mvmt Flow	666	5	3	331	8	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	671	0	1003	666
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	337	-
Critical Hdwy	-	-	4.12	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	919	-	268	444
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	723	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	919	-	267	444
Mov Cap-2 Maneuver	-	-	-	-	267	-
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	720	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	338	-	-	919	-
HCM Lane V/C Ratio	0.053	-	-	0.003	-
HCM Control Delay (s)	16.2	-	-	8.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	561	78	232	285	61	14	10	146	202	148	16
Future Volume (veh/h)	16	561	78	232	285	61	14	10	146	202	148	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	572	30	237	291	31	14	10	8	206	151	8
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	480	640	542	354	827	701	36	26	54	265	510	27
Arrive On Green	0.01	0.34	0.34	0.11	0.44	0.44	0.03	0.03	0.03	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1060	757	1585	1781	3434	181
Grp Volume(v), veh/h	16	572	30	237	291	31	24	0	8	206	78	81
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1817	0	1585	1781	1777	1838
Q Serve(g_s), s	0.4	18.6	0.8	5.1	6.6	0.7	0.8	0.0	0.3	7.2	2.5	2.5
Cycle Q Clear(g_c), s	0.4	18.6	0.8	5.1	6.6	0.7	0.8	0.0	0.3	7.2	2.5	2.5
Prop In Lane	1.00		1.00	1.00		1.00	0.58		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	480	640	542	354	827	701	62	0	54	265	264	273
V/C Ratio(X)	0.03	0.89	0.06	0.67	0.35	0.04	0.39	0.00	0.15	0.78	0.29	0.30
Avail Cap(c_a), veh/h	886	878	744	567	878	744	449	0	392	294	293	303
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.6	20.1	14.2	14.0	11.9	10.2	30.4	0.0	30.2	26.4	24.4	24.4
Incr Delay (d2), s/veh	0.0	7.4	0.0	0.8	0.5	0.1	1.5	0.0	0.5	14.2	1.3	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	8.4	0.3	1.7	2.5	0.2	0.4	0.0	0.1	3.9	1.1	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	27.4	14.2	14.8	12.4	10.3	31.9	0.0	30.6	40.5	25.7	25.7
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		618			559			32			365	
Approach Delay, s/veh		26.4			13.3			31.6			34.1	
Approach LOS		C			B			C			C	

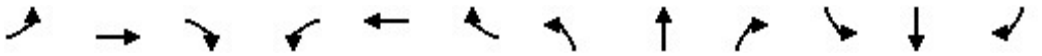
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	35.2		7.3	13.3	28.8		15.0				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	8.6		2.8	7.1	20.6		9.2				
Green Ext Time (p_c), s	0.0	3.3		0.0	0.2	1.4		0.4				

Intersection Summary			
HCM 6th Ctrl Delay		23.7	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	140	0	410	2	821	126	142	619	4
Future Volume (veh/h)	6	3	11	140	0	410	2	821	126	142	619	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	154	0	222	2	902	62	156	680	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	111	41	9	303	0	266	488	2001	892	427	2247	13
Arrive On Green	0.17	0.17	0.17	0.17	0.00	0.17	0.00	0.56	0.56	0.06	0.62	0.62
Sat Flow, veh/h	273	243	52	1329	0	1585	1781	3554	1585	1781	3622	21
Grp Volume(v), veh/h	11	0	0	154	0	222	2	902	62	156	334	350
Grp Sat Flow(s),veh/h/ln	567	0	0	1329	0	1585	1781	1777	1585	1781	1777	1867
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	12.2	0.0	13.4	1.6	3.2	7.9	7.9
Cycle Q Clear(g_c), s	10.3	0.0	0.0	10.2	0.0	12.2	0.0	13.4	1.6	3.2	7.9	7.9
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	161	0	0	303	0	266	488	2001	892	427	1102	1158
V/C Ratio(X)	0.07	0.00	0.00	0.51	0.00	0.83	0.00	0.45	0.07	0.37	0.30	0.30
Avail Cap(c_a), veh/h	252	0	0	402	0	375	658	2001	892	593	1102	1158
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.8	0.0	0.0	35.4	0.0	36.2	8.5	11.5	8.9	8.2	8.0	8.0
Incr Delay (d2), s/veh	0.2	0.0	0.0	1.3	0.0	10.7	0.0	0.7	0.2	0.5	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	3.2	0.0	5.4	0.0	4.8	0.5	1.1	2.7	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.0	0.0	0.0	36.7	0.0	46.9	8.5	12.2	9.1	8.8	8.7	8.7
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	A	A
Approach Vol, veh/h		11			376			966			840	
Approach Delay, s/veh		32.0			42.7			12.0			8.7	
Approach LOS		C			D			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.4	61.7		21.8	11.6	56.6		21.8				
Change Period (Y+Rc), s	* 6.2	* 5.9		* 6.7	* 6.3	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 8.8	* 41		* 21	* 14	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	9.9		14.2	5.2	15.4		12.3				
Green Ext Time (p_c), s	0.0	8.6		0.9	0.2	10.8		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		16.1
HCM 6th LOS		B

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

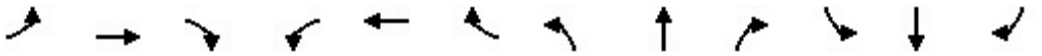
Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	230	9	2	540	8	2
Future Vol, veh/h	230	9	2	540	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	245	10	2	574	9	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	255	0	823	245
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	578	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1310	-	343	794
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	561	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1310	-	342	794
Mov Cap-2 Maneuver	-	-	-	-	342	-
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	560	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	386	-	-	1310	-
HCM Lane V/C Ratio	0.028	-	-	0.002	-
HCM Control Delay (s)	14.6	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	171	22	209	476	146	51	162	148	66	35	5
Future Volume (veh/h)	15	171	22	209	476	146	51	162	148	66	35	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	188	4	230	523	55	56	178	15	73	38	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	215	453	384	514	659	558	70	221	249	217	432	11
Arrive On Green	0.01	0.24	0.24	0.12	0.35	0.35	0.16	0.16	0.16	0.12	0.12	0.12
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	442	1406	1585	1781	3538	93
Grp Volume(v), veh/h	16	188	4	230	523	55	234	0	15	73	19	20
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1854
Q Serve(g_s), s	0.4	5.5	0.1	5.9	16.5	1.5	8.0	0.0	0.5	2.5	0.6	0.6
Cycle Q Clear(g_c), s	0.4	5.5	0.1	5.9	16.5	1.5	8.0	0.0	0.5	2.5	0.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	0.24		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	215	453	384	514	659	558	291	0	249	217	217	226
V/C Ratio(X)	0.07	0.41	0.01	0.45	0.79	0.10	0.81	0.00	0.06	0.34	0.09	0.09
Avail Cap(c_a), veh/h	626	862	730	703	862	730	448	0	385	288	287	300
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.1	20.9	18.9	14.3	19.1	14.3	26.6	0.0	23.5	26.3	25.5	25.5
Incr Delay (d2), s/veh	0.1	0.2	0.0	0.2	5.7	0.2	3.0	0.0	0.0	1.9	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.3	0.0	2.1	7.4	0.5	3.5	0.0	0.2	1.1	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	21.1	18.9	14.6	24.8	14.4	29.6	0.0	23.5	28.3	25.9	25.9
LnGrp LOS	B	C	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		208			808			249			112	
Approach Delay, s/veh		20.9			21.2			29.3			27.4	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	29.9		15.4	14.1	22.7		13.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.4	18.5		10.0	7.9	7.5		4.5				
Green Ext Time (p_c), s	0.0	4.6		0.4	0.2	0.5		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		23.1
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

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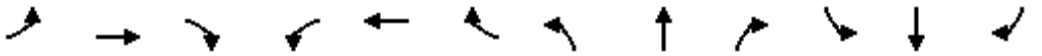


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	0	4	91	0	210	8	534	134	474	1279	1
Future Volume (veh/h)	6	0	4	91	0	210	8	534	134	474	1279	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	0	0	94	0	16	8	551	96	489	1319	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	0	0	0	0	0	2	2	2	2	2	2	2
Cap, veh/h	68	0	0	162	0	107	359	2638	1177	738	2982	2
Arrive On Green	0.07	0.00	0.00	0.07	0.00	0.07	0.01	0.74	0.74	0.08	0.82	0.82
Sat Flow, veh/h	343	0	0	1743	0	1585	1781	3554	1585	1781	3644	3
Grp Volume(v), veh/h	6	0	0	94	0	16	8	551	96	489	643	677
Grp Sat Flow(s),veh/h/ln	343	0	0	1743	0	1585	1781	1777	1585	1781	1777	1870
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	1.5	0.2	7.6	2.7	9.8	16.5	16.5
Cycle Q Clear(g_c), s	8.8	0.0	0.0	8.2	0.0	1.5	0.2	7.6	2.7	9.8	16.5	16.5
Prop In Lane	1.00		0.00	1.00		1.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	68	0	0	162	0	107	359	2638	1177	738	1454	1530
V/C Ratio(X)	0.09	0.00	0.00	0.58	0.00	0.15	0.02	0.21	0.08	0.66	0.44	0.44
Avail Cap(c_a), veh/h	179	0	0	275	0	231	463	2638	1177	1041	1454	1530
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.7	0.0	0.0	73.4	0.0	70.3	5.0	6.3	5.7	3.6	4.1	4.1
Incr Delay (d2), s/veh	0.6	0.0	0.0	3.2	0.0	0.6	0.0	0.2	0.1	1.0	1.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	0.0	3.9	0.0	0.6	0.1	2.7	0.9	2.8	5.2	5.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	0.0	76.6	0.0	70.9	5.0	6.5	5.8	4.7	5.1	5.1
LnGrp LOS	E	A	A	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		6			110			655			1809	
Approach Delay, s/veh		78.3			75.8			6.4			5.0	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.7	136.8		17.5	17.8	124.7		17.5				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 1.1E2		* 23	40.5	* 79		* 23				
Max Q Clear Time (g_c+I1), s	2.2	18.5		10.2	11.8	9.6		10.8				
Green Ext Time (p_c), s	0.0	31.5		0.3	1.5	9.3		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		8.5
HCM 6th LOS		A

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

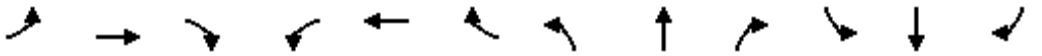
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	53	656	5	3	318	30	8	0	9	5	0	6
Future Vol, veh/h	53	656	5	3	318	30	8	0	9	5	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	20	2	3	0	2	0	11	0	0	0
Mvmt Flow	56	691	5	3	335	32	8	0	9	5	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	367	0	0	696	0	0	1163	-	691	1167	1165	351
Stage 1	-	-	-	-	-	-	803	-	-	357	357	-
Stage 2	-	-	-	-	-	-	360	-	-	810	808	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	-	6.31	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	-	3.399	3.5	4	3.3
Pot Cap-1 Maneuver	1203	-	-	900	-	-	172	0	429	172	196	697
Stage 1	-	-	-	-	-	-	377	0	-	665	632	-
Stage 2	-	-	-	-	-	-	658	0	-	377	397	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1203	-	-	900	-	-	160	-	429	158	180	697
Mov Cap-2 Maneuver	-	-	-	-	-	-	160	-	-	158	180	-
Stage 1	-	-	-	-	-	-	348	-	-	614	629	-
Stage 2	-	-	-	-	-	-	649	-	-	341	367	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.1	21.2	18.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	240	1203	-	-	900	-	-	273
HCM Lane V/C Ratio	0.075	0.046	-	-	0.004	-	-	0.042
HCM Control Delay (s)	21.2	8.1	0	-	9	0	-	18.8
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	565	81	232	308	61	28	10	146	202	148	54
Future Volume (veh/h)	22	565	81	232	308	61	28	10	146	202	148	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	577	31	237	314	30	29	10	8	206	151	22
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	642	544	348	822	696	59	20	69	262	460	66
Arrive On Green	0.02	0.34	0.34	0.11	0.44	0.44	0.04	0.04	0.04	0.15	0.15	0.15
Sat Flow, veh/h	1725	1870	1585	1781	1870	1585	1341	462	1585	1781	3120	447
Grp Volume(v), veh/h	22	577	31	237	314	30	39	0	8	206	85	88
Grp Sat Flow(s),veh/h/ln	1725	1870	1585	1781	1870	1585	1803	0	1585	1781	1777	1790
Q Serve(g_s), s	0.5	19.3	0.9	5.2	7.5	0.7	1.4	0.0	0.3	7.4	2.8	2.9
Cycle Q Clear(g_c), s	0.5	19.3	0.9	5.2	7.5	0.7	1.4	0.0	0.3	7.4	2.8	2.9
Prop In Lane	1.00		1.00	1.00		1.00	0.74		1.00	1.00		0.25
Lane Grp Cap(c), veh/h	462	642	544	348	822	696	79	0	69	262	262	264
V/C Ratio(X)	0.05	0.90	0.06	0.68	0.38	0.04	0.49	0.00	0.12	0.78	0.32	0.33
Avail Cap(c_a), veh/h	852	856	725	552	856	725	434	0	382	286	285	287
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.8	20.6	14.5	14.4	12.5	10.6	30.8	0.0	30.3	27.1	25.2	25.2
Incr Delay (d2), s/veh	0.0	8.4	0.0	0.9	0.6	0.1	1.8	0.0	0.3	15.1	1.5	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	9.0	0.3	1.8	2.9	0.2	0.6	0.0	0.1	4.0	1.2	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.8	29.0	14.5	15.3	13.1	10.6	32.6	0.0	30.6	42.3	26.7	26.8
LnGrp LOS	B	C	B	B	B	B	C	A	C	D	C	C
Approach Vol, veh/h		630			581			47			379	
Approach Delay, s/veh		27.7			13.9			32.3			35.2	
Approach LOS		C			B			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	35.8		8.0	13.4	29.5		15.1				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	2.5	9.5		3.4	7.2	21.3		9.4				
Green Ext Time (p_c), s	0.0	3.5		0.1	0.2	1.3		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		24.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	638	347	46	8	4
Future Vol, veh/h	23	638	347	46	8	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	23	651	354	47	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	401	0	-	0	1075	378
Stage 1	-	-	-	-	378	-
Stage 2	-	-	-	-	697	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1169	-	-	-	245	673
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	498	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1169	-	-	-	237	673
Mov Cap-2 Maneuver	-	-	-	-	237	-
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	498	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1169	-	-	-	302
HCM Lane V/C Ratio	0.02	-	-	-	0.041
HCM Control Delay (s)	8.1	0	-	-	17.4
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

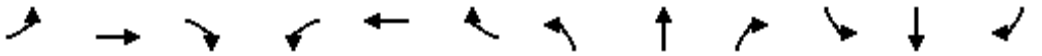
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	646	393	0	0	0
Future Vol, veh/h	0	646	393	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	0	659	401	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	401	0	-	0	1060	401
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	659	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1169	-	-	-	250	653
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	518	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1169	-	-	-	250	653
Mov Cap-2 Maneuver	-	-	-	-	250	-
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	518	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1169	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	11	178	0	448	2	821	133	149	619	4
Future Volume (veh/h)	6	3	11	178	0	448	2	821	133	149	619	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1900	1900	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	3	1	196	0	226	2	902	69	164	680	4
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	0	0	2	2	2	2	2	2	2
Cap, veh/h	93	33	6	316	0	295	537	1992	888	431	2071	12
Arrive On Green	0.19	0.19	0.19	0.19	0.00	0.19	0.06	0.56	0.56	0.06	0.57	0.57
Sat Flow, veh/h	146	177	32	1267	0	1585	1781	3554	1585	1781	3622	21
Grp Volume(v), veh/h	11	0	0	196	0	226	2	902	69	164	334	350
Grp Sat Flow(s),veh/h/ln	356	0	0	1267	0	1585	1781	1777	1585	1781	1777	1867
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	12.2	0.0	13.5	1.8	3.4	8.9	8.9
Cycle Q Clear(g_c), s	13.9	0.0	0.0	13.8	0.0	12.2	0.0	13.5	1.8	3.4	8.9	8.9
Prop In Lane	0.64		0.09	1.00		1.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	132	0	0	316	0	295	537	1992	888	431	1016	1067
V/C Ratio(X)	0.08	0.00	0.00	0.62	0.00	0.77	0.00	0.45	0.08	0.38	0.33	0.33
Avail Cap(c_a), veh/h	199	0	0	388	0	375	652	1992	888	625	1016	1067
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.9	0.0	0.0	35.4	0.0	34.8	7.0	11.7	9.1	8.4	10.2	10.2
Incr Delay (d2), s/veh	0.3	0.0	0.0	2.1	0.0	7.1	0.0	0.7	0.2	0.6	0.9	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.0	4.2	0.0	5.1	0.0	4.8	0.6	1.2	3.3	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.2	0.0	0.0	37.5	0.0	41.8	7.0	12.4	9.3	9.0	11.0	11.0
LnGrp LOS	C	A	A	D	A	D	A	B	A	A	B	B
Approach Vol, veh/h		11			422			973			848	
Approach Delay, s/veh		31.2			39.8			12.2			10.6	
Approach LOS		C			D			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.2	57.4		23.4	10.2	56.3		23.4				
Change Period (Y+Rc), s	* 4.2	* 5.9		* 6.7	4.5	* 5.9		* 6.7				
Max Green Setting (Gmax), s	* 11	* 41		* 21	15.5	* 36		* 21				
Max Q Clear Time (g_c+I1), s	2.0	10.9		15.8	5.4	15.5		15.9				
Green Ext Time (p_c), s	0.0	8.5		0.9	0.3	10.8		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		16.9	
HCM 6th LOS		B	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

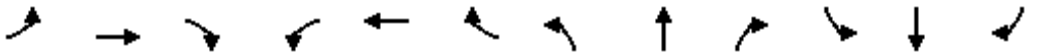
Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	234	9	2	563	6	8	0	2	30	0	38
Future Vol, veh/h	10	234	9	2	563	6	8	0	2	30	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	2	2	2	0	2	0	2	0	0	0
Mvmt Flow	11	249	10	2	599	6	9	0	2	32	0	40

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	605	0	0	259	0	0	897	-	249	883	887	602
Stage 1	-	-	-	-	-	-	271	-	-	606	606	-
Stage 2	-	-	-	-	-	-	626	-	-	277	281	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	-	6.22	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	-	3.318	3.5	4	3.3
Pot Cap-1 Maneuver	983	-	-	1306	-	-	261	0	790	269	285	503
Stage 1	-	-	-	-	-	-	735	0	-	487	490	-
Stage 2	-	-	-	-	-	-	472	0	-	734	682	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	983	-	-	1306	-	-	237	-	790	265	281	503
Mov Cap-2 Maneuver	-	-	-	-	-	-	237	-	-	265	281	-
Stage 1	-	-	-	-	-	-	725	-	-	481	489	-
Stage 2	-	-	-	-	-	-	433	-	-	723	673	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	18.6	17.5
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	276	983	-	-	1306	-	-	360
HCM Lane V/C Ratio	0.039	0.011	-	-	0.002	-	-	0.201
HCM Control Delay (s)	18.6	8.7	0	-	7.8	0	-	17.5
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.7



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	194	37	209	480	146	53	162	148	66	35	12
Future Volume (veh/h)	55	194	37	209	480	146	53	162	148	66	35	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	60	213	11	230	527	50	58	178	15	73	38	1
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	247	498	422	515	651	552	71	219	249	208	413	11
Arrive On Green	0.04	0.27	0.27	0.12	0.35	0.35	0.16	0.16	0.16	0.12	0.12	0.12
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	454	1394	1585	1781	3538	93
Grp Volume(v), veh/h	60	213	11	230	527	50	236	0	15	73	19	20
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1848	0	1585	1781	1777	1854
Q Serve(g_s), s	1.7	6.5	0.4	6.0	17.5	1.5	8.5	0.0	0.6	2.6	0.7	0.7
Cycle Q Clear(g_c), s	1.7	6.5	0.4	6.0	17.5	1.5	8.5	0.0	0.6	2.6	0.7	0.7
Prop In Lane	1.00		1.00	1.00		1.00	0.25		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	247	498	422	515	651	552	290	0	249	208	207	216
V/C Ratio(X)	0.24	0.43	0.03	0.45	0.81	0.09	0.81	0.00	0.06	0.35	0.09	0.09
Avail Cap(c_a), veh/h	596	825	699	691	825	699	429	0	368	276	275	287
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.3	20.8	18.6	14.4	20.3	15.0	27.9	0.0	24.6	27.9	27.0	27.0
Incr Delay (d2), s/veh	0.2	0.2	0.0	0.2	6.7	0.2	4.4	0.0	0.0	2.1	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.6	0.1	2.2	8.0	0.5	3.9	0.0	0.2	1.2	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.5	21.0	18.6	14.7	27.0	15.2	32.3	0.0	24.6	30.0	27.4	27.4
LnGrp LOS	B	C	B	B	C	B	C	A	C	C	C	C
Approach Vol, veh/h		284			807			251			112	
Approach Delay, s/veh		20.4			22.7			31.9			29.1	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.6	30.6		15.9	14.2	25.0		13.4				
Change Period (Y+Rc), s	6.1	* 6.8		* 5.1	6.1	* 6.8		5.4				
Max Green Setting (Gmax), s	15.9	* 30		* 16	14.9	* 30		10.6				
Max Q Clear Time (g_c+I1), s	3.7	19.5		10.5	8.0	8.5		4.6				
Green Ext Time (p_c), s	0.0	4.3		0.4	0.2	0.5		0.3				

Intersection Summary			
HCM 6th Ctrl Delay		24.3	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	260	548	8	45	23
Future Vol, veh/h	4	260	548	8	45	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	4	286	602	9	49	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	611	0	-	0	901	607
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	978	-	-	-	311	500
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	761	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	978	-	-	-	309	500
Mov Cap-2 Maneuver	-	-	-	-	309	-
Stage 1	-	-	-	-	545	-
Stage 2	-	-	-	-	761	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	17.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	978	-	-	-	355
HCM Lane V/C Ratio	0.004	-	-	-	0.21
HCM Control Delay (s)	8.7	0	-	-	17.8
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	305	556	0	0	0
Future Vol, veh/h	0	305	556	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	0	335	611	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	611	0	-	0	946	611
Stage 1	-	-	-	-	611	-
Stage 2	-	-	-	-	335	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	978	-	-	-	293	497
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	729	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	978	-	-	-	293	497
Mov Cap-2 Maneuver	-	-	-	-	293	-
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	729	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	978	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

APPENDIX D

Raw Traffic Counts

Prepared by National Data & Surveying Services

Stratham Dr & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-002
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS	COUNT PERIODS
08:00 AM - 09:00 AM	07:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	04:00 PM - 06:00 PM

Stratham Dr — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

Kimball Bridge Rd — EASTBOUND

AM	NOON	PM	
307	0	522	⇦
0	0	0	↶ 0
0	0	0	↱ 0
603	0	218	→ 1
5	0	9	↴ 1
AM	NOON	PM	

Kimball Bridge Rd — WESTBOUND

PM	NOON	AM	
0	0	0	↰ 0
514	0	299	← 1
2	0	3	↰ 0
0	0	0	↶ 0
220	0	612	⇨
PM	NOON	AM	

CONTROL

1-Way Stop(NB)

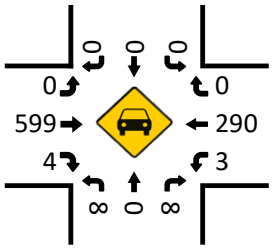
TEV	927 AM	0 NOON	753 PM
PHF	0.95		0.94

Stratham Dr — NORTHBOUND

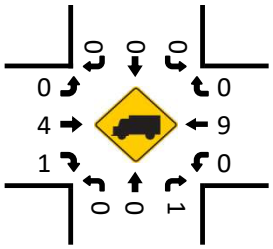
PM	11	0	8	0	2	PM
NOON	0	0	0	0	0	NOON
AM	8	0	8	0	9	AM

0 0 0 0 | 0 0 1 0

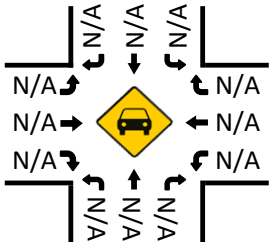
Cars (AM)



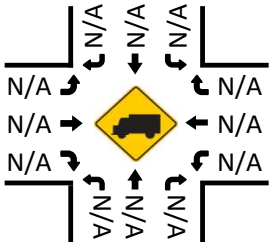
HT (AM)



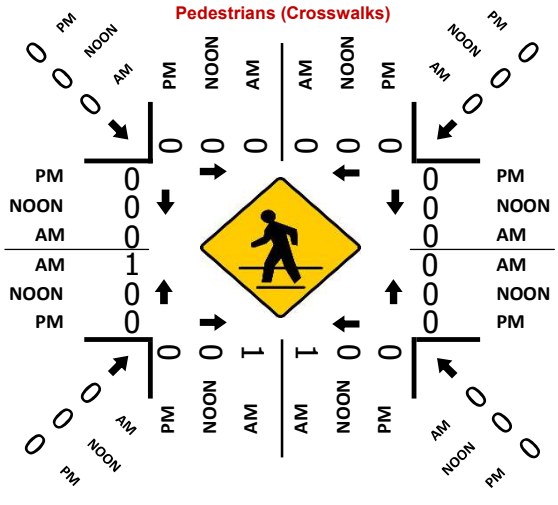
Cars (NOON)



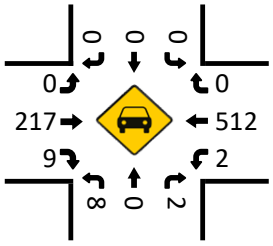
HT (NOON)



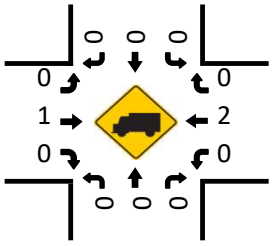
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Project ID: 18-09450-002
Location: Stratham Dr & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Stratham Dr Northbound						Stratham Dr Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	1	0	1	0	0	2	0	0	0	0	0	0	0	55	0	0	1	55	0	35	0	0	0	35	92
7:15 AM	1	0	2	0	0	3	0	0	0	0	0	0	0	80	2	0	0	82	0	49	0	0	0	49	134
7:30 AM	1	0	3	0	2	4	0	0	0	0	0	0	0	108	0	0	0	108	1	55	0	0	0	56	168
7:45 AM	2	0	2	0	0	4	0	0	0	0	0	0	0	146	0	0	0	146	1	62	0	0	0	63	213
Total	5	0	8	0	2	13	0	0	0	0	0	0	0	389	2	0	1	391	2	201	0	0	0	203	607
8:00 AM	0	0	2	0	1	2	0	0	0	0	0	0	0	162	2	0	1	164	0	77	0	0	0	77	243
8:15 AM	2	0	3	0	0	5	0	0	0	0	0	0	0	146	2	0	0	148	1	67	0	0	0	68	221
8:30 AM	3	0	2	0	1	5	0	0	0	0	0	0	0	137	0	0	0	137	2	80	0	0	0	82	224
8:45 AM	3	0	2	0	0	5	0	0	0	0	0	0	0	158	1	0	0	159	0	75	0	0	0	75	239
Total	8	0	9	0	2	17	0	0	0	0	0	0	0	603	5	0	1	608	3	299	0	0	0	302	927
BREAK																									
4:00 PM	3	0	0	0	2	3	0	0	0	0	0	0	0	70	1	0	0	71	0	99	0	0	0	99	173
4:15 PM	1	0	0	0	0	1	0	0	0	0	0	0	0	70	4	0	0	74	1	89	0	0	0	90	165
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	69	4	0	0	73	0	117	0	0	0	117	190
4:45 PM	3	0	0	0	0	3	0	0	0	0	0	0	0	45	1	0	0	46	1	119	0	0	0	120	169
Total	7	0	0	0	2	7	0	0	0	0	0	0	0	254	10	0	0	264	2	424	0	0	0	426	697
5:00 PM	3	0	0	0	0	3	0	0	0	0	0	0	0	52	1	0	0	53	1	137	0	0	0	138	194
5:15 PM	2	0	2	0	0	4	0	0	0	0	0	0	0	52	3	0	0	55	0	141	0	0	0	141	200
5:30 PM	1	0	2	0	0	3	0	0	0	0	0	0	0	49	4	0	0	53	0	122	0	0	0	122	178
5:45 PM	2	0	1	0	0	3	0	0	0	0	0	0	0	44	2	0	0	46	0	107	0	0	0	107	156
Total	8	0	5	0	0	13	0	0	0	0	0	0	0	197	10	0	0	207	1	507	0	0	0	508	728
Grand Total	28	0	22	0	6	50	0	0	0	0	0	0	0	1443	27	0	2	1470	8	1431	0	0	0	1439	2959
Apprch %	56.0	0.0	44.0	0.0	12.0		0.0	0.0	0.0	0.0	0.0		0.0	98.2	1.8	0.0	0.1		0.6	99.4	0.0	0.0	0.0		
Total %	0.9	0.0	0.7	0.0	0.2	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	48.8	0.9	0.0	0.1	49.7	0.3	48.4	0.0	0.0	0.0	48.6	
Cars, PU, Vans	28	0	19	0	6	47	0	0	0		0	0	0	1430	26	0		1456	6	1419	0		0	1425	2928
% Cars, PU, Vans	100.0	0.0	86.4	0.0	100.0	94.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	99.1	96.3	0.0	0.0	99.0	75.0	99.2	0.0	0.0	0.0	99.0	99.0
Heavy Trucks	0	0	3	0		3	0	0	0	0		0	0	13	1	0		14	2	12	0	0		14	31
%Heavy Trucks	0.0	0.0	13.6	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	3.7	0.0	0.0	1.0	25.0	0.8	0.0	0.0	0.0	1.0	1.0

Project ID: 18-09450-002
Location: Stratham Dr & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Stratham Dr Northbound					Stratham Dr Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
8:00 AM	0	0	2	0	2	0	0	0	0	0	0	162	2	0	164	0	77	0	0	77	243
8:15 AM	2	0	3	0	5	0	0	0	0	0	0	146	2	0	148	1	67	0	0	68	221
8:30 AM	3	0	2	0	5	0	0	0	0	0	0	137	0	0	137	2	80	0	0	82	224
8:45 AM	3	0	2	0	5	0	0	0	0	0	0	158	1	0	159	0	75	0	0	75	239
Total Volume	8	0	9	0	17	0	0	0	0	0	0	603	5	0	608	3	299	0	0	302	927
% App. Total	47.1	0.0	52.9	0.0	100	0.0	0.0	0.0	0.0	0	0.0	99.2	0.8	0.0	100	1.0	99.0	0.0	0.0	100	
PHF					0.850										0.927					0.921	0.954
Cars, PU, Vans	8	0	8	0	16	0	0	0	0	0	0	599	4	0	603	3	290	0	0	293	912
% Cars, PU, Vans	100.0	0.0	88.9	0.0	94.1	0.0	0.0	0.0	0.0	0.0	0.0	99.3	80.0	0.0	99.2	100.0	97.0	0.0	0.0	97.0	98.4
Heavy Trucks	0	0	1	0	1	0	0	0	0	0	0	4	1	0	5	0	9	0	0	9	15
%Heavy Trucks	0.0	0.0	11.1	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.7	20.0	0.0	0.8	0.0	3.0	0.0	0.0	3.0	1.6

PM

	Stratham Dr Northbound					Stratham Dr Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	69	4	0	73	0	117	0	0	117	190
4:45 PM	3	0	0	0	3	0	0	0	0	0	0	45	1	0	46	1	119	0	0	120	169
5:00 PM	3	0	0	0	3	0	0	0	0	0	0	52	1	0	53	1	137	0	0	138	194
5:15 PM	2	0	2	0	4	0	0	0	0	0	0	52	3	0	55	0	141	0	0	141	200
Total Volume	8	0	2	0	10	0	0	0	0	0	0	218	9	0	227	2	514	0	0	516	753
% App. Total	80.0	0.0	20.0	0.0	100	0.0	0.0	0.0	0.0	0	0.0	96.0	4.0	0.0	100	0.4	99.6	0.0	0.0	100	
PHF					0.625										0.777					0.915	0.941
Cars, PU, Vans	8	0	2	0	10	0	0	0	0	0	0	217	9	0	226	2	512	0	0	514	750
% Cars, PU, Vans	100.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	99.5	100.0	0.0	99.6	100.0	99.6	0.0	0.0	99.6	99.6
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.4	0.4

Prepared by National Data & Surveying Services

Westside Pkwy & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-001
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS

AM	07:15 AM - 08:15 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 09:00 AM
NOON	NONE
PM	04:00 PM - 06:00 PM

Westside Pkwy — SOUTHBOUND

AM	1	1217	414	0	708	AM
NOON	0	0	0	0	0	NOON
PM	4	589	135	0	1178	PM

EASTBOUND — Kimball Bridge Rd

AM	NOON	PM	
6	0	5	
0	0	0	0
6	0	6	0
0	0	3	1
4	0	11	0
AM	NOON	PM	

WESTBOUND — Kimball Bridge Rd

PM	NOON	AM	
390	0	194	1
0	0	0	0.5
133	0	81	0.5
0	0	0	0
258	0	505	
PM	NOON	AM	

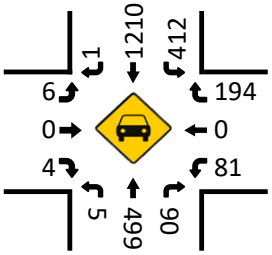
NORTHBOUND — Westside Pkwy

PM	734	1	1	782	120	PM
NOON	0	0	0	0	0	NOON
AM	1305	3	5	508	91	AM

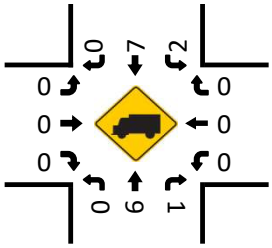
CONTROL: Signalized

TEV	2524	0	2175
	AM	NOON	PM
PHF	0.97		0.91

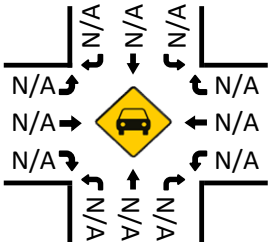
Cars (AM)



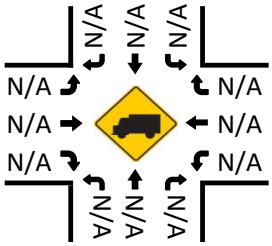
HT (AM)



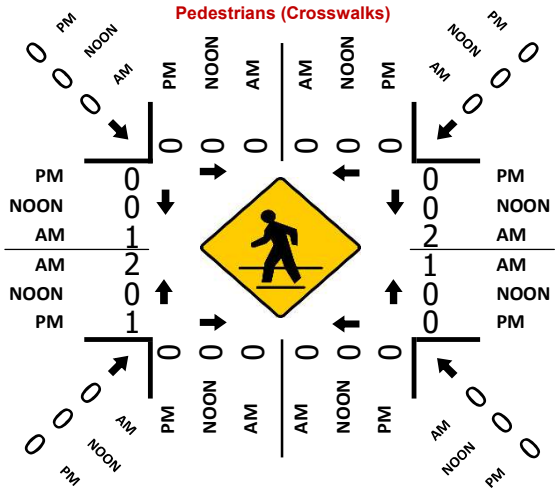
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)


PM
NOON
AM
0
0
1
2
0
1
0
0
0
0
0
0
0

Project ID: 18-09450-001
Location: Westside Pkwy & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Westside Pkwy Northbound						Westside Pkwy Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	2	63	5	0	0	70	43	315	1	0	0	359	0	0	2	0	0	2	17	0	24	0	1	41	472
7:15 AM	1	105	16	1	0	123	72	394	0	0	0	466	1	0	0	0	0	1	19	0	40	0	2	59	649
7:30 AM	0	138	29	1	0	168	81	267	0	0	0	348	1	0	1	0	1	2	25	0	38	0	0	63	581
7:45 AM	2	143	21	1	0	167	125	270	1	0	0	396	3	0	3	0	0	6	24	0	51	0	1	75	644
Total	5	449	71	3	0	528	321	1246	2	0	0	1569	5	0	6	0	1	11	85	0	153	0	4	238	2346
8:00 AM	2	122	25	0	0	149	136	286	0	0	0	422	1	0	0	0	2	1	13	0	65	0	0	78	650
8:15 AM	0	92	25	1	0	118	122	294	1	0	0	417	0	1	1	0	0	2	25	2	41	0	0	68	605
8:30 AM	1	87	23	1	0	112	112	300	3	0	0	415	1	0	2	0	0	3	30	0	53	0	1	83	613
8:45 AM	3	116	42	0	2	161	117	245	0	0	1	362	1	3	1	0	2	5	27	0	49	0	0	76	604
Total	6	417	115	2	2	540	487	1125	4	0	1	1616	3	4	4	0	4	11	95	2	208	0	1	305	2472
BREAK																									
4:00 PM	0	158	29	0	0	187	42	122	0	0	0	164	1	1	1	0	0	3	27	2	91	0	0	120	474
4:15 PM	3	190	32	0	0	225	52	124	0	0	0	176	4	0	1	0	0	5	18	3	72	0	0	93	499
4:30 PM	0	171	26	0	0	197	45	109	2	0	0	156	3	0	6	0	0	9	25	1	81	0	0	107	469
4:45 PM	4	159	19	0	0	182	31	151	2	0	0	184	2	1	1	0	0	4	41	1	92	0	1	134	504
Total	7	678	106	0	0	791	170	506	4	0	0	680	10	2	9	0	0	21	111	7	336	0	1	454	1946
5:00 PM	0	199	29	0	0	228	38	131	4	0	0	173	2	2	3	0	0	7	37	0	98	0	0	135	543
5:15 PM	0	223	40	0	0	263	32	144	0	0	0	176	0	0	4	0	0	4	41	0	113	0	0	154	597
5:30 PM	0	188	25	0	0	213	34	156	0	0	0	190	0	1	1	0	1	2	24	0	101	0	0	125	530
5:45 PM	1	172	26	1	0	200	31	158	0	0	0	189	4	0	3	0	0	7	31	0	78	0	0	109	505
Total	1	782	120	1	0	904	135	589	4	0	0	728	6	3	11	0	1	20	133	0	390	0	0	523	2175
Grand Total	19	2326	412	6	2	2763	1113	3466	14	0	1	4593	24	9	30	0	6	63	424	9	1087	0	6	1520	8939
Apprch %	0.7	84.2	14.9	0.2	0.1		24.2	75.5	0.3	0.0	0.0		38.1	14.3	47.6	0.0	9.5		27.9	0.6	71.5	0.0	0.4		
Total %	0.2	26.0	4.6	0.1	0.0	30.9	12.5	38.8	0.2	0.0	0.0	51.4	0.3	0.1	0.3	0.0	0.1	0.7	4.7	0.1	12.2	0.0	0.1	17.0	
Cars, PU, Vans	19	2296	407	6	2	2728	1104	3444	14		1	4562	24	9	30	0		63	419	9	1081		6	1509	8862
% Cars, PU, Vans	100.0	98.7	98.8	100.0	100.0	98.7	99.2	99.4	100.0	0.0	100.0	99.3	100.0	100.0	100.0	0.0	0.0	100.0	98.8	100.0	99.4	0.0	100.0	99.3	99.1
Heavy Trucks	0	30	5	0		35	9	22	0	0		31	0	0	0	0		0	5	0	6	0		11	77
%Heavy Trucks	0.0	1.3	1.2	0.0	0.0	1.3	0.8	0.6	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.6	0.0	0.0	0.7	0.9

Project ID: 18-09450-001
Location: Westside Pkwy & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Westside Pkwy Northbound					Westside Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
7:15 AM	1	105	16	1	123	72	394	0	0	466	1	0	0	0	1	19	0	40	0	59	649
7:30 AM	0	138	29	1	168	81	267	0	0	348	1	0	1	0	2	25	0	38	0	63	581
7:45 AM	2	143	21	1	167	125	270	1	0	396	3	0	3	0	6	24	0	51	0	75	644
8:00 AM	2	122	25	0	149	136	286	0	0	422	1	0	0	0	1	13	0	65	0	78	650
Total Volume	5	508	91	3	607	414	1217	1	0	1632	6	0	4	0	10	81	0	194	0	275	2524
% App. Total	0.8	83.7	15.0	0.5	100	25.4	74.6	0.1	0.0	100	60.0	0.0	40.0	0.0	100	29.5	0.0	70.5	0.0	100	
PHF					0.903					0.876					0.417					0.881	0.971
Cars, PU, Vans	5	499	90	3	597	412	1210	1	0	1623	6	0	4	0	10	81	0	194	0	275	2505
% Cars, PU, Vans	100.0	98.2	98.9	100.0	98.4	99.5	99.4	100.0	0.0	99.4	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	99.2
Heavy Trucks	0	9	1	0	10	2	7	0	0	9	0	0	0	0	0	0	0	0	0	0	19
%Heavy Trucks	0.0	1.8	1.1	0.0	1.6	0.5	0.6	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8

PM

	Westside Pkwy Northbound					Westside Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	0	199	29	0	228	38	131	4	0	173	2	2	3	0	7	37	0	98	0	135	543
5:15 PM	0	223	40	0	263	32	144	0	0	176	0	0	4	0	4	41	0	113	0	154	597
5:30 PM	0	188	25	0	213	34	156	0	0	190	0	1	1	0	2	24	0	101	0	125	530
5:45 PM	1	172	26	1	200	31	158	0	0	189	4	0	3	0	7	31	0	78	0	109	505
Total Volume	1	782	120	1	904	135	589	4	0	728	6	3	11	0	20	133	0	390	0	523	2175
% App. Total	0.1	86.5	13.3	0.1	100	18.5	80.9	0.5	0.0	100	30.0	15.0	55.0	0.0	100	25.4	0.0	74.6	0.0	100	
PHF					0.859					0.958					0.714					0.849	0.911
Cars, PU, Vans	1	774	120	1	896	135	585	4	0	724	6	3	11	0	20	133	0	390	0	523	2163
% Cars, PU, Vans	100.0	99.0	100.0	100.0	99.1	100.0	99.3	100.0	0.0	99.5	100.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	99.4
Heavy Trucks	0	8	0	0	8	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	12
%Heavy Trucks	0.0	1.0	0.0	0.0	0.9	0.0	0.7	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6

Prepared by National Data & Surveying Services

Northwinds Pkwy & Kimball Bridge Rd

Peak Hour Turning Movement Count

ID: 18-09450-003
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	07:00 AM - 09:00 AM
NOON	NONE
PM	04:00 PM - 06:00 PM

Northwinds Pkwy — SOUTHBOUND

AM	16	141	192	0	84 AM
NOON	0	0	0	0	0 NOON
PM	5	33	63	0	308 PM

Kimball Bridge Rd — EASTBOUND

AM	NOON	PM		
300	0	506		
0	0	0	0	
16	0	15	1	
534	0	163	1	
74	0	21	1	

Kimball Bridge Rd — WESTBOUND

PM	NOON	AM		
139	0	58	1	
453	0	271	1	
199	0	220	1	
0	0	0	0	
367	0	865		

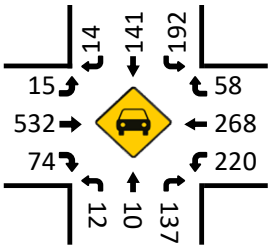
Northwinds Pkwy — NORTHBOUND

PM	254	1	48	154	141 PM
NOON	0	0	0	0	0 NOON
AM	436	1	13	10	139 AM

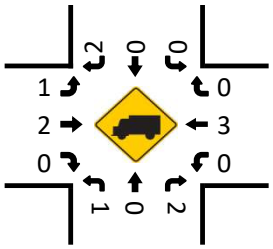
CONTROL: Signalized

TEV	1685 AM	0 NOON	1435 PM
PHF	0.98		0.91

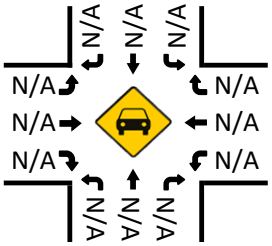
Cars (AM)



HT (AM)



Cars (NOON)



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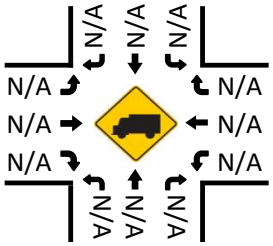
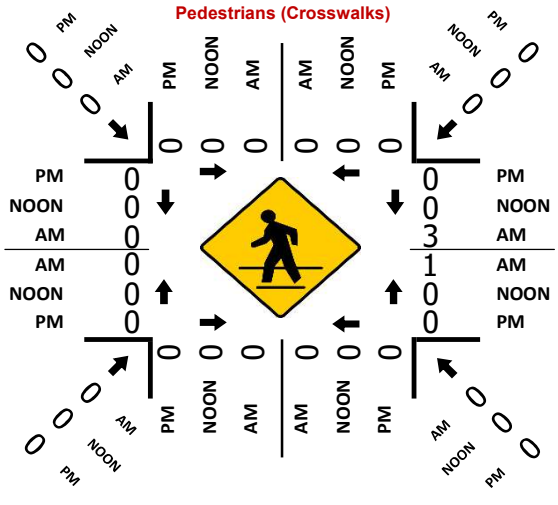


Pedestrians (Crosswalks)


PM
NOON
AM
0
0
0

Project ID: 18-09450-003
Location: Northwinds Pkwy & Kimball Bridge Rd
City: Alpharetta

Day: Wednesday
Date: 08/29/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Northwinds Pkwy Northbound						Northwinds Pkwy Southbound						Kimball Bridge Rd Eastbound						Kimball Bridge Rd Westbound						
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total
7:00 AM	2	1	10	1	0	14	44	28	2	0	0	74	0	48	6	0	0	54	53	37	4	0	0	94	236
7:15 AM	1	0	21	0	0	22	41	44	4	0	0	89	1	69	9	0	0	79	46	39	10	0	1	95	285
7:30 AM	4	5	26	0	0	35	58	54	5	0	0	117	3	91	22	0	0	116	48	51	10	0	1	109	377
7:45 AM	2	2	23	0	0	27	65	66	2	0	0	133	3	106	31	0	0	140	40	52	8	0	0	100	400
Total	9	8	80	1	0	98	208	192	13	0	0	413	7	314	68	0	0	389	187	179	32	0	2	398	1298
8:00 AM	1	1	34	0	0	36	46	39	3	0	0	88	4	142	21	0	0	167	47	76	16	0	0	139	430
8:15 AM	4	4	29	0	0	37	48	40	2	0	0	90	4	127	22	0	0	153	62	59	17	0	0	138	418
8:30 AM	5	3	31	1	0	40	48	31	5	0	0	84	4	119	20	0	0	143	53	71	14	0	1	138	405
8:45 AM	3	2	45	0	0	50	50	31	6	0	0	87	4	146	11	0	0	161	58	65	11	0	3	134	432
Total	13	10	139	1	0	163	192	141	16	0	0	349	16	534	74	0	0	624	220	271	58	0	4	549	1685
BREAK																									
4:00 PM	9	22	44	1	0	76	15	7	1	0	0	23	3	69	1	0	0	73	48	88	11	0	0	147	319
4:15 PM	6	24	63	1	0	94	15	2	4	0	0	21	2	62	4	0	0	68	52	84	22	0	0	158	341
4:30 PM	8	28	46	1	0	83	8	1	1	0	0	10	4	63	2	0	0	69	37	101	21	0	0	159	321
4:45 PM	6	26	44	0	0	76	16	4	3	0	0	23	4	39	3	0	0	46	49	113	23	0	0	185	330
Total	29	100	197	3	0	329	54	14	9	0	0	77	13	233	10	0	0	256	186	386	77	0	0	649	1311
5:00 PM	16	44	41	0	0	101	20	6	1	0	0	27	2	43	2	0	0	47	57	121	41	0	0	219	394
5:15 PM	10	38	23	0	0	71	15	13	0	0	0	28	6	44	2	0	0	52	56	118	44	0	0	218	369
5:30 PM	16	46	33	1	0	96	12	10	1	0	0	23	3	37	14	0	0	54	37	101	31	0	0	169	342
5:45 PM	11	35	9	0	0	55	11	9	3	0	0	23	3	39	9	0	0	51	45	81	32	0	0	158	287
Total	53	163	106	1	0	323	58	38	5	0	0	101	14	163	27	0	0	204	195	421	148	0	0	764	1392
Grand Total	104	281	522	6	0	913	512	385	43	0	0	940	50	1244	179	0	0	1473	788	1257	315	0	6	2360	5686
Apprch %	11.4	30.8	57.2	0.7	0.0		54.5	41.0	4.6	0.0	0.0		3.4	84.5	12.2	0.0	0.0		33.4	53.3	13.3	0.0	0.3		
Total %	1.8	4.9	9.2	0.1	0.0	16.1	9.0	6.8	0.8	0.0	0.0	16.5	0.9	21.9	3.1	0.0	0.0	25.9	13.9	22.1	5.5	0.0	0.1	41.5	
Cars, PU, Vans	103	280	519	6	0	908	511	385	38		0	934	46	1235	179	0		1460	788	1254	314		6	2356	5658
% Cars, PU, Vans	99.0	99.6	99.4	100.0	0.0	99.5	99.8	100.0	88.4	0.0	0.0	99.4	92.0	99.3	100.0	0.0	0.0	99.1	100.0	99.8	99.7	0.0	100.0	99.8	99.5
Heavy Trucks	1	1	3	0		5	1	0	5	0		6	4	9	0	0		13	0	3	1	0		4	28
%Heavy Trucks	1.0	0.4	0.6	0.0	0.0	0.5	0.2	0.0	11.6	0.0	0.0	0.6	8.0	0.7	0.0	0.0	0.0	0.9	0.0	0.2	0.3	0.0	0.0	0.2	0.5

Project ID: 18-09450-003
Location: Northwinds Pkwy & Kimball Bridge Rd
City: Alpharetta

PEAK HOURS

Day: Wednesday
Date: 08/29/2018

AM

	Northwinds Pkwy Northbound					Northwinds Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
8:00 AM	1	1	34	0	36	46	39	3	0	88	4	142	21	0	167	47	76	16	0	139	430
8:15 AM	4	4	29	0	37	48	40	2	0	90	4	127	22	0	153	62	59	17	0	138	418
8:30 AM	5	3	31	1	40	48	31	5	0	84	4	119	20	0	143	53	71	14	0	138	405
8:45 AM	3	2	45	0	50	50	31	6	0	87	4	146	11	0	161	58	65	11	0	134	432
Total Volume	13	10	139	1	163	192	141	16	0	349	16	534	74	0	624	220	271	58	0	549	1685
% App. Total	8.0	6.1	85.3	0.6	100	55.0	40.4	4.6	0.0	100	2.6	85.6	11.9	0.0	100	40.1	49.4	10.6	0.0	100	
PHF					0.815					0.969					0.934					0.987	0.975
Cars, PU, Vans	12	10	137	1	160	192	141	14	0	347	15	532	74	0	621	220	268	58	0	546	1674
% Cars, PU, Vans	92.3	100.0	98.6	100.0	98.2	100.0	100.0	87.5	0.0	99.4	93.8	99.6	100.0	0.0	99.5	100.0	98.9	100.0	0.0	99.5	99.3
Heavy Trucks	1	0	2	0	3	0	0	2	0	2	1	2	0	0	3	0	3	0	0	3	11
%Heavy Trucks	7.7	0.0	1.4	0.0	1.8	0.0	0.0	12.5	0.0	0.6	6.3	0.4	0.0	0.0	0.5	0.0	1.1	0.0	0.0	0.5	0.7

PM

	Northwinds Pkwy Northbound					Northwinds Pkwy Southbound					Kimball Bridge Rd Eastbound					Kimball Bridge Rd Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
4:45 PM	6	26	44	0	76	16	4	3	0	23	4	39	3	0	46	49	113	23	0	185	330
5:00 PM	16	44	41	0	101	20	6	1	0	27	2	43	2	0	47	57	121	41	0	219	394
5:15 PM	10	38	23	0	71	15	13	0	0	28	6	44	2	0	52	56	118	44	0	218	369
5:30 PM	16	46	33	1	96	12	10	1	0	23	3	37	14	0	54	37	101	31	0	169	342
Total Volume	48	154	141	1	344	63	33	5	0	101	15	163	21	0	199	199	453	139	0	791	1435
% App. Total	14.0	44.8	41.0	0.3	100	62.4	32.7	5.0	0.0	100	7.5	81.9	10.6	0.0	100	25.2	57.3	17.6	0.0	100	
PHF					0.851					0.902					0.921					0.903	0.911
Cars, PU, Vans	48	154	141	1	344	63	33	5	0	101	15	163	21	0	199	199	453	139	0	791	1435
% Cars, PU, Vans	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Prepared by NDS/ATD

VOLUME

Kimball Bridge Rd W/O Northwinds Pkwy

Day: Wednesday
Date: 11/7/2018

City: Alpharetta
Project #: GA18_9640_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	4,431	4,412	8,843

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			4		1		5		12:00			96		100		196	
00:15			3		1		4		12:15			92		113		205	
00:30			2		3		5		12:30			91		112		203	
00:45			2	11	2	7	4	18	12:45			92	371	125	450	217	821
01:00			1		3		4		13:00			119		82		201	
01:15			3		0		3		13:15			98		83		181	
01:30			0		1		1		13:30			86		76		162	
01:45			0	4	0	4	0	8	13:45			94	397	74	315	168	712
02:00			0		0		0		14:00			82		61		143	
02:15			1		0		1		14:15			62		70		132	
02:30			1		0		1		14:30			66		59		125	
02:45			2	4	1	1	3	5	14:45			60	270	59	249	119	519
03:00			0		0		0		15:00			58		43		101	
03:15			0		0		0		15:15			60		72		132	
03:30			1		1		2		15:30			73		85		158	
03:45			1	2	0	1	1	3	15:45			67	258	78	278	145	536
04:00			0		1		1		16:00			67		111		178	
04:15			0		1		1		16:15			69		98		167	
04:30			1		4		5		16:30			51		123		174	
04:45			1	2	3	9	4	11	16:45			39	226	110	442	149	668
05:00			4		4		8		17:00			50		157		207	
05:15			4		7		11		17:15			57		132		189	
05:30			9		11		20		17:30			85		110		195	
05:45			16	33	8	30	24	63	17:45			55	247	110	509	165	756
06:00			20		23		43		18:00			58		91		149	
06:15			36		18		54		18:15			37		62		99	
06:30			48		21		69		18:30			33		70		103	
06:45			72	176	20	82	92	258	18:45			39	167	85	308	124	475
07:00			66		49		115		19:00			35		55		90	
07:15			82		58		140		19:15			39		36		75	
07:30			101		70		171		19:30			36		42		78	
07:45			117	366	75	252	192	618	19:45			32	142	18	151	50	293
08:00			158		69		227		20:00			32		27		59	
08:15			137		74		211		20:15			38		28		66	
08:30			157		73		230		20:30			43		18		61	
08:45			149	601	64	280	213	881	20:45			37	150	26	99	63	249
09:00			140		54		194		21:00			31		15		46	
09:15			93		64		157		21:15			34		19		53	
09:30			64		68		132		21:30			32		13		45	
09:45			80	377	56	242	136	619	21:45			21	118	11	58	32	176
10:00			49		53		102		22:00			19		8		27	
10:15			63		62		125		22:15			20		11		31	
10:30			60		52		112		22:30			9		4		13	
10:45			45	217	63	230	108	447	22:45			8	56	6	29	14	85
11:00			55		59		114		23:00			9		4		13	
11:15			54		74		128		23:15			6		5		11	
11:30			46		111		157		23:30			2		2		4	
11:45			61	216	127	371	188	587	23:45			3	20	4	15	7	35
TOTALS				2009		1509		**3518**	**TOTALS**				2422		2903		**5325**
SPLIT %				57.1%		42.9%		**39.8%**	**SPLIT %**				45.5%		54.5%		**60.2%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	4,431	4,412	8,843

AM Peak Hour			08:00	11:45	**08:00**	**PM Peak Hour**			12:30	16:30	**12:15**
AM Pk Volume			601	452	**881**	**PM Pk Volume**			400	522	**826**
Pk Hr Factor			0.951	0.890	**0.958**	**Pk Hr Factor**			0.840	0.831	**0.952**
7 - 9 Volume	0	0	967	532	**1499**	**4 - 6 Volume**	0	0	473	951	**1424**
7 - 9 Peak Hour			08:00	07:45	**08:00**	**4 - 6 Peak Hour**			17:00	16:30	**17:00**
7 - 9 Pk Volume	0	0	601	291	**881**	**4 - 6 Pk Volume**	0	0	247	522	**756**
Pk Hr Factor	0.000	0.000	0.951	0.970	**0.958**	**Pk Hr Factor**	0.000	0.000	0.726	0.831	**0.913**

Prepared by National Data & Surveying Services

VOLUME

Kimball Bridge Rd N/O Teasley Pl

Day: Wednesday
Date: 2/17/2021

City: Alpharetta
Project #: GA21_180043_001

DAILY TOTALS	NB	SB	EB	WB	Total
	2,213	2,254	0	0	4,467

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	1		0				1		12:00	48		51				99	
00:15	3		1				4		12:15	43		48				91	
00:30	0		0				0		12:30	46		46				92	
00:45	0	4	1	2			1	6	12:45	42	179	58	203			100	382
01:00	1		1				2		13:00	52		59				111	
01:15	0		0				0		13:15	41		50				91	
01:30	0		2				2		13:30	43		43				86	
01:45	1	2	1	4			2	6	13:45	37	173	51	203			88	376
02:00	0		0				0		14:00	30		38				68	
02:15	0		0				0		14:15	34		45				79	
02:30	0		0				0		14:30	45		47				92	
02:45	0		0				0		14:45	39	148	36	166			75	314
03:00	0		1				1		15:00	42		43				85	
03:15	1		0				1		15:15	45		42				87	
03:30	1		1				2		15:30	51		31				82	
03:45	0	2	0	2			0	4	15:45	39	177	40	156			79	333
04:00	0		1				1		16:00	56		33				89	
04:15	0		1				1		16:15	43		42				85	
04:30	0		0				0		16:30	56		41				97	
04:45	2	2	1	3			3	5	16:45	48	203	36	152			84	355
05:00	4		0				4		17:00	48		43				91	
05:15	3		2				5		17:15	56		44				100	
05:30	4		7				11		17:30	61		34				95	
05:45	4	15	6	15			10	30	17:45	55	220	46	167			101	387
06:00	5		5				10		18:00	54		51				105	
06:15	5		8				13		18:15	48		36				84	
06:30	7		16				23		18:30	42		50				92	
06:45	18	35	21	50			39	85	18:45	33	177	43	180			76	357
07:00	17		21				38		19:00	26		30				56	
07:15	30		26				56		19:15	25		22				47	
07:30	31		20				51		19:30	36		24				60	
07:45	21	99	33	100			54	199	19:45	18	105	21	97			39	202
08:00	27		33				60		20:00	14		21				35	
08:15	36		44				80		20:15	16		21				37	
08:30	38		44				82		20:30	10		18				28	
08:45	51	152	41	162			92	314	20:45	11	51	20	80			31	131
09:00	26		28				54		21:00	10		18				28	
09:15	22		42				64		21:15	11		19				30	
09:30	25		30				55		21:30	10		8				18	
09:45	25	98	30	130			55	228	21:45	7	38	12	57			19	95
10:00	20		26				46		22:00	7		9				16	
10:15	33		25				58		22:15	3		10				13	
10:30	30		35				65		22:30	4		8				12	
10:45	29	112	31	117			60	229	22:45	2	16	3	30			5	46
11:00	31		39				70		23:00	3		4				7	
11:15	48		42				90		23:15	3		3				6	
11:30	68		45				113		23:30	4		1				5	
11:45	47	194	42	168			89	362	23:45	1	11	2	10			3	21
TOTALS		715		753				1468	TOTALS		1498		1501				2999
SPLIT %		48.7%		51.3%				32.9%	SPLIT %		49.9%		50.1%				67.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,213	2,254	0	0	4,467

AM Peak Hour	11:15	11:45					11:30		PM Peak Hour	17:15	12:30					17:15		
AM Pk Volume	211	187					392		PM Pk Volume	226	213					401		
Pk Hr Factor	0.776	0.917					0.867		Pk Hr Factor	0.926	0.903					0.955		
7 - 9 Volume	251	262	0	0			513		4 - 6 Volume	423	319	0	0			742		
7 - 9 Peak Hour	08:00	08:00					08:00		4 - 6 Peak Hour	17:00	17:00					17:00		
7 - 9 Pk Volume	152	162	0	0			314		4 - 6 Pk Volume	220	167	0	0			387		
Pk Hr Factor	0.745	0.920	0.000	0.000			0.853		Pk Hr Factor	0.902	0.908	0.000	0.000			0.958		

APPENDIX E

Project Fact Sheets

AR-ML-300

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	SR 400 EXPRESS LANES FROM NORTH SPRINGS MARTA STATION TO MCFARLAND ROAD
GDOT Project No.	0001757
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / Express Lanes
Sponsor	GDOT
Jurisdiction	Regional - North
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	0	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	15.6 miles

Detailed Description and Justification

Project provides travel options and more reliable trip times by adding two new Express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one Express lane in each direction from McGinnis Ferry Road to McFarland Parkway.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Interstate Maintenance	AUTH	2005	**$8,538,782**	~~$7,684,904~~	~~$853,878~~	~~$0,000~~	~~$0,000~~
PE	National Highway System	AUTH	2005	**$461,218**	~~$368,974~~	~~$92,244~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark	AUTH	2010	**$171,095**	~~$136,876~~	~~$34,219~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark Funding	AUTH	2010	**$728,806**	~~$583,045~~	~~$145,761~~	~~$0,000~~	~~$0,000~~
PE	SRTA Funds (44220)	AUTH	2011	**$2,060,253**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,060,253~~
PE	Transportation Funding Act (HB 170)	AUTH	2017	**$5,000,000**	~~$0,000~~	~~$5,000,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2018	**$9,400,000**	~~$7,520,000~~	~~$1,880,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2019	**$17,400,000**	~~$13,920,000~~	~~$3,480,000~~	~~$0,000~~	~~$0,000~~
PE	Bus Rapid Transit	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$2,000,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2020	**$2,400,000**	~~$1,920,000~~	~~$480,000~~	~~$0,000~~	~~$0,000~~
ROW	National Highway Performance Program (NHPP)	AUTH	2019	**$19,820,000**	~~$15,856,000~~	~~$3,964,000~~	~~$0,000~~	~~$0,000~~
ROW	Bus Rapid Transit	AUTH	2020	**$6,000,000**	~~$0,000~~	~~$0,000~~	~~$6,000,000~~	~~$0,000~~

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 10/6/2020

ROW	GRV BONDS (GARVEE Bond Program)	AUTH	2020	**$26,000,000**	~~$0,000~~	~~$0,000~~	~~$26,000,000~~	~~$0,000~~
ROW	Bus Rapid Transit		2021	**$13,250,000**	$0,000	$0,000	$13,250,000	$0,000
ROW	GARVEE Bonds		2021	**$15,000,000**	$0,000	$0,000	$15,000,000	$0,000
ROW	GARVEE Bonds		2022	**$20,000,000**	$0,000	$0,000	$20,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2022	**$65,000,000**	$52,000,000	$13,000,000	$0,000	$0,000
ROW	GARVEE Bonds		2023	**$45,000,000**	$0,000	$0,000	$45,000,000	$0,000
ROW	GARVEE Bonds		2024	**$20,000,000**	$0,000	$0,000	$20,000,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2021	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	Bus Rapid Transit		2022	**$2,490,000**	$0,000	$0,000	$2,490,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2022	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2022	**$6,400,000**	$5,120,000	$1,280,000	$0,000	$0,000
CST	Bus Rapid Transit		2023	**$12,300,000**	$0,000	$0,000	$12,300,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2023	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2023	**$29,900,000**	$23,920,000	$5,980,000	$0,000	$0,000
CST	Bus Rapid Transit		2024	**$27,050,000**	$0,000	$0,000	$27,050,000	$0,000
CST	INFRA Discretionary Grants		2024	**$81,700,000**	$81,700,000	$0,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2024	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2024	**$41,600,000**	$33,280,000	$8,320,000	$0,000	$0,000
CST	Bus Rapid Transit		2025	**$26,240,000**	$0,000	$0,000	$26,240,000	$0,000
CST	INFRA Discretionary Grants		2025	**$81,700,000**	$81,700,000	$0,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2025	**$2,142,857**	$0,000	$0,000	$0,000	$2,142,857
CST	National Highway Performance Program (NHPP)		2025	**$35,600,000**	$28,480,000	$7,120,000	$0,000	$0,000
CST	Bus Rapid Transit		LR 2026-2030	**$10,670,000**	$0,000	$0,000	$10,670,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2026-2030	**$261,800,000**	$213,600,000	$48,200,000	$0,000	$0,000
CST	Local Jurisdiction/Municipality Funds		LR 2026-2030	**$4,285,715**	$0,000	$0,000	$0,000	$4,285,715
CST	Toll Revenue Bonds		LR 2026-2030	**$60,900,000**	$0,000	$0,000	$60,900,000	$0,000
CST	Transportation Funding Act (HB 170)		LR 2026-2030	**$9,300,000**	$0,000	$9,300,000	$0,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2031-2040	**$750,000,000**	$600,000,000	$150,000,000	$0,000	$0,000
CST	General Federal Aid - 2026-2050		LR 2041-2050	**$750,000,000**	$600,000,000	$150,000,000	$0,000	$0,000
CST	Design Build Finance (DBF) Repayment - Federal		LR 2051+	**$900,000,000**	$720,000,000	$180,000,000	$0,000	$0,000
				$3,380,880,154	**$2,487,789,799**	**$589,130,102**	**$286,900,000**	**$17,060,253**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

FN-176

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	SR 120 (OLD MILTON PARKWAY) WIDENING FROM NORTH POINT PARKWAY TO KIMBALL BRIDGE ROAD
GDOT Project No.	0017187
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2030
Planned Thru Lane	6	**Flex**		**Corridor Length**	1.94 miles

Detailed Description and Justification

This regional capacity enhancement project includes widening of SR 120 (Old Milton Parkway) from 4 lanes to 6 lanes. The City will be working with GDOT to expedite the project using mostly state and local funds.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2020	**$1,250,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,250,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
ROW	Local Jurisdiction/Municipality Funds	AUTH	2022	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
CST	National Highway Performance Program (NHPP)		2024	**$25,000,000**	$20,000,000	$0,000	$0,000	$5,000,000
				$30,250,000	**$20,000,000**	**$0,000**	**$0,000**	**$10,250,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 10/6/2020

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-22-03/V-22-02 TOLL BROTHERS/KIMBALL BRIDGE ROAD

CITY COUNCIL: APRIL 25, 2022

This item was considered at the 4/14/2022 Planning Commission meeting. Staff recommended approval subject to 27 conditions. There were several public comments in opposition to the request with the following concerns: larger setback/buffer adjacent to Park Brooke, wetland/wildlife impacts, existing runoff problems, homes should be 3-sided brick, berm adjacent to Park Brooke, interparcel access with Webb properties, and fencing/screening adjacent to Webb property. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's requested changes to conditions # 8 and 13. Vote 4-2

II. RECOMMENDATION:

Approve Z-22-03/V-22-02 Toll Brothers/Kimball Bridge Road, subject to the following conditions:

1. The site, consisting of approximately 22.77 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by McFarland-Dyer & Associates, Inc., revised 4/5/2022, except for modifications required to comply with the conditions below. Site plan modifications shall be permitted to allow interparcel access with the properties to the west and northwest, with final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Home elevations shall be substantially similar to the submitted elevations, labeled Exhibit A, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes utilizing more than 25% siding on the front façade shall include a covered front porch element that is at least 100 square feet in size and a minimum 6' deep. Homes with garages facing a street shall have carriage style garage doors. Roofing material shall be cedar shake, architectural/dimensional asphalt shingles or metal. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Kimball Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
3. Minimum 20' decorative landscape strip shall be provided along Kimball Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include decorative knee walls and berms and landscaping shall be a mix of evergreen and deciduous material. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
4. A 10' no access easement shall be recorded on the final plat along the road frontage on Buice Road, Kimball Bridge Road, and project entrance road adjacent to Lots 1 and 25.
5. Minimum 10' landscape strip shall be provided along Buice Road, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Building setbacks shall be 25' front, 10' side and 25' rear, except that lots backing up to Park Brooke shall have a 30' rear setback. Building setback along Kimball Bridge Road and Buice Road shall be 45'.
7. Project entrance shall include ornamental plantings, as approved by Staff.
8. Minimum 10' planted buffer, and no access easement, shall be provided along the common property line with Park Brooke and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not

in conflict with site balancing and utility installation. A 5' decorative aluminum fence shall be erected in the 10' planted buffer. Detention facilities shall not encroach on the planted buffer. The Homeowners Association shall be required to maintain the stormwater detention facilities on a scheduled basis.

9. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
10. Developer shall plant street trees in the 6' planter, as approved by Staff.
11. Pocket park with mail kiosk shall be developed with decorative landscaping, hardscape, pedestrian lighting and on-street parking, as approved by Staff.
12. Developer shall improve Kimball Bridge Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting matching the City's recent improvements, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Developer shall dedicate approximately 5' of right-of-way on Buice Road frontage.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Kimball Bridge Road and Buice Road.
16. Developer shall complete remediation measures outlined in the February 7, 2022 notice of violation letter prior to the final site CO.
17. Planting plan shall be implemented substantially similar to the plan prepared by Ironwood, dated 4/6/2022, as approved by Staff.
18. Trees shall be preserved as depicted on the plan prepared by O'Leary Design Group, dated 3/29/2022.
19. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
20. All required permits and variances related to the 0.20-acre wetland encroachment shall be approved prior to the issuance of a land disturbance permit.
21. Developer shall be responsible for all costs associated with upgrading the signal to accommodate new development. Traffic signal modification to be complete prior to final plat.
22. Streets less than 24' wide shall be marked "No Parking".
23. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
24. Developer shall provide an eastbound left-turn lane on Kimball Bridge Road at the signalized entrance to the site, as approved by Staff.
25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from Park Brooke.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
27. As agreed to by the Developer, a fence shall be erected adjacent to the Webb property prior to construction.

III. REPORT IN BRIEF:

The applicant, Toll Brothers, is requesting a rezoning and variances to allow for the construction of a 41-lot 'For-Sale' single-family detached subdivision on 22.77 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce front setbacks on interior streets and reduce setbacks along Kimball Bridge Road and Buice Road. The subject property is located at 0 Kimball Bridge Road at the northeast corner of Kimball Bridge Road and Buice Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 41-lot 'For-Sale' single-family detached subdivision on 22.77 acres. The proposed density is 1.80 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential) and

variances are requested to reduce front setbacks on interior streets and reduce setbacks along Kimball Bridge Road and Buice Road. The subject property is located at 0 Kimball Bridge Road at the northeast corner of Kimball Bridge Road and Buice Road.

The undeveloped property is wooded and has a small area of stream and wetlands in the northeast corner of the property. Surrounding properties are zoned CUP (Community Unit Plan) to the north and east, R-10 (Dwelling, 'For-Sale' Residential) and AG to the south and AG to the west. Park Brooke subdivision is located to the north and east, Avery Square subdivision and Ocee Park (City of Johns Creek) to the south and unplatted single-family detached lots to the south and west. The Comprehensive Land Use Plan designation of the property is 'Low Density Residential', which allows the proposed zoning district and use.

Variances are requested to reduce the front yard setback for lots along a new interior street from 35' to 25' and reduce setbacks on lots along Kimball Bridge Road and Buice Road from 65' to 45'. The request to reduce front setbacks on interior streets is requested for Lots 1 – 25. According to the applicant, setback variances are requested to provide greater separation between homes in the proposed development and homes in the adjacent Park Brooke subdivision. As shown in the table below, the applicant's variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

Building Setbacks Comparison – Kimball Bridge Road Subdivisions

Subdivision	Interior Front	Interior Side	Interior Rear	Kimball Bridge Road
Applicant's Request	25' – 35'	10'	25'	45'
Park Brooke	20'	5'	35'	40'
Avery Square	20'	10'	25'	45'
Kimball Oaks	20'	0'	20'	20'
Pines at Kimball Bridge	20'-35'	7'	20'-30'	45'

SITE PLAN

The submitted site plan depicts 41 single-family detached lots on 22.77 acres. Access to the property is proposed at the existing signalized intersection at Kimball Bridge Road and Buice Road. Lots are oriented interior to the site along a new internal loop street. Five-foot (5') sidewalks and six-foot (6') planters are depicted along both sides of interior streets and a pocket park with mail kiosk and on-street parking is depicted near the southwest corner of the site, between Lots 26 and 27.

A 45' setback is proposed along Kimball Bridge Road and Buice Road. Lots on the outer edge of the loop street are depicted with a 25' front setback and lots on the inner edge have a 35' front setback. Side setbacks are depicted to be ten-feet (10') and rear setbacks are depicted to be 25', except those homes adjacent to Park Brooke have a 30' rear setback. A twenty-foot (20') landscape strip is depicted along Kimball Bridge Road and a ten-foot (10') landscape strip along Buice Road. Although buffers are not required between residential developments, a ten-foot (10') planted landscape buffer is proposed along the north and east property lines adjacent to Park Brooke.

A small section of stream is located in the northeast corner of the site. The stream was previously piped on the subject property and in the Park Brooke subdivision in conjunction with the development of Park Brooke. The applicant proposes to fill 0.20-acres of wetlands south and

east of the stream, as depicted on Lot 15 and the detention lot. The linear configuration of the wetlands is likely the result of the stream being piped.

The property is wooded and consists primarily of Hardwoods. Tree saves are depicted near the stream buffer in the northeast corner of the property, as well as along Buice Road. Tree groupings and/or trees of quality should be identified and saved on the property. Detention ponds are proposed in the vicinity of the stream and in the northwest corner of the property. Detention ponds should be designed to have a natural appearance and improved as a neighborhood amenity.

There is an existing violation on the property related to the geotechnical investigation of the property in which a temporary access trail was created. Trees, as well as a small wetland area were impacted. The applicant is in compliance with the violation letter, dated February 7, 2022, which required payment of a fine, planting plan to replant 728" of trees, mitigation plan for impacted trees and mitigation plan for impacted wetlands. Whether or not the applicant's zoning proposal is granted, planting and mitigation plans will be required to be implemented.

HOME ELEVATIONS

The applicant provided several examples of home elevations and renderings from various Toll Brothers communities, including Shirley Estates on Webb Bridge Road. The examples reflect a mix of exterior primary materials, including brick, stone, board and batten, shake, and siding. According to the applicant, homes are two (2) stories and a minimum 3,000 square feet (heated), excluding basements, porches and garages. A mix of front-facing and side-facing garages are proposed. The applicant provided architectural and material conditions which propose to allow up to ten percent (10%) of homes to use siding as the primary front façade material and up to 45% of homes to use up to 50% siding on the front façade.

TRAFFIC

The proposed project, consisting of 41 single-family detached homes, would generate approximately 35 AM Peak Hour trips and 45 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 43 Single-Family Detached Homes

School	Single Family Average #
Ocee Elementary School	3 to 15 students
Webb Bridge Middle School	1 to 6 students
Alpharetta High School	3 to 13 students
TOTAL	7 to 34 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 7 – 34 school age children. Numbers provided by

Fulton County Schools show that Ocee Elementary School is under capacity and Webb Bridge Middle School and Alpharetta High School are currently at capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-15 zoning district would result in lots that are larger than Park Brooke lots, which have minimum 11,500 square foot lots and a minimum lot width of 80'.

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. The R-15 zoning district would result in lots that are larger than Park Brooke lots, which have minimum 11,500 square foot lots and a minimum lot width of 80'.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant's site plan respects on-site stream buffers and tree saves are identified throughout the site. The applicant proposes to fill approximately 0.20 acres of wetlands. However, the wetland area appears to be the result of the stream being piped in conjunction with the development of Park Brooke subdivision.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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 applicant's proposal limits the demand on public facilities and services by proposing a density (1.80 dwelling units/acre) that is less than the maximum (3 dwelling units/acre) allowed under the future land use designation of the property.

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

Response: The AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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 future land use designation of the property would allow the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Low Density Residential', which allows the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: While the property has an unusual shape and topography, setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

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

Response: The applicant could meet the required R-15 setbacks. The purpose of the setback reductions is to provide greater separation homes in the proposed subdivision and homes in the Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

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

Response: While the property has an unusual shape and topography, the setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in the Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the variance should not cause substantial detriment to the public good. Setback reductions are proposed in an effort to provide greater separation between the proposed homes and homes in Park Brooke. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed rezoning is consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The R-15 district would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision. In addition, the applicant proposes a ten-foot (10') planted buffer adjacent to Park Brooke, which is not a requirement of the Unified Development Code (UDC).

While the property has an unusual shape and topography, setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in Park Brooke. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as Park Brooke Community Association, Pinewalk Homeowners Association and Avery Square Homeowners Association. The report states that the applicant met with Park Brooke on February 2, 2022, February 15, 2022 and March 31, 2022. The applicant received a letter from the Park Brooke Community Association outlining their concerns. The applicant noted the following concerns and requests from Park Brooke homeowners: surface water runoff, increase building setbacks adjacent to Park Brooke (100' setback with a 50' buffer requested), do not disturb wetland area, relocate detention ponds, fencing and landscaping between the proposed development and Park Brooke, landscaping and tree saves along Kimball Bridge Road, and concern over the applicant requesting smaller lots than the minimum 15,000 square foot lots in the R-15 zoning district.

The City has received correspondence from Park Brooke residents with similar concerns, as noted above and including impacts to wildlife.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were questions and comments regarding if the subdivision would be gated, stormwater runoff, traffic, variances, perimeter fencing, wetland impacts, setbacks and detention ponds adjacent to Park Brooke, 100' buffer adjacent to Park Brooke, align Buice Road through the development, flooding, tree removal, and violation.

IV. ATTACHMENTS:

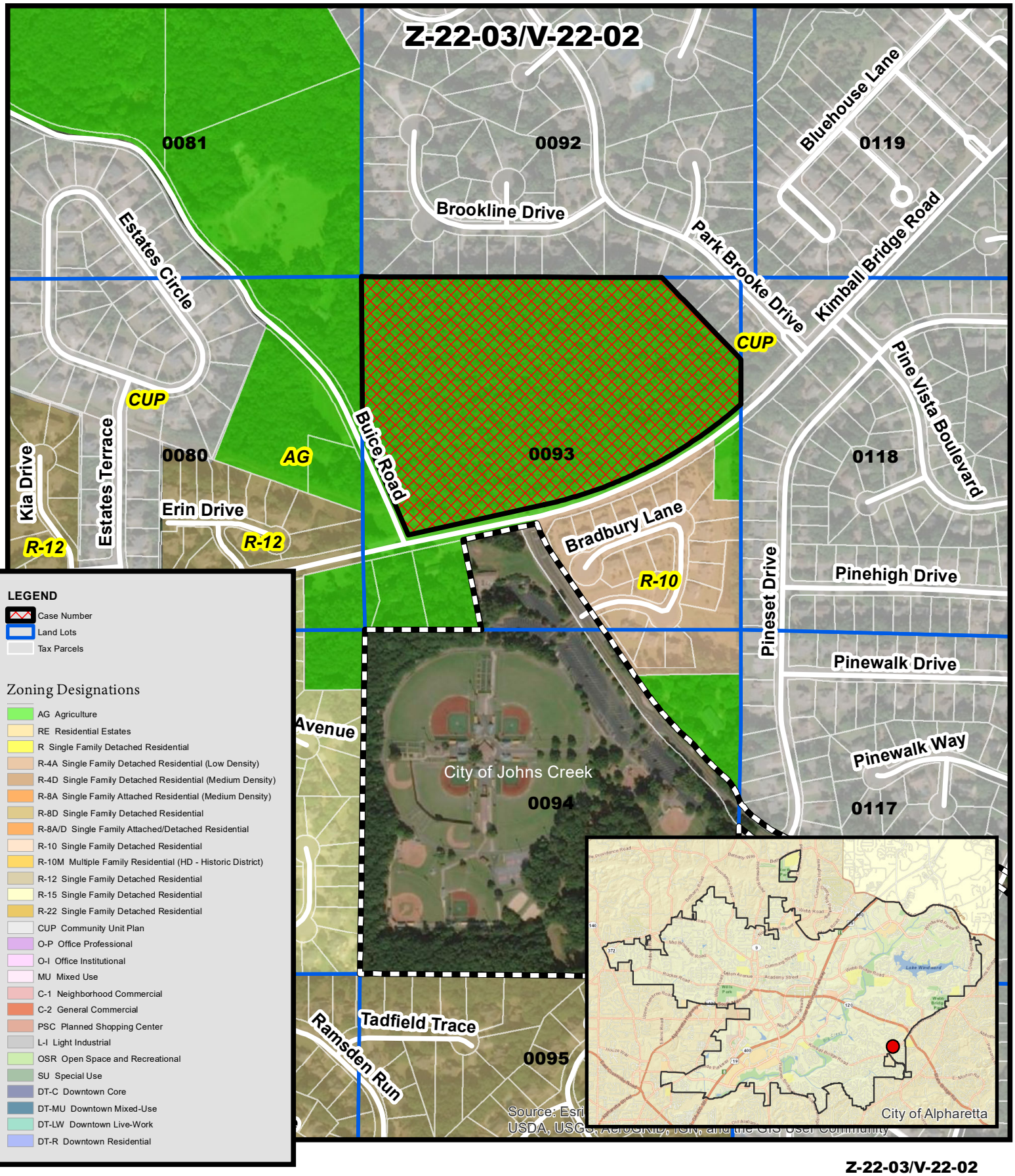
- Site Plan
- Elevations/Renderings

Aerial Map
Toll Brothers - Kimball Bridge Rd

THE CITY OF ALPHARETTA

Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

Location Map Provided by:
Community Development - GIS

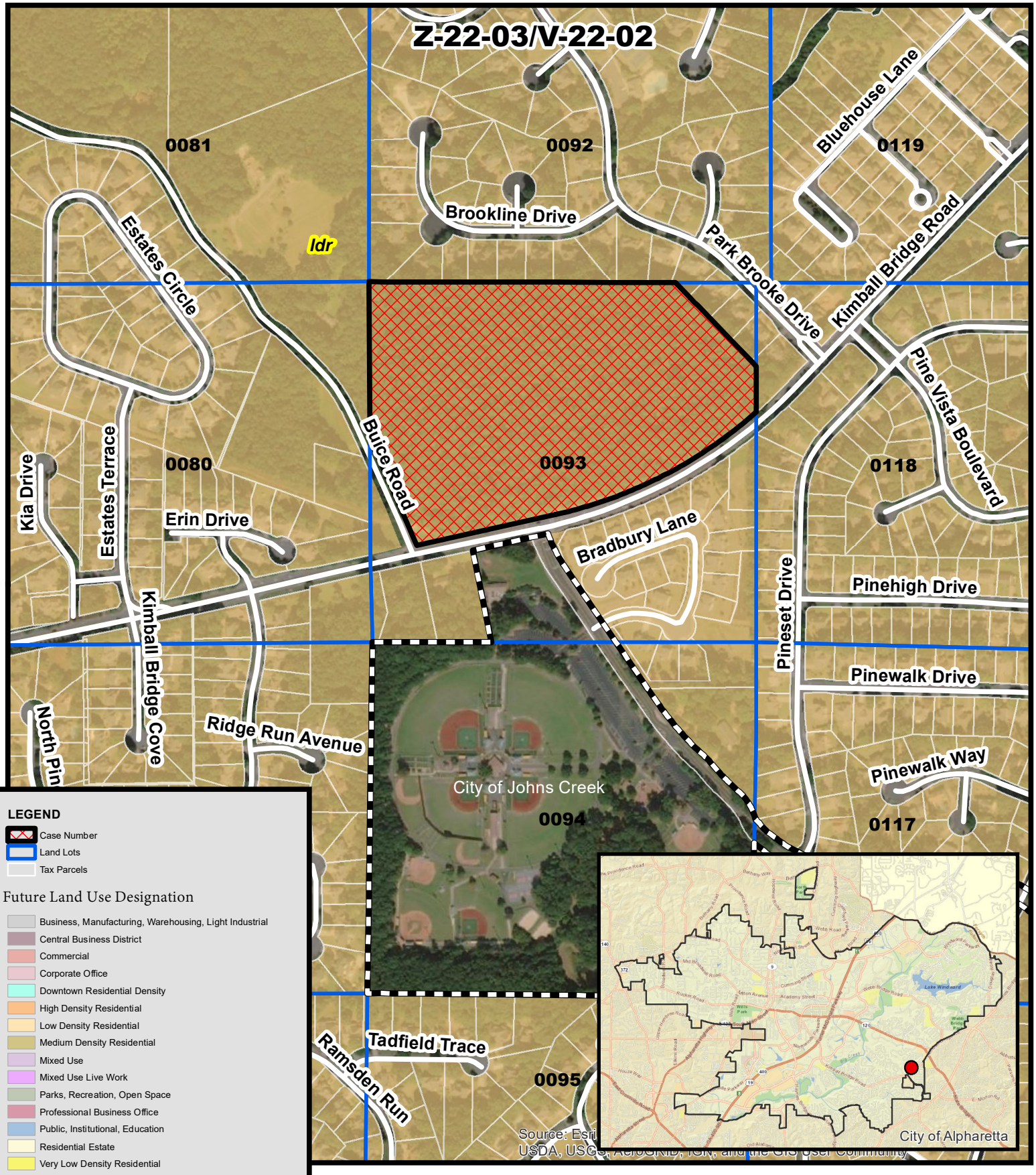


THE CITY OF ALPHARETTA

Zoning Map
Toll Brothers - Kimball Bridge Rd

Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

Location Map Provided by:
Community Development - GIS

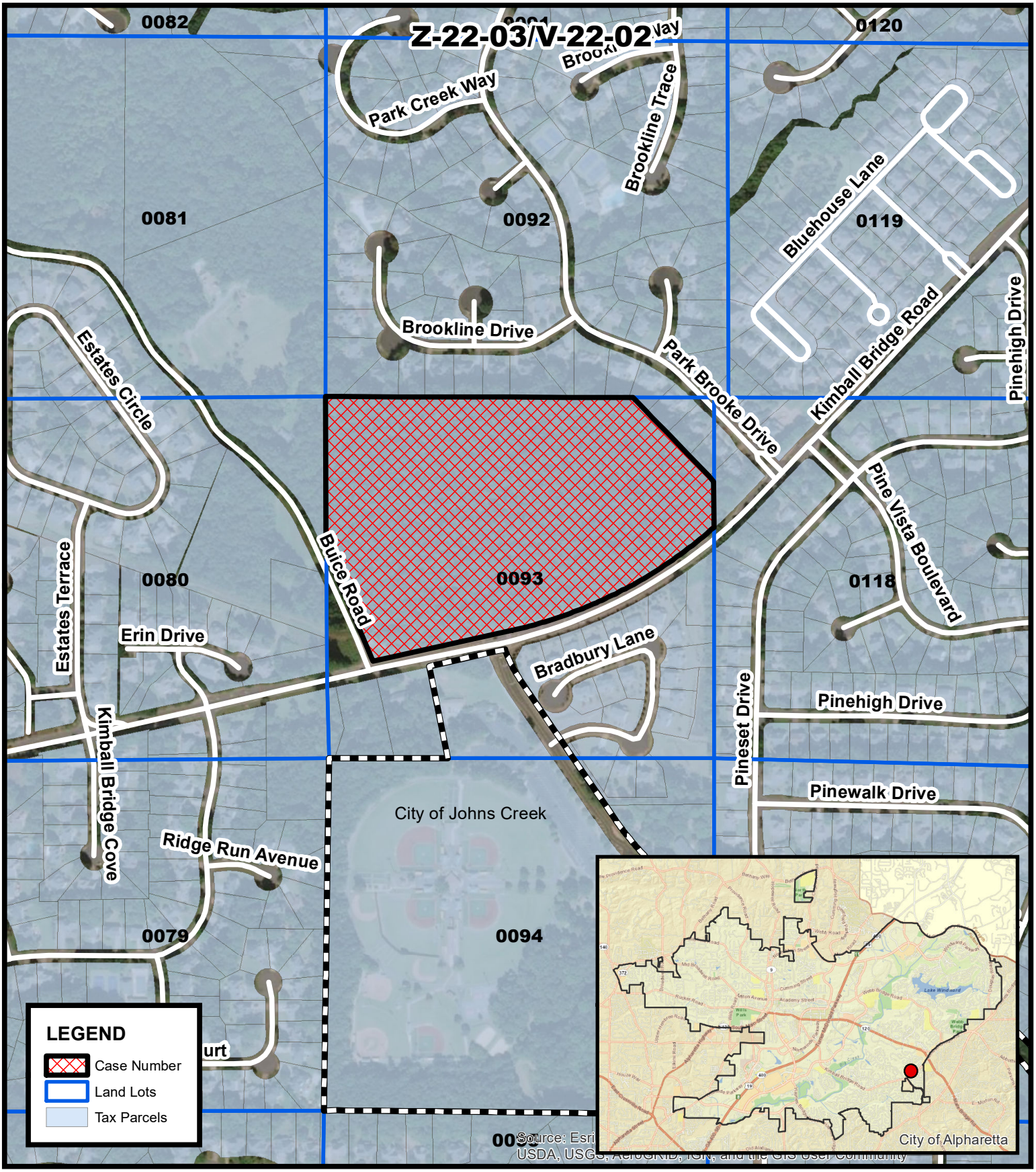


Future Land Use
Toll Brothers - Kimball Bridge Rd

THE CITY OF ALPHARETTA

Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

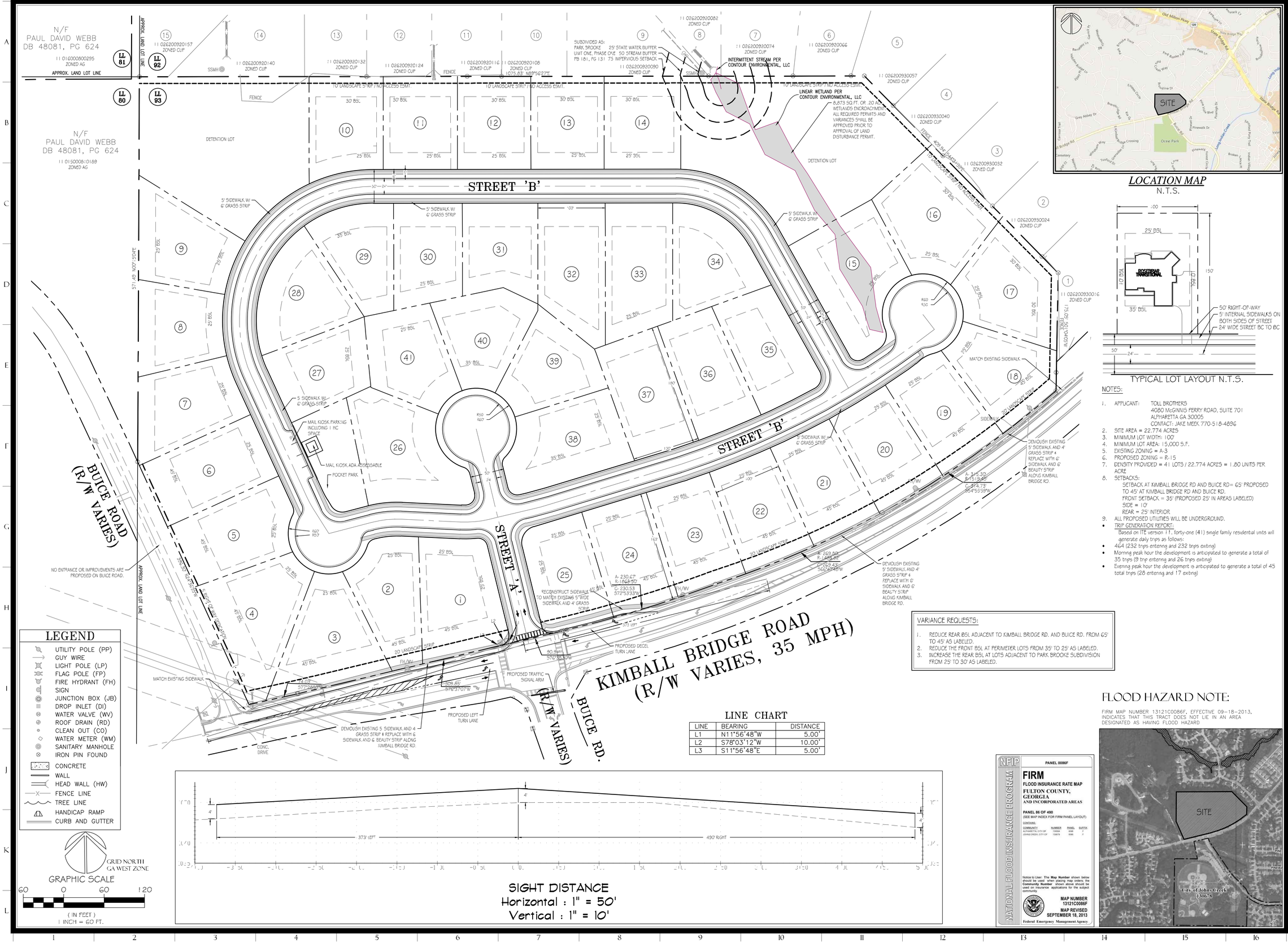
Location Map Provided by:
Community Development - GIS



Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/14/22
CC: 4/25/22

Location Map
Toll Brothers - Kimball Bridge Rd

Location Map Provided by:
Community Development - GIS



NOTES:

1. APPLICANT: TOLL BROTHERS
   4080 McGINNIS FERRY ROAD, SUITE 701
   ALPHARETTA GA 30005
   CONTACT: JAKE MEEK 770-518-4896
2. SITE AREA = 22.774 ACRES
3. MINIMUM LOT WIDTH: 100'
4. MINIMUM LOT AREA: 15,000 S.F.
5. EXISTING ZONING = A-3
6. PROPOSED ZONING = R-15
7. DENSITY PROVIDED = 41 LOTS / 22.774 ACRES = 1.80 UNITS PER ACRE
8. SETBACKS:
   SETBACK AT KIMBALL BRIDGE RD AND BUICE RD = 65' PROPOSED TO 45' AT KIMBALL BRIDGE RD AND BUICE RD.
   FRONT SETBACK = 35' (PROPOSED 25' IN AREAS LABELED)
   SIDE = 10'
   REAR = 25' INTERIOR
9. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

- TRIP GENERATION REPORT:
  Based on ITE version 11, forty-one (41) single family residential units will generate daily trips as follows:
- 464 (232 trips entering and 232 trips exiting)
- Morning peak hour the development is anticipated to generate a total of 35 trips (9 trip entering and 26 trips exiting)
- Evening peak hour the development is anticipated to generate a total of 45 total trips (28 entering and 17 exiting)

VARIANCE REQUESTS:

1. REDUCE REAR BSL ADJACENT TO KIMBALL BRIDGE RD. AND BUICE RD. FROM 65' TO 45' AS LABELED.
2. REDUCE THE FRONT BSL AT PERIMETER LOTS FROM 35' TO 25' AS LABELED.
3. INCREASE THE REAR BSL AT LOTS ADJACENT TO PARK BROOKE SUBDIVISION FROM 25' TO 30' AS LABELED.

LINE CHART

LINE	BEARING	DISTANCE
L1	N11°56'48"W	5.00'
L2	S78°03'12"W	10.00'
L3	S11°56'48"E	5.00'

LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 INCH = 60 FT.

SIGHT DISTANCE
Horizontal : 1" = 50'
Vertical : 1" = 10'

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0086F, EFFECTIVE 09-18-2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD

MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE: (770) 932-6550
FAX: (770) 932-6551
WWW.GOMDA.NET

OWNER:
TOLL BROTHERS
4080 McGINNIS FERRY RD, SUITE 701
ALPHARETTA, GA 30005

PROJECT:
KIMBALL BRIDGE RD. CONCEPT PLAN
KIMBALL BR. RD
ALPHARETTA GA.

DATE	DESCRIPTION
1-28-2022	REZONING SUBMITTAL
3-7-2022	REZONING SUBMITTAL
4-5-2022	REZONING SUBMITTAL

JOB NO: 21-1209
DRAWN BY: CSM
CHECKED BY: TBD

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& ASSOCIATES, INC.

REZONING CONCEPT PLAN

P:\2021\1209\CD\21-1209 - 2 - SUVEY BASE 4-5-2022.dwg Apr 06, 2022 - 4:03pm

Exhibit A

8130

PEACHTREE
Cabinet

LEGEND
TREE REMOVED
CRITICAL ROOT ZONE
TREE PROTECTION FENCE

CHART LEGEND

- SAVED
- DEAD OR HAZARDOUS
- REMOVED

SUBDIVIDED AS PARK BROOKE UNIT ONE, PHASE PB 181, PG 1

NOTE: CIVIL TO ADJUST GRADES TO REDUCE OR REMOVE CRZ IMPACT TO SPECIMEN TREE

NOTE: CIVIL TO ADJUST GRADES TO REDUCE OR REMOVE CRZ IMPACT TO SPECIMEN TREE

20' LANDSCAPE STRIP

TOTAL SPECIMEN TREE INCHES REMOVED: 1,169
1,169 X 3 = 3,507 REQUIRED REPLACEMENT INCHES
3,507 INCHES = 877 4" CAL. TREES

SPECIMEN TREE CHART

Point #	Tag #	DBH REMOVED	DBH SAVED	Species	Notes
2	501	17		SOURWOOD	
3	868			POPLAR	MULTI-TRUNK/HAZARDOUS
4	699	44		POPLAR	
5	206	11		SOURWOOD	
6	883		30	POPLAR	
7	838	12		SOURWOOD	
8	481	18		SOURWOOD	
9	227	11		SOURWOOD	
10	495	10		SOURWOOD	
12	561	11		SOURWOOD	
14	815	12		SOURWOOD	
16	242	13		SOURWOOD	
17	240	26		WHITE OAK	
20	806	11		SOURWOOD	
21	210	12		SOURWOOD	
22	807	10		SOURWOOD	
23	494	10		SOURWOOD	
24	254	11		SOURWOOD	
26	65	32		RED OAK	
27	571	14		SOURWOOD	
29	575			RED OAK	HAZARDOUS
30	596			RED OAK	HAZARDOUS
31	411			RED OAK	HAZARDOUS
32	221	20		SOURWOOD	
33	939	10		SOURWOOD	
34	484			SOURWOOD	MULTI-TRUNK/HAZARDOUS
35	483			SOURWOOD	MULTI-TRUNK/DDH
36	241			RED OAK	MULTI-TRUNK/DDH
37	267	23		RED OAK	
38	893	20		RED OAK	
39	451	21		RED OAK	
40	866			SOURWOOD	MULTI-TRUNK/HAZARDOUS
41	238	12		SOURWOOD	
42	843	11		SOURWOOD	
45	809	24		WHITE OAK	
46		24		WHITE OAK	
50	679			SOURWOOD	SEVERE LEAN
51	671	10		SOURWOOD	
52	885			SOURWOOD	MULTI-TRUNK/HAZARDOUS
53	528	36		WHITE OAK	
54	867			SOURWOOD	SEVERE LEAN
55	657	16		SOURWOOD	
58	412	39		POPLAR	
59	277			SOURWRWOOD	MULTI-TRUNK/HAZARDOUS
60	418			WHITE OAK	DDH
61	556			POPLAR	BEND IN CENTRAL LEADER
62	534	26		RED OAK	
63	91			RED OAK	MULTI-TRUNK/HAZARDOUS
64	271	28		RED OAK	
65	255	24		WHITE OAK	
66	287	25		RED OAK	
67	58			SOURWOOD	DDH
68	603			RED OAK	DDH
69	289	27	27	WHITE OAK	
70	253	34	34	WHITE OAK	
71	296	29	29	RED OAK	
72	851			RED OAK	DDH
73	426	26		RED OAK	
74	878	27		WHITE OAK	
76	496	26		RED OAK	
77	249			RED OAK	BEND IN CENTRAL LEADER
79	248			SOURWOOD	LEAN/SURFACE ROOTS/DDH
80	535	24		RED OAK	
82	675	11		SOURWOOD	
84	656			SOURWOOD	DDH
86	445	11		SOURWOOD	
87	246			WHITE OAK	HAZARDOUS
90	247			SOURWOOD	DOUBLE
92	680	10		SOURWOOD	
93	500	12		SOURWOOD	
94	469			DOGWOOD	DDH
95	854			SOURWOOD	DOUBLE
96	486	10		SOURWOOD	
97	446			SOURWOOD	DOUBLE
98	880	11		SOURWOOD	
99	566	11		SOURWOOD	
100	539	24		WHITE OAK	
101	463			RED OAK	DDH
102	250			SOURWOOD	LEAN
103	269			WHITE OAK	CANOPY DIE-BACK
104	876			SOURWOOD	DOUBLE
105	802	27		RED OAK	
106	63		27	RED OAK	
108	292			SOURWOOD	DDH
109	814	12		SOURWOOD	
115	953			POPLAR	MULTI-TRUNK/HAZARDOUS
116	281	11		SOURWOOD	
117	909	19		SOURWOOD	
118	960	11		SOURWOOD	
119	985			WHITE OAK	DDH
120	991			SOURWOOD	LEAN/SPLIT TRUNK
121	1000			SOURWOOD	HAZARDOUS
122	983			SOURWOOD	DDH
123	947			SOURWOOD	LEAN
124	999			SOURWOOD	TWISTED TRUNK/DECAY
126	982			POPLAR	MULTI-TRUNK/HAZARDOUS
127	923	25		WHITE OAK	
128	939			RED OAK	DEBRIS AT BASE/DECAY
129	915			SOURWOOD	LEAN
130	908	11		PERSIMMON	
131	951			SOURWOOD	WEAK STRUCTURE
132	907	12		SOURWOOD	
133	661			SOURWOOD	DECAY IN TRUNK
134	961	12		SOURWOOD	
135	967			SOURWOOD	DIE-BACK IN CANOPY
136	949	12		SOURWOOD	
137	910			SOURWOOD	WEAK STRUCTURE
138	996			SOURWOOD	WEAK STRUCTURE
139	902			SOURWOOD	WEAK STRUCTURE
TOTAL		1169	147		

ZONING TREE CONCEPT PLAN
A / Z-1 SCALE:1"=60'

NORTH 0' 30' 60' 120'

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE
1	4-7-2022	updated base

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
ZONING TREE CONCEPT PLAN

DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	Z -1

1 OF 3

NOT RELEASED FOR CONSTRUCTION

Last modified on 04/07/22 by SUSAN
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NOTE: THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE REQUIRED PLAN MATERIAL. WE RESERVE THE RIGHT TO CHANGE SPECIES DUE TO FINAL DESIGN, SITE CONDITIONS AND PLANT AVAILABILITY.

1 - SAUCER MAGNOLIA
3 - NELLIE R STEVENS HOLLY
3 - SAUCER MAGNOLIA
3 - UPPERTON WILLOW OAK
9 - GREEN GIANT ARBORVITAE
5 - CEDAR
9 - WIRT L. WINN HOLLY
9 - GREEN GIANT ARBORVITAE
7 - CRYPTOMERIA
11 - NELLIE R STEVENS HOLLY
20 - TULIP POPLAR (2" CAL.)
10 - NUTTAL OAK (2" CAL.)
10 - WILLOW OAK (2" CAL.)
TO BE FIELD LOCATED IN FIELD BY LA IN THESE AREAS
EXISTING TREE (TYP)
3 - WIRT L WINN HOLLY
1 - SAUCER MAGNOLIA
3 - WIRT L WINN HOLLY
3 - NELLIE R STEVENS HOLLY
42 - UPPERTON WILLOW OAK
6 - GREEN GIANT ARBORVITAE
5 - WIRT L. WINN HOLLY
9 - CEDAR
1 - SAUCER MAGNOLIA
3 - WIRT L. WINN HOLLY
1 - SAUCER MAGNOLIA
1 - SAUCER MAGNOLIA
3 - NELLIE R STEVENS HOLLY
3 - SAUCER MAGNOLIA
1 - CHINESE PISTACHE
1 - SAUCER MAGNOLIA
8 - OCTOBER GLORY RED MAPLE
3 - SAUCER MAGNOLIA
3 - NELLIE R STEVENS HOLLY
2 - CRAPE MYRTLE - SINGLE STEM
38 - EXCLAMATION LONDON PLANETREE
9 - GREEN GIANT ARBORVITAE
9 - UPPERTON WILLOW OAK
3 - SAUCER MAGNOLIA
6 - NELLIE R STEVENS HOLLY
3 - NELLIE R STEVENS HOLLY
7 - SAUCER MAGNOLIA
6 - NELLIE R STEVENS HOLLY
33 - OVERCUP OAK
1 - SAUCER MAGNOLIA
2 - SAUCER MAGNOLIA
1 - CLAUDIA WANNAMAKDER MAGNOLIA
1 - SAUCER MAGNOLIA
1 - SAUCER MAGNOLIA
20' LANDSCAPE STRIP
6 - NELLIE R STEVENS HOLLY
9 - UPPERTON WILLOW OAK
20' LANDSCAPE STRIP
APPROX. LAND LOT LINE
LL 81
LL 92
LL 80
LL 93
FENCE
SSMH
HW
SWK
TRAFFIC SIGNAL ARM
CONC. DRIVE
24" RCP
18" RCP

BUFFER PLANT LIST

QTY	Plant Name	Latin Name	Size CAL	Cont	Height	Width	Notes	TOTAL IN.
4	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	12
29	CEDAR	CEDRUS	3	B & B	9' H	4-5'		87
11	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	22
21	NELLIE R STEVENS HOLLY	ILEX 'NELLIE R STEVENS'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	63
37	WIRT L WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	111
10	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		20
5	CHINESE PISTACHE	PISTACIA CHINENSIS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	15
4	OVERCUP OAK	QUERCUS LYRATA	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	12
7	WILLOW OAK	QUERCUS PHELLOS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	21
29	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	87
								438

THE FRONT BUFFER AREA WILL BE BERMED WHERE POSSIBLE, ALTHOUGH A GOOD PORTION IS NATURALLY BERMED. THE MATERIAL LISTED ABOVE AND THEIR TOTAL INCHES WILL BE PLANTED IN THE HIGHLIGHTED BUFFER AREAS AS DISCUSSED WITH THE CITY ARBORIST. THE DESIGNER WILL LIST THE MATERIAL IN THIS AREA TO ENSURE THAT THESE INCHES ARE PLANTED HERE OR ELSEWHERE ON THE SITE. THE BUFFER PLANT LIST IS AN EXAMPLE. THE FINAL DESIGN CAN VARY SO LONG AS THE INCHES ARE ACCOUNTED FOR.

PLANT LIST

QTY	Plant Name	Latin Name	Size Cal	Cont	Height	Width	Notes	Total In.
8	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	24
14	TAPESTRY EASTERN RED CEDAR	CEDRUS	2	B & B	8' H	4-5'		28
7	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	14
44	NELLIE R STEVENS HOLLY	ILEX 'NELLIE R STEVENS'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	132
23	WIRT L. WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	69
2	CRAPE MYRTLE - SINGLE STEM	LAGERSTROEMIA SINGLE STEM	2	B & B			Single straight trunk; single central leader	4
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	40
1	CLAUDIA WANNAMAKDER MAGNOLIA	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	2
30	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		60
1	CHINESE PISTACHE	PISTACIA CHINENSIS	2	B & B	12-14'	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	2
38	EXCLAMATION LONDON PLANETREE	PLATANUS ACERFOLIA	2	B & B	12-14'	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	76
33	OVERCUP OAK	QUERCUS LYRATA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	66
10	NUTTALL OAK	QUERCUS NUTALII	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
73	UPPERTON WILLOW OAK	QUERCUS PHELLOS 'UPPERTON'	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	146
33	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	99
								782

438 INCHES (Buffer) + 292 INCHES (Plant List) = 730 INCHES EXCEEDS 728 REQUIREMENT

A RP-1 RECOMPENSE FOR GEO-TECH IMPACT
SCALE: 1"=60'

NORTH 0' 30' 60' 120'

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE
1	4-7-2022	updated base

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
728 RECOMPENSE PLAN

DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	RP-1
	2 OF 3

NOT RELEASED FOR CONSTRUCTION

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SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 181, PG 131

N/F
PAUL DAVID WEBB
DB 48081, PG 624

N/F
PAUL DAVID WEBB
DB 48081, PG 624

APPROX. LAND LOT LINE

P.O.B.
1" OTP FOUND

571.49' N00°15'04"E

1075.83' N89°56'27"E

409.39' S44°31'39"E

SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 181, PG 131

AREA:
22.744 AC.

WETLAND DELINEATION PER CONTOUR ENVIRONMENTAL, LLC

INTERMITTENT STREAM PER CONTOUR ENVIRONMENTAL, LLC

60' RIGHT OF WAY
KIMBALL BRIDGE ROAD
PER EXCEPTION #15 & #16

A= 315.30'
R=1519.45'
C= 314.73'
S54°55'59"W

NEW RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #23

A= 269.80'
R=1483.82'
C= 269.43'
S66°47'48"W

A= 230.67'
R=1863.50'
C= 230.53'
S72°53'33"W

90.91'
S76°38'30"W

309.85'
S76°37'07"W

74.03'
S77°28'57"W

100' GEORGIA POWER
COMPANY EASEMENT
PER EXCEPTION #14 & #17

NEW RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #23

39.30' N2°16'35"W

BUICE ROAD
(R/W VARIES)

KIMBALL BRIDGE ROAD
(R/W VARIES)

BUICE RD.
(R/W VARIES)

0.6' FENCE ENCROACHMENT
35.8' FENCE ENCROACHMENT
38.0' FENCE ENCROACHMENT

TREE TAG
100
**SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE*

A TREE SURVEY
S-1 SCALE:NTS

Last modified on 04/07/22 by SUSAN
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LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON MATTHEW JUSTICE
1/31/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NO. 56116

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST JASON M JUSTICE
1/31/2022

PROJECT

Kimball Bridge Road

Located in:
Land Lot 93
1st District, 1st Section
City of Alpharetta
Fulton County, Georgia

DATE:	PROJECT #:
1/31/2022	2021-075
DRAWN BY:	CHECKED BY:
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

0 60' 120'
Scale 1" = 60'

SHEET TITLE
SPECIMEN TREE SURVEY

SHEET
L1

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS		
NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
TREE SURVEY FOR REFERENCE

DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN

SHEET
S -1
3 OF 3

NOT RELEASED FOR CONSTRUCTION

N/F
PAUL DAVID WEBB
DB 48081, PG 624

N/F
PAUL DAVID WEBB
DB 48081, PG 624

N/F
PAUL DAVID WEBB
DB 48081, PG 624

N/F
PAUL DAVID WEBB
DB 48081, PG 624

SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 181, PG 131

DETENTION/
WATER QUALITY

DETENTION/
WATER QUALITY

KIMBALL BRIDGE ROAD

IRON WOOD · DG ·

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

KIMBALL BRIDGE ROAD
MASTER PLAN

0 25 50 100 150
Scale: 1" = 50'-0"
Date: 4/6/22

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

February 7, 2022

Teri Giles, Sr. Land Development Manager, GA
Toll Brothers
4080 McGinnis Ferry Rd, Suite 701
Alpharetta, Georgia, 30005

RE: UDC Violation: Parcel ID 11 027000930073

Dear Teri Giles:

This is your official notification of the recent violation of the Unified Development Code Section 3.1.1, 3.2.1, and 3.3.3 that occurred at the property referenced above. The City of Alpharetta requires that a permit is applied for an approved for all land disturbance, tree removal, and wetland impacts.

On January 12, 2022 the city was made aware of land disturbance activities and tree removal activities taking place on the parcel identified above. On January 16, 2022 I performed a site visit and discovered that Geotechnical investigations has begun on this property without any permits. Toll Brothers was made aware of this violation by email on the same day and provided with some measures to comply with.

Included with this letter is a Violation Summary, based upon the findings of the professionals hired by Toll Brothers.

Please let me know if you have any questions. I can be reached at (678)297-6229 or by email at dshostak@alpharetta.ga.us.

Respectfully,

David Shostak
City Arborist

MAYOR
Jim Gilvin

MAYOR Pro Tem
Dan Merkel

COUNCIL MEMBERS
Jason Binder
Douglas J. DeRito
John Hipes
Donald F. Mitchell
Brian Will

CITY ADMINISTRATOR
Robert J. Regus

VIOLATION SUMMARY FOR: Parcel ID: 11 027000930073 located at the northeast corner of Kimball Bridge Road and Buice Road, 30022

Violations:

1. Working without an approved plan or permit.
2. Removal of fifty seven (57) trees 6" and greater, three (3) of which were specimen sourwood trees. For a total of 728 inches.
3. Impacting fifty three (53) trees 6" and greater, nine (9) of which were specimen size trees.
4. Disturbance of a delineated wetland.
5. Disturbance of land and removal of undergrowth and natural mulch exposing bare mineral soils.

Measures Necessary to comply:

1. Pay fine of $14,800 within 10 business days of this notice.
2. Provide a planting plan to replant up to 728 inches of trees as approved by the City Arborist.
    - Trees shall be a minimum 2" caliper for deciduous trees or 9-10 foot tall for evergreen trees.
    - This plan must be prepared by a Georgia Registered Landscape Architect.
    - The area(s) where the trees are to be planted shall be recorded with the County as a tree save area.
3. Provide a mitigation plan for the impacted trees. This plan should include, but not be limited to wound treatments, soil enhancements, compaction reduction, insect and disease prevention, periodic monitoring, etc.
4. Provide a mitigation plan for the impacted wetlands. This plan should be developed based upon the United States Corps of Engineers and United States Fish and Wildlife Service, as well as City of Alpharetta guidelines.

The requested information shall be provided to the city within one month of the date of this letter.

GRID NORTH (GA WEST ZONE)

N

60 0 60 120

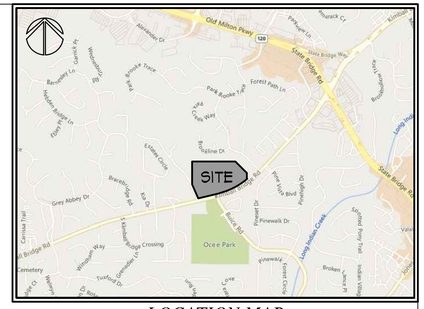
GRAPHIC SCALE

REFERENCES:

1. DEED BOOK 22715, PAGE 159
2. PLAT BOOK 19, PAGE 36

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0086, EFFECTIVE 09-18-2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD



LOCATION MAP
N.T.S.

SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 181, PG 131

N/F
PAUL DAVID WEBB
DB 48081, PG 624

APPROX. LAND LOT LINE

LL 81 / LL 92 / LL 80 / LL 93

P.O.B.
½" OTP FOUND

SS & DE EASEMENT

30" CMP

HW

SSMH

FENCE

35.8' FENCE ENCROACHMENT

38.0' FENCE ENCROACHMENT

½" REBAR ON LINE

20' DE

24" CMP

0.6' FENCE ENCROACHMENT

1" OTP FOUND ON LINE

½" REBAR FOUND-0.2' N

1075.83' N89°56'27"E

42" CMP

INTERMITTENT STREAM PER CONTOUR ENVIRONMENTAL, LLC

½" REBAR FOUND-0.3' N

WETLAND DELINEATION PER CONTOUR ENVIRONMENTAL, LLC

½" REBAR FOUND-0.2' N

½" REBAR FOUND

½" REBAR FOUND-0.2' SW

FENCE

409.94' S44°31'59"E

½" REBAR FOUND-ON LINE

½" REBAR FOUND-0.1' NE

½" REBAR FOUND-ON LINE

1" OTP FOUND

175.05' S01°04'05"W

WETLAND DELINEATION PER CONTOUR ENVIRONMENTAL, LLC

DISTURBED WETLAND AREA
396.4 S.F. = 0.009 AC.

FH/WV

SWCB

18" RCP

GP

1" OTP FOUND ON LINE

A= 315.30'
R=1519.45'
C= 314.73'
S54°55'59"W

A= 269.80'
R=1483.82'
C= 269.43'
S66°47'48"W

A= 230.67'
R=1863.50'
C= 230.53'
S72°53'33"W

90.91'
S76°38'30"W

309.85'
S76°37'07"W

74.03'
S77°28'57"W

396.30' N24°36'35"W

571.49' N00°15'04"E

N/F
PAUL DAVID WEBB
DB 48081, PG 624

BUICE ROAD
(R/W VARIES)

1" OTP FOUND

GRAVEL DRIVE

SIGN

GRAVEL

FES

18" RCP

CMF (BENT)

24" RCP

CONC. DRIVE

SIDEWALK

HC RAMP

TRAFFIC SIGNAL ARM

CWS

CMF

L1 L2 L3

KIMBALL BRIDGE ROAD
(R/W VARIES)

BUICE RD.
(R/W VARIES)

CB

AREA:
22.744 AC.

CURRENT ADDRESS:

0 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30005

CURRENT OWNER:

RED RIVER L.P.

CURRENT ZONING:

AG

LINE CHART

LINE	BEARING	DISTANCE
L1	N11°56'48"W	5.00'
L2	S78°03'12"W	10.00'
L3	S11°56'48"E	5.00'

LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GM	GAS METER
GV	GAS VALVE
P.O.B.	POINT OF BEGINNING
OTP	OPEN TOP PIPE
GLM	GAS LINE MARKER
IP	INDICATOR POST
WLM	WATER LINE MARKER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
TSB	TRAFFIC SIGNAL BOX
TF	TRANSFORMER
GP	GUY POLE
CWS	CROSSWALK SIGNAL

CLOSURE

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,178 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 555,536 FEET.
- A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 12-28-2021 & 02-16-2022.

SURVEY FOR:

TOLL SOUTHEAST LP COMPANY, INC.

LOCATED IN:
LAND LOT 93
1ST DISTRICT, 1ST SECTION
CITY OF APLHARETTA
FULTON COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group Ltd., unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to Bowman Consulting Group Ltd.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

GEORGIA REGISTERED No. 3072 PROFESSIONAL LAND SURVEYOR J. CHRIS WHITLEY

SCALE: 1" = 60'

DATE: FEBRUARY 16, 2022

REVISION

Bowman
Bowman Consulting Group, Ltd.
4574 Silver Peak Parkway
Suwanee, Ga 30024
Phone: (770) 932-6550
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\2021\1209\SURVEY\SURVEY (CADD)\21-1209-Disturbed wetland area-02-16-22		BY: MP	CHK: JCW QC:
BCG PROJECT NO: 200255-01-001	TASK: 00004	SURVEY DATE: FEBRUARY 16, 2022	SHEET 1 OF 1

Company #: 10001 Toll Bros., Inc. (215) 938-8000 **Check Number:** **00122707**

Vendor #: 857502 CITY OF ALPHARETTA **Check Date:** **02/11/2022**

Invoice Number	Invoice Date	Description	Gross Amount	Retained Amount	Discount Amount	Net Amount
220208/11 027000930073	02/08/2022	UDC Violation	14,800.00			14,800.00
				Total		**$14,800.00**

Toll Bros., Inc

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington PA 19034
(215) 938-8000

Wells Fargo Bank, N.A.
1753 Pinacle Drive
5th Floor

Check Number 00122707 62-22/311

Vendor No. 857502 Check Date 02/11/22

$****14,800.00

** INVALID SIX MONTHS AFTER DATE ISSUE **

PAY Fourteen Thousand Eight Hundred And 00/100**********

TO THE ORDER OF CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

[redacted]

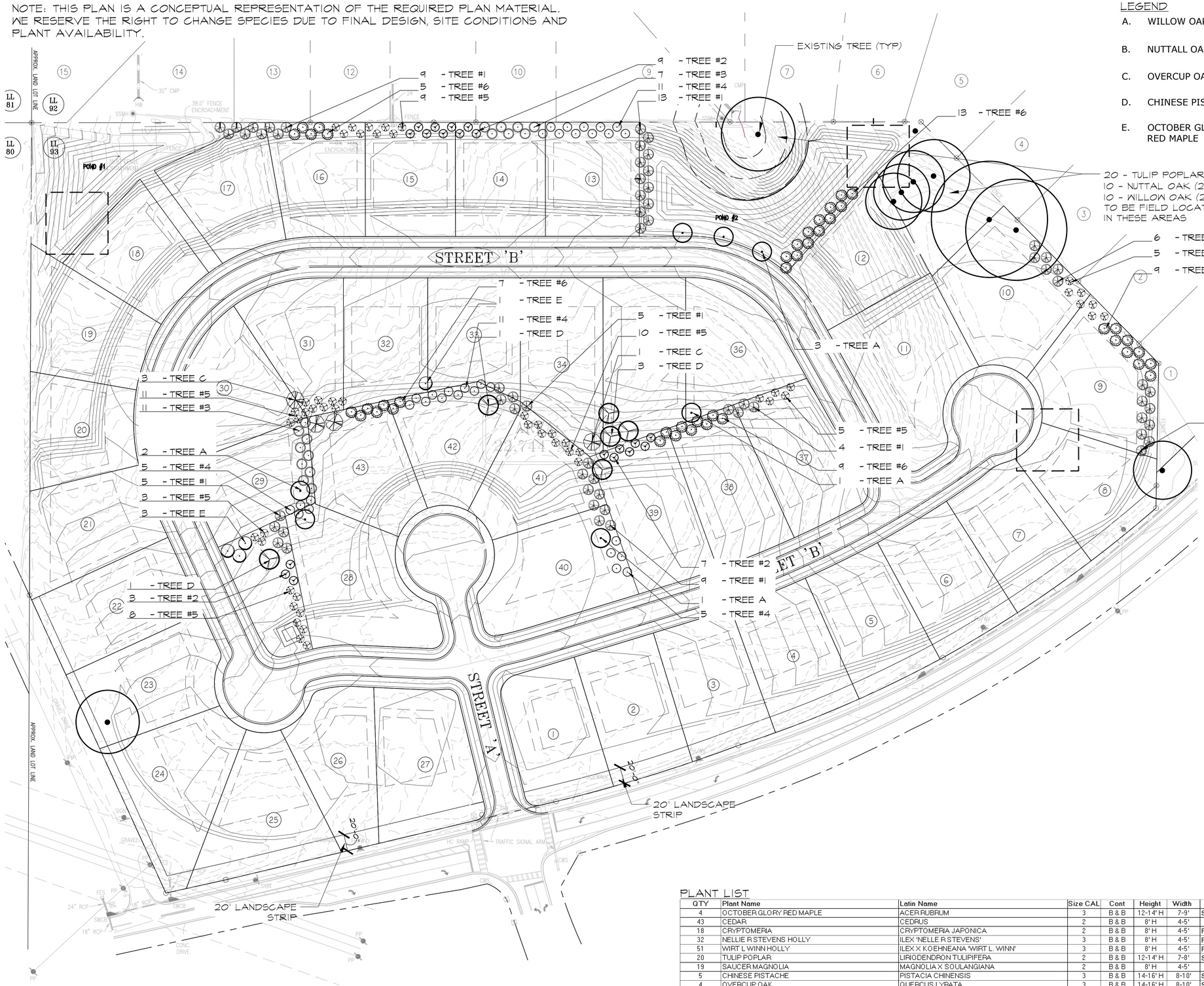
See Reverse Side For Easy Opening Instructions

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington PA 19034

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

U.S. Pat. no. 6,095,407 Reorder VersaSeal Style Z811G2-O WO-7073837 • 11Z-VG

NOTE: THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE REQUIRED PLAN MATERIAL. WE RESERVE THE RIGHT TO CHANGE SPECIES DUE TO FINAL DESIGN, SITE CONDITIONS AND PLANT AVAILABILITY.



LEGEND

A.	WILLOW OAK		1.	GREEN GIANT ARBORVITAE	
B.	NUTTALL OAK		2.	SAUCER MAGNOLIA	
C.	OVERCUP OAK		3.	CRYPTOMERIA	
D.	CHINESE PISTACHE		4.	NELLIE R. STEVENS HOLLY	
E.	OCTOBER GLORY RED MAPLE		5.	WIRT L. WINN HOLLY	
			6.	CEDAR	

PLANT LIST

QTY	Plant Name	Latin Name	Size CAL	Cont	Height	Width	Notes	TOTAL IN.
4	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	12
43	CEDAR	CEDRUS	2	B & B	8' H	4-5'		86
18	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	36
32	NELLIE R STEVENS HOLLY	ILEX 'NELLE R STEVENS'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	96
51	WIRT L WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	153
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	40
19	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		38
5	CHINESE PISTACHE	PISTACIA CHINENSIS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	15
4	OVERCUP OAK	QUERCUS LYRATA	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	12
10	NUTTALL OAK	QUERCUS NUTALII	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
7	WILLOW OAK	QUERCUS PHELLOS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	21
10	WILLOW OAK	QUERCUS PHELLOS	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
60	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	180
								729

A RECOMPENSE FOR GEO-TECH IMPACT
TP-2 SCALE:1"=60'

NORTH 0' 30' 60' 120'

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
728 RECOMPENSE PLAN

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-2

2 OF 4

NOT RELEASED FOR CONSTRUCTION

Last modified on 03/04/22 by SUSAN
File located in C:\Users\Susan\Documents\Centricity\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\ Kimball Bridge LW1.dwg

Land Design Group, Inc.

Landscape Architects • Planners • ISA Certified Arborists

Arborist Report

Toll Southeast LP Company
Kimball Bridge Road

City of Alpharetta, Georgia

January 27, 2022

Prepared By:
Jason Justice, RLA
ISA Certified Arborist-SO-6442-A

Definitions

Species: Trees are listed by a regional common name.

Diameter at Breast Height (DBH): Th e diameter of a trunk at 4.5’ above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classifi cation.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Specimen Tree Requirements

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Alpharetta Tree Protection Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the City of Alpharetta a more at-tractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

The City of Alpharetta Specimen tree specifications are organized by size:

- **Pine Trees:** 30-inch diameter or larger for trees in the Pinus (Pine) genus
- **Coniferous Trees:** 20-inch diameter or larger for trees in the Cedrus (Deodar Cedar), Thuja (Arborvitae), or other ecologically similar trees.
- **Overstory Trees:**
    - 30-inch diameter or larger for trees in the Liquidambar (Sweetgum) or Liriodendron (Tulip Poplar) genus.
    - 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Permisson), Sassafras (Sassafras), or other ecological similar trees.

    - 20-inch diameter or larger for Magnolia grandiflora (Southern Magnolia) and those cultivars that generally reach a mature height over 40'.
    - 24-inch diameter or larger for trees in all other genera.
- **Understory Trees:**
    - 8-inch diameter or larger
    - 10-inch diameter or larger for Oxydendron arboretum (Sourwood)

And condition:

- Life expectancy greater than 15 years
- Relatively sound and solid trunk with no visible decay
- No more than one major and several minor dead limbs (hardwoods)
- No major insect or pathological problems

Site Location/Existing Conditions

The subject property is located along Kimball Bridge Road at its intersection with Buice Road within the city limits of Alpharetta, Georgia. The site is currently wooded with a mixture of young and mature hardwood and pine trees. The understory is open and easily accessible with minimal overgrowth of invasive exotics. The topography of the site is gently sloping down from Kimball Bridge Road to the rear property boundary. The site also includes approximately 0.25+/- acre of wetlands delineated by Contour Environmental, LLC. Surrounding properties consist of single-family detached residential homes.

Assessment

Land Design Group, Inc. (LDG) conducted a site visit on Friday, January 21, 2022 to evaluate the impacts to existing trees from geotechnical operations on the subject property. Specifically, impacts created from land disturbance activities related to cutting in access roads to boring sites as depicted on Exhibit "A".

Upon investigation of the site, LDG Arborists found existing tree damage caused by the use of tracked land clearing equipment, such as, a bulldozer or skid steer in order to clear trails to proposed boring locations. The cleared trails are organized and not haphazard, approximately 10-12 feet in width primarily centrally located within the subject property.

At the direction of the City of Alpharetta Arborist, David Shostak, LDG evaluated trees 6-iches and greater that were "uprooted" and trees 6-iinches and greater that were "damaged" by the construction activity. It should be noted that many of the trees uprooted were below the 6-inch threshold. Furthermore, there are very few trees standing that exhibited wounds caused by construction equipment, i.e. bulldozer or skid steer coming in contact with a tree with its blade/bucket.

The tables below contain lists of trees "uprooted" and trees "damaged" during construction activities.

UPROOTED TREES

DBH	Species	Notes
6	RED OAK	
7	RED OAK	
6	RED OAK	
6	SOURWOOD	
17	RED OAK	
6	WHITE OAK	
11	RED OAK	
23	RED OAK	
6	RED OAK	
12	PINE	
6	PINE	
6	PINE	
6	DOGWOOD	
14	PINE	
6	POPLAR	
14	PINE	
6	POPLAR	
16	PINE	
8	SOURWOOD	
6	PINE	
6	RED OAK	
6	WHITE OAK	
12	PINE	
6	PINE	
8	PINE	
8	POPLAR	
6	POPLAR	
6	POPLAR	
6	POPLAR	
6	SOURWOOD	
6	PINE	
11	PINE	
9	PINE	
6	SOURWOOD	
6	PINE	
6	SOURWOOD	
7	PINE	
7	BEECH	
7	SOURWOOD	
6	SOURWOOD	
9	PINE	

DBH	Species	Notes
8	SOURWOOD	
11	SOURWOOD	SPECIMEN TREE
6	SOURWOOD	
7	SOURWOOD	
20	RED OAK	
6	BEECH	
20	POPLAR	
19	RED OAK	
6	SOURWOOD	
11	PINE	
7	SOURWOOD	
12	RED OAK	
6	RED OAK	
6	RED OAK	
11	SOURWOOD	SPECIMEN TREE
10	SOURWOOD	SPECIMEN TREE

DAMAGED TREES

DBH	Species	Notes
27	WHITE OAK	SPECIMEN TREE/ROOT COMPACTION
12	POPLAR	ROOT COMPATION
12	POPLAR	ROOT COMPATION
12	PINE	ROOT COMPATION
30	POPLAR	SPECIMEN TREE
36	WHITE OAK	DDH/SPECIMEN TREE
14	PINE	ROOT COMPATION
14	PINE	ROOT COMPATION
14	POPLAR	ROOT COMPATION
7	SOURWOOD	ROOT COMPATION
26	SOURWOOD	DDH/SPECIMEN TREE
23	RED OAK	ROOT COMPATION
6	PINE	ROOT COMPATION
13	PINE	ROOT COMPATION
20	RED OAK	ROOT COMPATION
6	POPLAR	ROOT COMPATION
12	RED OAK	ROOT COMPATION
14	PINE	ROOT COMPATION
8	POPLAR	ROOT COMPATION
9	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION

DBH	Species	Notes
10	RED OAK	ROOT COMPATION
6	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
13	PINE	ROOT COMPATION
11	RED OAK	ROOT COMPATION
10	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
14	POPLAR	ROOT COMPATION
14	PINE	ROOT COMPATION
14	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
11	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
6	POPLAR	ROOT COMPATION
12	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
8	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
12	POPLAR	ROOT COMPATION
6	SOURWOOD	ROOT COMPATION
6	SOURWOOD	ROOT COMPATION
8	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
7	SOURWOOD	ROOT COMPATION
8	SOURWOOD	TRUNK INJURY
11	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION
12	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION
8	SOURWOOD	ROOT COMPACTION
12	DOGWOOD	SPECIMEN TREE/ROOT COMPACTION
11	SOURWOOD	SPECIMEN TREE/TRUNK INJURY
11	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION

**The 26-inch Sourwood & 36-inch White oak listed as DDH was determined to be in decline prior to construction activities*

Recommendations

Up Rooted Trees-6-inches+

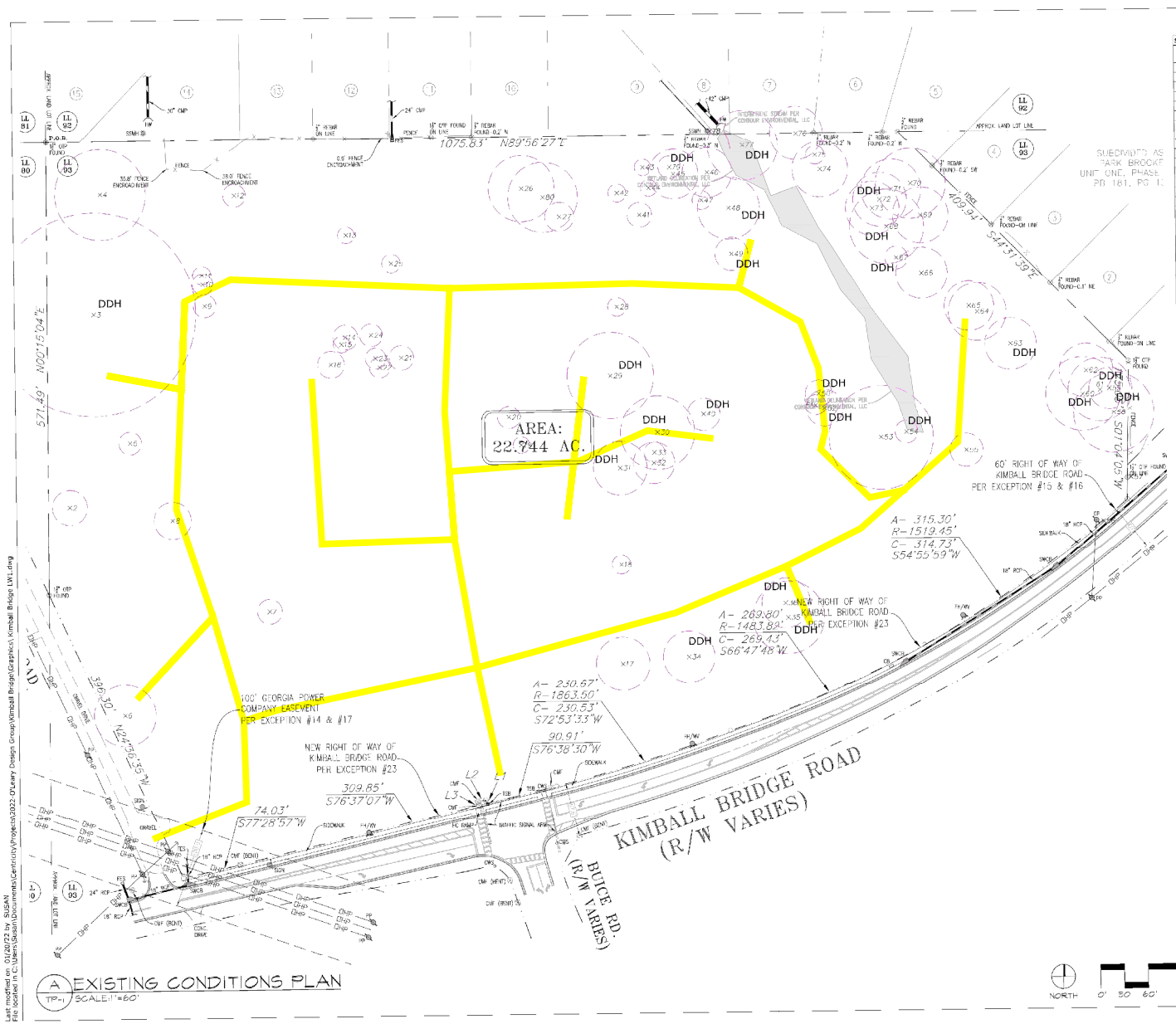
It is the Arborists professional opinion that no action be taken to the existing trees that have been classified as "uprooted". Other existing healthy trees on the subject property could be damaged by tree removal equipment or tree removal personnel. It should be noted that the majority of trees uprooted fall below the Specimen Tree threshold set by the City of Alpharetta Tree Protection Ordinance.

Damaged Trees-6-inches+

Given the lack of physical damage to the existing healthy trees, it is safe to assume that root compaction will be a primary source of damage. While there are many techniques to alleviate root compaction, such as, radial trenching, vertical mulching and air spading, it is not recommended these techniques be used in this particular environment. However, in order to prevent further compaction and soil loss, the Arborist recommends, the disturbed areas be mulched with a layer of wheat straw approximately 3-5 inches in depth. Mulching will provide a protective layer that will stabilize the soil as well as breakdown over time and provide nutrients to the soil. The majority of the impacted trees are young and nutrient rich fertilizers are not recommended.

EXHIBIT "A"

Provided by AS Engineering and Consulting LLC



A EXISTING CONDITIONS PLAN
TP-1 SCALE: 1"=60'

TREE SURVEY

SPECIMEN TREE CHART

Point #	Tag #	DBH	Species	Notes
2	501	17	SOURWOOD	
3	868	99	POPLAR	MULTI-TRUNK/HAZARDOUS
4	699	44	POPLAR	
5	206	11	SOURWOOD	
6	883	30	POPLAR	
7	838	12	SOURWOOD	
8	481	16	SOURWOOD	
9	227	11	SOURWOOD	
10	495	10	SOURWOOD	
11	497	9	SOURWOOD	
12	561	11	SOURWOOD	
13	674	8	SOURWOOD	
14	X15	12	SOURWOOD	
15	232	8	SOURWOOD	
16	242	13	SOURWOOD	
17	240	26	WHITE OAK	
18	678	9	SOURWOOD	
19	223	8	SOURWOOD	
20	806	11	SOURWOOD	
21	210	12	SOURWOOD	
22	807	10	SOURWOOD	
23	494	10	SOURWOOD	
24	751	11	SOURWOOD	
25	813	9	SOURWOOD	
26	65	32	RED OAK	
27	671	14	SOURWOOD	
28	529	9	SOURWOOD	
29	575	42	RED OAK	HAZARDOUS
30	586	36	RED OAK	HAZARDOUS
31	431	26	RED OAK	HAZARDOUS
32	721	20	SOURWOOD	
33	939	10	SOURWOOD	
34	484	25	SOURWOOD	MULTI-TRUNK/HAZARDOUS
35	483	35	SOURWOOD	MULTI-TRUNK/DDH
36	241	24	RED OAK	MULTI-TRUNK/DDH
40	866	16	SOURWOOD	MULTI-TRUNK/HAZARDOUS
41	235	12	SOURWOOD	
42	843	11	SOURWOOD	
43	461	8	SOURWOOD	
44	278	8	SOURWOOD	
45	809	24	WHITE OAK	
46	837	24	WHITE OAK	
47	478	9	SOURWOOD	
48	899	30	WHITE OAK	DDH
49	569	16	SOURWOOD	MULTI-TRUNK/HAZARDOUS
50	679	13	SOURWOOD	SEVERE LEAN
51	671	10	SOURWOOD	
52	885	18	SOURWOOD	MULTI-TRUNK/HAZARDOUS
53	528	36	WHITE OAK	
54	867	11	SOURWOOD	SEVERE LEAN
55	667	16	SOURWOOD	
58	412	39	POPLAR	
59	277	20	SOURWOOD	MULTI-TRUNK/HAZARDOUS
60	418	36	WHITE OAK	DDH
61	556	31	POPLAR	BEND IN CENTRAL LEADER
62	534	26	RED OAK	
63	91	25	RED OAK	MULTI-TRUNK/HAZARDOUS
64	271	28	RED OAK	
65	255	24	WHITE OAK	
66	287	25	RED OAK	
67	58	11	SOURWOOD	DDH
68	603	36	RED OAK	DDH
69	289	27	WHITE OAK	
70	253	34	WHITE OAK	
71	296	29	RED OAK	
72	891	26	RED OAK	DDH
73	426	26	RED OAK	
74	878	27	WHITE OAK	
75	257	9	SOURWOOD	
76	496	26	RED OAK	
77	749	34	RED OAK	BEND IN CENTRAL LEADER
79	248	11	SOURWOOD	LEAN/SURFACE ROOTS/DDH
80	535	24	RED OAK	

LEGEND
TREE REMOVED ⊗
CRITICAL ROOT ZONE
TREE PROTECTION FENCE —X—X—X—X—

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
EXISTING CONDITIONS

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1
	1 OF 1

NOT RELEASED FOR CONSTRUCTION

Last modified on: 01/20/22 by SUSAN
File location: C:\Users\Susan\Documents\Centricity\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\ Kimball Bridge LW1.dwg

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: Toll Brothers Kimball Bridge Road

Contact Name: Don Rolader Telephone: 770-442-0330

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

See attached Exhibit and Correspondence

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 copy attached
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [x] 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. EXHIBIT A ATTACHED

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: Donald A. Rolader Date: 03/24/2022

Print Form

EXHIBIT TO PART B

TOLL BROTHERS CITIZEN COMMENTS AND CONCERNS

Toll Brothers mailed Property Owner Notification Letters to everyone listed on the document marked as Exhibit A which is attached to Part B Citizen Participation Form on or about February 15, 2022. In addition, Applicant mailed notices to Park Brooke Community Association, Inc., Pinewalk Homeowners Association and Avery Square Homeowners Association. Subsequently, Applicant was contacted by representatives of Park Brooke Community Association and an in person meeting was held on February 2, 2022 at the Park Brooke Clubhouse. Applicant described the project in detail and responded to questions from the Board. The Association shared the information with affected (abutting) Park Brooke homeowners and a second in person meeting was held on February 15, 2022 at the clubhouse with participation from several affected homeowners. On March 9, 2022 Applicant presented at the City CZIM meeting via Zoom with active participation and input by affected Park Brooke homeowners.

On or about March 4, 2022, Applicant received a letter from the Park Brooke Community Association outlining the concerns of the Association (copy attached to Form B filing). Additionally, Applicant became aware of two emails to the City from Chester Cook, a resident of Park Brooke. Applicant was never copied on either of these emails. A copy of the second email is attached to the Form B filing. Applicant has scheduled a third in person meeting with Park Brooke Board members on March 31, 2022 at the Park Brooke clubhouse to discuss Applicant's responses to homeowner concerns. The concerns of Park Brooke homeowners appear to be as listed below:

1-Surface water drainage from Applicant property into Park Brooke. (Applicant property is presently undeveloped)
2-Larger building setbacks from the common property line between Applicant property and Park Brooke. 100' buffer is requested with 50' undisturbed.
3-Small wetlands areas in the northeast portion of Applicant property be left undisturbed.
4-Relocation of proposed detention ponds.
5-Discussion of whether or not to erect a decorative fence along the common (north) property line and the nature and design of landscaping to be planted along that property line.
6-Discussion of vegetation to be planted and trees to be saved/planted along Applicant property frontage along Kimball Bridge Road.
7-Concerns with Applicant coming back to Council seeking lots which are smaller than allowed in R-15 zoning (15,000 square feet).

Additional concerns from Chester Cook email:

1-Lots must be 150' deep.
2-No variances are allowed for the development.
3-100' setback along Park Brooke boundary.
4-Detention ponds to be 100' from Park Brook property line.

5-Concerns with soil erosion.
6-Concerns with preservation of wildlife, environment and climate change.
7-Concerns with Park Brooke noise, privacy and quality of life.
8-Complaints that Applicant has ignored Park Brooke concerns.

Submitted on behalf of Applicant by

Donald A. Rolader, its Attorney

PARK BROOKE COMMUNITY ASSOCIATION, INC.

1230 JOHNSON FERRY PLACE • SUITE F10 • MARIETTA, GEORGIA 30068

(678) 393-2202 • (678) 393-2204 (facsimile)

Author's Direct Dial:
(770) 309-2951

Email Address:
flemond@webbllc.com

March 4, 2022

VIA E-MAIL & U.S. MAIL
Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
don@roladerandrolader.com

Re: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Don,

I write to you in my capacity as Secretary of the Board of Directors (the "Board") of the Park Brooke Community Association, Inc. ("Park Brooke"), regarding your client's Rezoning and Variance Application to the City of Alpharetta (Z-22-03 & V-22-02). First, on behalf of the Board and the neighborhood, I would like to thank you and Toll Brothers for taking the time to meet with the Board on February 2, 2022, meet with the homeowners of Park Brooke on February 15, 2022, and for the ongoing dialogue between Toll Brothers and certain homeowners. As part of the ongoing dialogue, I wanted to convey to you some concerns and requests that Park Brooke has regarding the proposed development. Please accept this letter as Park Brooke's official communication.

Drainage from the proposed development is the number one concern expressed by the Park Brooke homeowners who abut the project. Many Park Brooke homeowners have already experienced severe flooding of the yards and basements due to runoff from the parcel. The water runoff coming to Park Brooke lots following the completion of the development must not exceed the current runoff amounts. Park Brooke requests that this be verified through one or more hydrology studies conducted by Toll Brothers as part of the project.

Park Brooke would also like larger setbacks from the common property line that those currently envisioned in Toll Brothers' proposal. Park Brooke requests that the home structure on the lots that will abut Park Brooke be setback 100 feet from the common property line. This 100 foot setback would include 50 feet of undisturbed buffer and then an additional 50 feet that would include the yard and a drainage easement. A conceptual drawing of this request was provided to JR by Belinda Kasmiersky last week. If you would like a copy of this drawing, please do not hesitate to contact me.

Park Brooke also requests that the natural water streams and wetlands on the parcel be left undisturbed rather than being filling in and converted into sellable lots and homes. Leaving this area undisturbed would also allow Toll Brothers to explore using the area as a natural retention area and converting the surrounding area into wood scape playground amenity for the proposed development. Since the current proposal has no amenities, we believe utilizing this sensitive area in this constructive manner would be a selling point for the new development. Relocation of the other proposed detention pond further from the common property line is also requested by Park Brooke. The increased setbacks proposed herein above gives Toll Brothers room to relocate the retention ponds so that they do not sit upon the common property line.

During the February 2 meeting, Toll Brothers floated the idea of building and maintaining a fence to be installed along the common property line. While Park Brooke is still open to that possibility, there is some concern about how this potential fence would mesh with the existing fences that many Park Brooke homeowners already have. Park Brooke would like to further discuss the fence concept as well as be involved in the selection of the plants and trees that will be planted along the property line regardless of whether a fence is ultimately installed.

Park Brooke would also like to see – and certainly Toll Brothers' clientele would like to see – dense vegetation planted along the portion of the development that backs up to Kimball Bridge Road. New trees should be planted in lieu of the trees being removed as part of the development to shield the home from Kimball Bridge. Perhaps a disproportionate amount of the 728 inches of trees that Toll Brothers is required to plant as part of its remediation requirement could be placed along the common property line and along Kimball Bridge Road.

Finally, there is some concern from Park Brooke residents that even though Toll Brothers is requesting R-15 zoning, that when and if the City of Alpharetta approves the Rezoning and Variance Application, Toll Brothers intends to come back and request variances for smaller lots than allowed in R-15. The Board would like to discuss this potential concern with Toll Brothers now rather than having to revisit this issue down the road.

The Board and I look forward to working with you and Toll Brothers regarding these issues and requests on behalf of Park Brooke's residents. Any feedback Toll Brothers could provide in advance of next week's Community Zoning Information Meeting (CZIM) on March 9, 2022 would be appreciated. If you or Toll Brothers would like to meet in person to discuss this letter, I would be happy to schedule another meeting at the Park Brooke Clubhouse. We look forward to hearing from you.

Sincerely,

G. Franklin Lemond, Jr.

cc: Alisha Duston, Property Manager (via email only)
Park Brooke Community Assocaition, Inc. Board of Directors (via email only)

Individual Property Owners of Park Brooke Subdivision
Alpharetta, Fulton County, Georgia, 30022
(Not the HOA or Park Brooke Board of Directors)

From: Chester Cook <chestercook@att.net>
To: citycouncilandmayor@alpharetta.ga.us
Subject: TOLL BROTHERS March 9, 2022 - Zoning & Variance request

Mayor Jim Gilvin, City Council Members, City Arborist, and Community Development.
City of Alpharetta, Fulton County, Georgia
2 Park Plaza
Alpharetta, GA 30009

RE: Action of Toll Brothers, Inc. for rezoning a track of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R 15 with Variance request; Letter of intent

Dear Mayor and Councilpersons,

The PARK BROOKE Individual Property Owners:
1. **Do not** oppose R15 zoning.
2. Do not oppose the variance request to change the road setback from 35ft to 25 ft.
3. **OPPOSE the TB CONCEPT PLAN – lot 13, 14, 15, 16, 17 are not deep enough (~125ft)**

TOLL BROTHERS has COMPLETELY IGNORED all INDIVIDUAL PROPERTY OWNERS requests for SETBACKS.

*** Toll Brothers needs to increase the SETBACK abutting the Park Brooke property line.**

1. We are requesting R15 requirements be maintained. 15,000 square feet lot minimum. Property depth must be no less that 150ft, No variances permitted;

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland.

The reasons for these requests are many, just a few are listed below:
1. Issues with storm water, flood water, water runoff
2. Issues with soil retention, soil erosion
3. Preservation wildlife, environment, climate change
4. Preservation of wetlands, streams,
5. Park Brook privacy, noise, quality of life

Toll Brothers, Inc., has already been issued a City of Alpharetta,
UDC VIOLATION: Parcel ID 11 027000930073

I was asked by the **Park Brooke Community Association Board** to clarify that this email is sent at the request of the **"individual property owners" listed** below (under signature).

The **Park Brooke Community Association** met with the **Park Brooke Individual Property Owners** and developed a list of concerns and requests followed by a letter to TOLL BROTHERD legal counsel (attached), D. Rolander to make our concerns and requests understood. It appears that Toll Brothers are completely ignoring our request. The Toll Brothers have made NO concessions to accommodate these requests.

The following Citizens of Alpharetta and Park Brooke property owners are supportive of these requests. Indicated below are the property owners whose property abuts the Toll Brothers property. Additional Park Brooke property owners listed are in solidarity with these requests.

Park Brooke Abutting Property Owners
Lot 1 - Bill and Sidney Little - 4100 Park Brooke Dr., Alpharetta, Ga 30022
Lot 2 - Bruce and Sandee McFadden - 4110 Park Brooke Dr., Alpharetta, Ga 30022
Lot 3 - Isaac and Yvonne Hamilton - 4120 Park Brooke Dr., Alpharetta, Ga
Lot 4 - Rob and Sara Phillips - 4130 Park Brooke Dr., Alpharetta, Ga 30022
Lot 5 - Jeffery and Deborah Whitney - 4140 Park Brooke Dr., Alpharetta, Ga 30022
Lot 6 - Steve and Lisa Harding - 4150 Park Brooke Dr., Alpharetta, Ga 30022
Lot 7 - Magdalene McKenzie - 4160 Park Brooke Dr., Alpharetta, Ga 30022
Lot 8 - Chao and Wellhong Li - 3900 Brookline Dr., Alpharetta, Ga 30022
Lot 9 - Tom and Belinda Kasmiersky - 3910 Brookline Dr., Alpharetta, Ga 30022
Lot 10 - Chester and Susan Cook - 3920 Brookline Dr., Alpharetta, Ga 30022
Lot 11 - Madhav and Mukta Gokhay - 3930 Brookline Dr., Alpharetta, Ga 30022
Lot 12 - Andy and Julie Beiger - 3940 Brookline Dr., Alpharetta, Ga 30022
Lot 13 - Michael and Rachel Biller - 3950 Brookline Dr., Alpharetta, Ga 30022
Lot 14 - Jenessa and Paul Mauerman - 3960 Brookline Dr., Alpharetta, Ga 30022
Lot 15 - Mike and Sandra Rompala - 3970 Brookline Dr., Alpharetta, Ga 30022
Brookline Drive
Sathish Jothi and Deepa Sathish - 3980 Brookline Dr., Alpharetta, Ga 30022
Patricia Allison - 4010 Brookline Dr., Alpharetta, Ga 30022
Euan and Claire Anderson - 3990 Brookline Dr., Alpharetta, Ga 30022
Kai and Arja Hyvarinen - 4000 Brookline Dr., Alpharetta, Ga 30022
Sudhir and Meenal Lothe - 4020 Brookline Dr., Alpharetta, Ga 30022
Carl and Deise White - 3905 Brookline Dr., Alpharetta, Ga 30022
Chris and Kim Schorr - 3955 Brookline Dr., Alpharetta, Ga 30022
Henrik and Jennifer Refsnes - 3965 Brookline Dr., Alpharetta, Ga 30022
Stephen and Stephanie Wilcox - 3975 Brookline Dr., Alpharetta, Ga 30022
Brookline Court.
Patel - 200 Brookline Ct., Alpharetta, Ga 30022
Kute - 210 Brookline Ct., Alpharetta, Ga 30022
Tangri - 215 Brookline Ct., Alpharetta, Ga 30022
George - 220 Brookline Ct., Alpharetta, Ga 30022
Zbib - 225 Brookline Ct., Alpharetta, Ga 30022

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member,
Brian Will, City Council Member
Eric Graves, Senior Engineer Development Services
Kathy Cook, Community Development

Don Rolader

From: Don Rolader <don@roladerandrolader.com>
Sent: Thursday, March 10, 2022 11:40 AM
To: 'Becca Jowers'
Cc: 'Cassie Fitzgerald'; 'Jake Meek'
Subject: RE: Pinewalk notification
Attachments: Toll Brothers Kimball Bridge Public Notification Letter signed.pdf

Becca, the notification letter is attached. If you have any questions about the project, please feel free to contact me. We had sent it to the only address we had, which was 15750 Buice Road, Alpharetta, GA 30022. Thanks, Don Rolader

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From: Becca Jowers [mailto:becca@integrityamg.com]
Sent: Thursday, March 10, 2022 11:30 AM
To: don@roladerandrolader.com
Cc: Bailee Smith <Bailee@integrityamg.com>
Subject: Pinewalk notification
Importance: High

Hi Mr. Rolader,

I am the association managing agent for Pinewalk Swim and Tennis Club, Inc., located on Buice Road adjacent to Ocee Park. One of the Board members saw the attached document on Facebook pertaining to the Toll Brothers' rezoning application on Kimball Bridge.

It may have been a Scribner's error, but in the application attached, I noticed that Avery HOA was listed twice on line 73 and line 90. Is it possible to send the notification letter to my attention either to the address in my signature below or to this email address?

I would greatly appreciate any information you can provide.

Thank you,
Becca Drews Jowers, CAM

INTEGRITY
ASSOCIATION MANAGEMENT GROUP LLC.

3245 Peachtree Pkwy, Ste. D-242
Suwanee, GA 30024
Office 770-886-7577 ext. 103
Fax 678-771-5653
www.integrityamg.com

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

February 14, 2022

Toll Brothers
4080 McGinnis Ferry Rd, Ste 700
Alpharetta, GA 30005

RE: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Property Owner,

Please allow this letter to serve as public notice for a Rezoning and Variance Request by Toll Brothers at Kimball Bridge Road and Buice Road for rezoning from AG to R-15 with a variance to reduce the front setback from the interior road from 35' to 25' on certain lots.

The Community Zoning Information Meeting (CZIM) for this request will be held on March 9, 2022 at 6:00 p.m. via Zoom. The link to the meeting is 6766623657. 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, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 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 Don Rolader, our attorney, at your convenience. He can be reached at 770-442-0330 or by email at don@roladerandrolader.com.

Sincerely,

Toll Brothers

By: _____
Jake Meek
Director of Land Acquisition – GA Division

cc: Don Rolader

EXHIBIT A

Number	ParcelID	Owner	Address
1	11 026200920181	HYVARINEN KAI & ARJA	4000 BROOKLINE DR ALPHARETTA GA 30022
2	11 026200920173	ANDERSON EUAN & CLAIRE	3990 BROOKLINE DR ALPHARETTA GA 30022
3	11 026200920165	JOTHI SATHISH K & KARUPPIAH DEEPA	3980 BROOKLINE DR ALPHARETTA GA 30022
4	11 026200920157	ROMPALA MICHAEL A & ROMPALA SANDRA	3970 BROOKLINE DR ALPHARETTA GA 30022-6435
5	11 026200920140	MAUERMAN PAUL E & GUNTHER JENESSA	3960 BROOKLINE DR GREENVILLE GA 30222
6	11 026200920132	BILLER MICHAEL E BILLER RACHEL E	3950 BROOKLINE DR ALPHARETTA GA 30022
7	11 026200920124	BEIGER ANDREW PAUL & JULIE ANNE	3940 BROOKLINE DR ALPHARETTA GA 30022
8	11 026200920116	GOKHLAY MADHAV & MUKTA	3930 BROOKLINE DR ALPHARETTA GA 30022
9	11 026200920108	COOK CHESTER R & SUSAN B	3920 BROOKLINE DR ALPHARETTA GA 30022
10	11 026200920090	KASMIERSKY THOMAS J & BELINDA	3910 BROOKLINE DR ALPHARETTA GA 30022
11	11 026200920082	XU CHAO & LI WEIHONG	3900 BROOKLINE DR ALPHARETTA GA 30022
12	11 026200920074	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650 CHICAGO IL 60601
13	11 026200920066	HAWA VICTOR B & RUTH K	4150 PARK BROOKE DR ALPHARETTA GA 30022
14	11 026200930057	WHITNEY JEFFREY & DEBORAH	4140 PARK BROOKE DR ALPHARETTA GA 30022
15	11 026200930040	PHILLIPS ROBERT & SARA ELLEN KNIGHT	4130 PARK BROOK DR ALPHARETTA GA 30022
16	11 026200930032	HAMILTON ISAAC C & YVONNE L	4120 PARK BROOKE DR ALPHARETTA GA 30022
17	11 026200930024	MC FADDEN BRUCE C & SANDEE L	4110 PARK BROOKE DR ALPHARETTA GA 30022
18	11 026200930016	LITTLE WILLIAM A & SIDNEY B	4100 PARK BROOKE DR ALPHARETTA GA 30022
19	11 026201180330	NG MICHAEL CHRISTOPHER & AKIA RENE	4105 PARK BROOKE DR ALPHARETTA GA 30022
20	11 026201180348	EDMEADE SHERMILLIA & KELVIN A JR	4115 PARK BROOKE DR ALPHARETTA GA 30022
21	11 026200921304	CARCIONE RYAN & AMY	4121 PARK BROOKE DR ALPHARETTA GA 30022-6424
22	11 026200920355	SELETSKY DAVID H & NEETA K	4125 PARK BROOKE DR ALPHARETTA GA 30022

23	11 026200920363	HANNAN JAMES M & ROSEMARY R	105 PARK BROOKE CT ALPHARETTA GA 30022
24	11 026200920371	MILES STEVEN R & LINDA T	115 PARK BROOKE CT ALPHARETTA GA 30022-6430
25	11 026200920389	MAICON DENNISE E & DIANE A	125 PARK BROOKE CT ALPHARETTA GA 30022
26	11 026200920397	RHINEHART DARRYL T & JULIE M	135 PARK BROOKE CT ALPHARETTA GA 30022
27	11 026200920405	THAKORE KEYUR D & ROMA K	130 PARK BROOKE CT ALPHARETTA GA 30022
28	11 026200920413	FENSTERMAKER WILLIAM D & MEGAN A	120 PARK BROOKE CT ALPHARETTA GA 30022
29	11 026200920421	POPLER JONATHAN & POPLER MICHELLE L	110 PARK BROOKE CT ALPHARETTA GA 30022
30	11 026200920439	SINGH PARMINDER & BHALLA RASHMI	4145 PARK BROOKE DR ALPHARETTA GA 30022
31	11 026200920447	HAMMONDS LESLIE P & NANCY ANN	4155 PARK BROOKE DR ALPHARETTA GA 30022
32	11 026200920454	PETERSON ERIC & PETERSON YAYOI	4165 PARK BROOKE DR ALPHARETTA GA 30022
33	11 026200920462	COOK JOHN H & MARINA G	4175 PARK BROOKE DR ALPHARETTA GA 30022
34	11 026200920470	PARK BROOKE COMMUNITY ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023-2458
35	11 026200920322	STALLARD JEFFREY W STALLARD JULIANA C	4200 PARK BROOKE DR ALPHARETTA GA 30022
36	11 026200920314	KIM LEE SUN YOUNG & JIN SU	4190 PARK BROOKE DR ALPHARETTA GA 30022
37	11 026200920306	WHITE CARL E JR & DENISE K	3905 BROOKLINE DR ALPHARETTA GA 30022-6436
38	11 026200920298	TANGRI PANKAJ & TANGRI SAPNA	215 BROOKELINE CT ALPHARETTA GA 30022
39	11 026200920280	ZBIB OUSSAMA S	225 BROOKLINE CT ALPHARETTA GA 30022
40	11 026200920272	GEORGE JEFFREY & SUSAN	220 BROOKLINE CT ALPHARETTA GA 30022
41	11 026200920264	KUTE BALKRISHNA & KUTE ASAWARI	210 BROOKLINE CT ALPHARETTA GA 30022
42	11 026200920256	PATEL YATIN N & DEVAL	200 BROOKLINE CT ALPHARETTA GA 30022
43	11 026200920249	JOHN BINU & KURIAN SIMI	3945 BROOKLINE DR ALPHARETTA GA 30022
44	11 026200920231	SCHORR CHRISTOPHER R & KIMBERLY S	3955 BROOKLINE DR ALPHARETTA GA 30022-6437
45	11 026200920223	REFSNES HENRIK & JENNIFER	3965 BROOKLINE DR ALPHARETTA GA 30022-6437

46	11 026001191842	ANEJA SUMEET & BHATIA NIDHI	4202 BLUEHOUSE LN ALPHARETTA GA 30022
47	11 026001191859	CHOUDHARY VIKRAM KUMAR CHOUDHARY SEEMA	4212 BLUEHOUSE LN ALPHARETTA GA 30022
48	11 026001191867	ENG BARRY & LEE-ENG ROSA	4222 BLUEHOUSE LN ALPHARETTA GA 30022
49	11 026001191875	WANG AN-CHI WANG HUI MIN	4232 BLUEHOUSE LN ALPHARETTA GA 30004
50	11 026001191883	FERNANDEZ JESUS A & MARIA M	4242 BLUEHOUSE LN ALPHARETTA GA 30022
51	11 026001191891	NAGPAL NEERAJ & AHUJA JYOTSNA	4252 BLUEHOUSE LANE ALPHARETTA GA 30022
52	11 016000800295	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
53	11 015000810189	WEBB PAUL D	11125 BUICE RD ALPHARETTA GA 30022-4448
54	11 016000801640	LONG WENDE & ZHANG MINFANG	11013 ESTATES CIR ALPHARETTA GA 30022-1470
55	11 016000801657	ANAND HARPREET SINGH & ANAND KULWINDER KAUR	11011 ESTATES CIR ALPHARETTA GA 30022
56	11 016000801665	RAVULA DHEERAJ & ALETI SUSHMA	11009 ESTATES CIR ALPHARETTA GA 30022
57	11 016000801673	MC GILL ERIC L & MC GILL BROOKE G	11007 ESTATES CIR ALPHARETTA GA 30022
58	11 016000801681	PATEL CHIRAYU PATEL DIPA	11005 ESTATES CIR ALPHARETTA GA 30022
59	11 016000800303	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
60	11 016000801426	LAZO RONALD JOSEPH & TRICIA H	4042 ERIN DR ALPHARETTA GA
61	11 016000801418	JOHNSON JAMES D & CINDY M	4032 ERIN DR ALPHARETTA GA 30022
62	11 016000801400	DENNIS JAMES P & SMITH LINDA B	4022 ERIN DR ALPHARETTA GA 30022
63	11 016000801392	ANANTHASANE JOHN	134 DEVORE RD ALPHARETTA GA 30009
64	11 016000801384	NELSON IDRISSA ATO & SIMMONDS MICHELLE	4002 ERIN DR ALPHARETTA GA 30022
65	11 016000801434	DE GEORGE GARY J & CONSTANCE M	4017 ERIN DR ALPHARETTA GA 30022
66	11 016100800013	DUTTA PRIYABRATA & ADITY	10965 SOUTH KIMBALL BRIDGE XING ALPHARETTA GA 30022
67	11 016000790157	KIMBALL BRIDGE LLC	1808 BALLYUNION DR DULUTH GA 30097

68	11 027000930149	LEWIS NEWMAN INC	3032 BAKERS MEADOW ATLANTA GA 30339
69	11 027000930164	WHEELER TIMOTHY W & BONGIOVANNI SHERRY NICOLE	4030 KIMBALL BRIDGE RD ALPHARETTA GA 30022
70	11 027000930172	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
71	11 027000940114	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
72	11 027000940239	AHMED JAWAD & SHABBIR SUMAIRA	4102 BRADBURY LANE ALPHARETTA GA 30022
73	11 027000930438	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P O BOX 2458 ALPHARETTA GA 30023-2458
74	11 027000930420	AFTAB NADEEM	4870 CARRE WAY ALPHARETTA GA 30022
75	11 027000930412	MEDIPALLI RAJESH & BANDARU VASANTHA LAKSHMI	4111 BRADBURY LANE ALPHARETTA GA 30022
76	11 027000930404	PATEL VINODRAY J & PATEL PUSHPA V	4129 BRADBURY LANE ALPHARETTA GA 30022
77	11 027000930396	BODDULA SUGUN & KANGERI VIJAYA LAKSHMI	4131 BRADBURY LANE ALPHARETTA GA 30022
78	11 027000930388	CHEN LANG DI & WU BI JIN	4134 BRADBURY LANE ALPHARETTA GA 30022
79	11 027000930370	SURESH ARUN	4132 BRADBURY LANE ALPHARETTA GA 30022
80	11 027000930362	ZHANG LIHAI	4130 BRADBURY LANE ALPHARETTA GA 30022
81	11 027000930354	SANJANWALA HETAL MANISH & SANJANWALA MANISH VIPUL	4128 BRADBURY LANE ALPHARETTA GA 30022
82	11 027000930347	GUJRAL JASPREET S & GUJRAL JASMINE KAUR	4126 BRADBURY LANE ALPHARETTA GA 30022
83	11 027000930339	GEORGE MOOLAMATTOM & GEORGE LEELA	3596 ALLEE ELM DR JOHNS CREEK GA 30022
84	11 027000930321	SUN QIAOYU	4130 BRADBURY LANE ALPHARETTA GA 30022
85	11 027000930313	TANGSIRIVARIN PIPARD	4118 BRADBURY LANE ALPHARETTA GA 30022
86	11 027000930305	SRIPATHI VEENA & PASHAM SREEDHAR REDDY	4116 BRADBURY LANE ALPHARETTA GA 30022

87	11 027000930297	WONG INVESTMENT LLC	4130 BRADBURY LANE ALPHARETTA GA 30022
88	11 027000930289	YU BEI QU	4110 BRADBURY LANE ALPHARETTA GA 30022
89	11 027000930271	AYALA PINEDO LINDA O & MENDEZU DIEGO A	4108 BRADBURY LANE ALPHARETTA GA 30022
90	11 027000940262	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023
91	11 027000930057	GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374
92	11 027101180891	KENNEDY CAROL ANNE J	4140 PINESET DR ALPHARETTA GA 30022
93	11 027101180909	KELLY-SPANN KELLY SPANN ROBERT M	4150 PINESET DR ALPHARETTA GA 30022
94	11 027101180917	PAIGE DAVID BRIAN GEORGE	4160 PINESET DR ALPHARETTA GA 30022
95	11 027101180925	PATEL RAKESH V	4170 PINESET DR ALPHARETTA GA 30022
96	11 027101180933	NEELI SHIVA K	619 E ELMWOOD AVE S UNIT S BURBANK CA 91501
97	11 027101180941	KIM CHANGKI	4190 PINESET DR ATLANTA GA 30022-6510
98	11 027101180958	BAZILE CRYSTAL	4200 PINESET DR ALPHARETTA GA 30022
99	11 027101180966	YALDEZ ABDEL SAMED	4210 PINE SET DR ALPHARETTA GA 30022
100	11 027101180974	PALATSI NACE D	4220 PINESET DR ALPHARETTA GA 30022-6511
101	11 027101180982	HUTCHINSON VALORIE	4230 PINESET DR ALPHARETTA GA 30022
102	11 027101180990	AVERY DAVID W	4200 PINE VISTA BLVD ALPHARETTA GA 30022
103	11 027101180792	HASSELL DAVID	10655 KINGSMARK TRL ALPHARETTA GA 30022
104	11 027101180784	HAN SEUNGHUN	4215 PINE VISTA BLVD ALPHARETTA GA 30022
105	11 027101180776	MELIAWATI SUSANA	4225 PINE VISTA BLVD ALPHARETTA GA 30022
106	11 027101180768	COLE ALICIA R	4235 PINE VISTA BLVD ALPHARETTA GA 30022
107	11 027101180743	KORNEEV DMITRY	115 PINE RISE CT ALPHARETTA GA 30022
108	11 027101180735	PATEL NAVIN B	200 BROOKLINE CT ALPHARETTA GA 30022

109	11 027101180727	PATEL JITENDRA R & RANJAN J	140 PINE RISE CT ALPHARETTA GA 30022-4986
110	11 027101180875	GARCIA JUAN & FOSTER SARAH	4165 PINESET DR ALPHARETTA GA 30022
111	11 027101180867	KOLICH KELSEY	4175 PINESET DR ALPHARETTA GA 30022
112	11 027101180859	HOGAN MONISHA D	4185 PINESET DR ALPHARETTA GA 30022
113	11 027101180842	MANDAVA NAGA VYAS	4195 PINESET DR ALPHARETTA GA 30022
114	11 027101180834	HAJIMEEN INC	5050 QUORUM DR STE 225 DALLAS TX 75254
115	11 027101180826	VANISH LIONEL G	4215 PINESET DR ALPHARETTA GA 30022
116	11 027101180818	MEN STACY & MEN YONG	3331 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341
117	11 027101180800	DIMASSI MAHMOUD	4235 PINESET DR ALPHARETTA GA 30022

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: 23 Acre Red River LP
Date: Wednesday, February 23, 2022 9:02:07 AM
Attachments: image001.png

For the Toll Brothers file

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Tuesday, February 22, 2022 10:30 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: 23 Acre Red River LP

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** THOMAS & BELINDA KASMIERSKY [redacted]
> **Date:** February 22, 2022 at 10:17:41 PM EST
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: 23 Acre Red River LP**
>
> CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Kathi,
>
> It was very interesting to see the City Council in action Tuesday night. There definitely were a few moments that me sit up and take notice.
>
> I wanted to ask you a few questions regarding the project behind our house. Did you mean to tell me that Toll Brothers has to bring up thoughts I have on the development before you would consider them? As a citizen, isn't the Planning Department a place where we as citizens should be able to bring our questions to this department? We do have concerns about making sure the City understands our positions. Quite frankly, development has been rampant and there needs to be thought into "blending into the surrounding neighborhoods." I

would like to hear the Planning departments thoughts on buffers, conservation, stormwater drainage easements, and amenities for living while developments are being considered.

I do have some questions, so can we set another appointment soon?

kind regards,

Belinda Kasmiersky
[redacted]

> On 01/28/2022 10:05 PM Cook, Kathi <kcook@alpharetta.ga.us> wrote:
>
> That's ok, you'll have your chance to give input.
>
> Sent from my iPhone
>
> > On Jan 28, 2022, at 9:45 PM, THOMAS & BELINDA KASMIERSKY [redacted] wrote:
> >
> > CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.
> >
> > I believe that at the time we (all our neighbors) didn't feel it as closely as now.
> >
> > Belinda Kasmiersky
> > [redacted]
> >
> > > On 01/28/2022 7:44 PM Cook, Kathi <kcook@alpharetta.ga.us> wrote:
> > >
> > > Designations come about during the comprehensive land use plan review and

adoption. It's a year long process we went through last year prior to adoption and we have several meetings with the public as well as on line outreach.
You will certainly have opportunity to comment on the applicants requested rezoning when one is submitted. Thanks

Sent from my iPhone

On Jan 28, 2022, at 2:39 PM, bellek [redacted] wrote:

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How do these designations come about? Is there citizen imput or can there be? Our thought are R15 and qbove bc so many other neighborhoods are smaller and pull pur property values down.

As citizens of Alpharetta can we petition for this higher designation?

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Cook, Kathi"
<Kcook@alpharetta.ga.us>
Date: 1/28/22 9:44 AM (GMT-05:00)
To: bellek [redacted]
Subject: RE: 23 Acre Red River LP

Got it, the designation already depicts Low Density Residential which allows R-15/R-12.

THE CITY OF ALPHARETTA
TECHNOLOGY CITY OF THE SOUTH

KATHI COOK
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
WORK: 678.297.6073
CELL: 678.206.6051
FAX: 678.297.6071
EMAIL: kcook@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: bellek [redacted]
Sent: Thursday, January 27, 2022 3:52 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: RE: 23 Acre Red River LP

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Its to the left of Parkbrooke subdivion.

Sent from my Sprint Samsung Galaxy

Note9. Might have grammetical errors.

-------- Original message --------
From: "Cook, Kathi"
<Kcook@alpharetta.ga.us>
Date: 1/27/22 3:02 PM (GMT-05:00)
To: THOMAS & BELINDA KASMIERSKY
[redacted]
Subject: RE: 23 Acre Red River LP

What is your address that you are trying to change the land use? Have you looking in our Comprehensive Land Use Plan? The map will not designate a specific zoning, just a category. Thanks

THE CITY OF ALPHARETTA
TECHNOLOGY CITY OF THE SOUTH

KATHI COOK
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
WORK: 678.297.6073
CELL: 678.206.6051
FAX: 678.297.6071
EMAIL: kcook@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: THOMAS & BELINDA KASMIERSKY
[redacted]
Sent: Thursday, January 27, 2022 2:04 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: 23 Acre Red River LP

CAUTION: This email originated from outside the

City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathy,

I looked all over the internet for the Land Use for the above parcel. It wasn't on any of the maps that I found online.

Our question is how do we petition our city to raise the Land Use to R15 or above. As citizens of Alpharetta, we should have a say in the recommended building land use as it will affect our property if it is any lower. All the development around us has been for smaller lot and home size, which pulls our property values down with it. We need the city to be behind its citizens in protecting our property values.

I've done studies on the plats around us.

Kind regards,

Belinda Kasmiersky

Mr. Shostak,

How do we ask the City to designate an UNDISTURBED conservation strips on a property? If a developer is allowed to clear-cut a complete lot that has important ecological systems, then our property values will go down. The woods behind our house is home to many different species of animals and birds and their displacement would be detrimental to the balance between nature and man.

Right now deer travel from the greenway all the way down to the wetlands stream. The woods are also home to raccoons, squirrels, turtles, possums, and many other creatures. We must give them right of way and space to move around, grow and mature.

Please advise as what we should do.

kind regards,

Belinda Kasmiersky
[redacted]

From: RICHARD & SHARI FREEMAN [redacted]
Date: March 8, 2022 at 5:36:19 PM EST
To: "Schroeder, Bret" <bschroeder@alpharetta.ga.us>
Subject: KBR & Buice Road Development

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Z-22-03 / V-22-02 / Tolls Brothers / Kimball Bridge Road

Bret . . . what can you tell me about this development before the zoom session tomorrow night?

My community of Pinewalk is very interested and focused on what this means with respect to traffic on KBR as well as Buice (CJC).

Somewhere in the listing there was a reference to the HOA, but no one on our HOA seems to have been contacted. Were they supposed to have been contacted?

Thanks,

Dick

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: Kimball @ Buice property
Date: Monday, February 21, 2022 1:17:44 PM
Attachments: image001.png

Toll Brothers – public comment

From: Woodman, Michael
Sent: Wednesday, February 16, 2022 12:50 PM
To: [redacted]
Subject: RE: Kimball @ Buice property

They could make changes before the meeting.

From: bellek [redacted]
Sent: Wednesday, February 16, 2022 12:44 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can they change it before the meeting?

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Date: 2/16/22 12:31 PM (GMT-05:00)
To: bellek [redacted]
Subject: RE: Kimball @ Buice property

Good afternoon, Belinda.

If Council approves the developer's request, there will be a condition requiring that the site plan be substantially as shown to Council.

From: bellek [redacted]
Sent: Wednesday, February 16, 2022 11:47 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi!

We had a meeting with Toll Brothers. We were told by HOA if any changes were made to plat the builders would have to start all over again. Is this true? It seems this is a concept plan and changes full well will occur.

We dont want to vote yes for this just "to find out whats in it." Lol.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Date: 2/11/22 11:31 AM (GMT-05:00)
To: bellek [redacted]
Subject: RE: Kimball @ Buice property

No problem, Belinda.

From: bellek [redacted]
Sent: Friday, February 11, 2022 11:30 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My neighbor Susan Cook and possibly other neighbors might attend as well. Is that ok?

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

Cc: DeRito, Doug <DDerito@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; [redacted]
Subject: Re: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can we see a copy of the this Arborist report? The Stop work order said a lot of remediation/etc. was necessary and has all of this done?

Please send me a copy through email or let me know where to get a copy.

Belinda Kasmiersky
[redacted]

On 02/07/2022 3:43 PM Borden, Brian <bborden@alpharetta.ga.us> wrote:

Belinda,
I wanted to let you know that the arborist has now approved the plan for accessing this site to complete the borings. If my memory is correct, they had previously completed half of the borings, and I think there were still around 18 left to be completed. I'm not sure when they will come out, as I have not heard anything specifically, but you can expect to see vehicles out there soon continuing the work they were previously doing.

If I hear of a specific time, I will let you know that as well. Please disseminate this information to any other concerned neighbors, so they may know to expect people back there again soon.

Thanks,
Brian

Brian Borden, AICP
Zoning Administrator

2 Park Plaza
Alpharetta, GA 30009
Office: 678-297-6076

Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R 15 with Variance request; Letter of intent

Dear Mayor and Councilpersons,

The PARK BROOKE Individual Property Owners:

1. **Do not** oppose R15 zoning.

2. **Do not** oppose the variance request to change the road setback from 35ft to 25 ft.

3. **OPPOSE the TB CONCEPT PLAN – lot 13, 14, 15, 16, 17 are not deep enough (~125ft)**

TOLL BROTHERS has COMPLETELY IGNORED all INDIVIDUAL PROPERTY OWNERS requests for SETBACKS.

*** Toll Brothers needs to increase the SETBACK abutting the Park Brooke property line.**

1. We are requesting R15 requirements be maintained. 15,000 square feet lot minimum.

Property depth must be no less that 150ft, No variances permitted;

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland.

The reasons for these requests are many, just a few are listed below:
1. Issues with storm water, flood water, water runoff
2. Issues with soil retention, soil erosion
3. Preservation wildlife, environment, climate change
4. Preservation of wetlands, streams,
5. Park Brook privacy, noise, quality of life

Toll Brothers, Inc., has already been issued a City of Alpharetta, UDC VIOLATION: Parcel ID 11 027000930073

I was asked by the **Park Brooke Community Association Board** to clarify that this email is sent

at the request of the **"individual property owners"** listed below (under signature).

The **Park Brooke Community Association** met with the **Park Brooke Individual Property Owners** and

developed a list of concerns and requests followed by a letter to TOLL BROTHERD legal counsel,

D. Rolander to make our concerns and requests understood. It appears that Toll Brothers are completely ignoring our request. The Toll Brothers have made NO concessions to accommodate these requests.

The following Citizens of Alpharetta and Park Brooke property owners are supportive of these requests.

Indicated below are the property owners whose property abuts the Toll Brothers property.

Additional Park Brooke property owners listed are in solidarity with these requests.

Park Brooke Abutting Property Owners
Lot 1 - Bill and Sidney Little - 4100 Park Brooke Dr., Alpharetta, Ga 30022
Lot 2 - Bruce and Sandee McFadden - 4110 Park Brooke Dr., Alpharetta, Ga 30022
Lot 3 - Isaac and Yvonne Hamilton - 4120 Park Brooke Dr., Alpharetta, Ga
Lot 4 - Rob and Sara Phillips - 4130 Park Brooke Dr., Alpharetta, Ga 30022
Lot 5 - Jeffery and Deborah Whitney - 4140 Park Brooke Dr., Alpharetta, Ga 30022
Lot 6 - Steve and Lisa Harding - 4150 Park Brooke Dr., Alpharetta, Ga 30022
Lot 7 - Magdalene McKenzie - 4160 Park Brooke Dr., Alpharetta, Ga 30022
Lot 8 - Chao and Wellhong Li - 3900 Brookline Dr., Alpharetta, Ga 30022
Lot 9 - Tom and Belinda Kasmiersky - 3910 Brookline Dr., Alpharetta, Ga 30022
Lot 10 - Chester and Susan Cook - 3920 Brookline Dr., Alpharetta, Ga 30022
Lot 11 - Madhav and Mukta Gokhay - 3930 Brookline Dr., Alpharetta, Ga 30022
Lot 12 - Andy and Julie Beiger - 3940 Brookline Dr., Alpharetta, Ga 30022
Lot 13 - Michael and Rachel Biller - 3950 Brookline Dr., Alpharetta, Ga 30022
Lot 14 - Jenessa and Paul Mauerman - 3960 Brookline Dr., Alpharetta, Ga

30022
Lot 15 - Mike and Sandra Rompala - 3970 Brookline Dr., Alpharetta, Ga 30022
Brookline Drive
Sathish Jothi and Deepa Sathish - 3980 Brookline Dr., Alpharetta, Ga 30022
Patricia Allison - 4010 Brookline Dr., Alpharetta, Ga 30022
Euan and Claire Anderson - 3990 Brookline Dr., Alpharetta, Ga 30022
Kai and Arja Hyvarinen - 4000 Brookline Dr., Alpharetta, Ga 30022
Sudhir and Meenal Lothe - 4020 Brookline Dr., Alpharetta, Ga 30022
Carl and Deise White - 3905 Brookline Dr., Alpharetta, Ga 30022
Chris and Kim Schorr - 3955 Brookline Dr., Alpharetta, Ga 30022
Henrik and Jennifer Refsnes - 3965 Brookline Dr., Alpharetta, Ga 30022
Stephen and Stephanie Wilcox - 3975 Brookline Dr., Alpharetta, Ga 30022
Brookline Court.
Patel - 200 Brookline Ct., Alpharetta, Ga 30022
Kute - 210 Brookline Ct., Alpharetta, Ga 30022
Tangri - 215 Brookline Ct., Alpharetta, Ga 30022
George - 220 Brookline Ct., Alpharetta, Ga 30022
Zbib - 225 Brookline Ct., Alpharetta, Ga 30022

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member,

Brian Will, City Council Member

Eric Graves, Senior Engineer Development Services

Kathy Cook, Community Development

tta.

This is a demand from the property owners of Park Brooke subdivision, to reject the variance request proposed by Toll Brothers.

1. We are requesting ALL R15 minimum requirements be maintained. No variances permitted. 15,000 square feet lots

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland. Except where required by law.

The reasons for these request are many, just a few are listed below:
1. Park Brook privacy, noise
2. Soil retention, Soil erosion
3. Wildlife preservation
5. Wetlands preservation
6. Flood and water runoff

Toll Brothers, Inc., has already been issued a City of Alpharetta, UDC VIOLATION: Parcel ID 11 027000930037.
Toll Brothers has a history of land disturbance violation.

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member, Brian Will, City Council Member

Rev. Dr. Chester R. Cook
3920 Brookline Dr.
Alpharetta, Ga 30022
[redacted]

AGAPE, Rev. Dr. Chester R. Cook

PARK BROOKE COMMUNITY ASSOCIATION, INC.

1230 JOHNSON FERRY PLACE • SUITE F10 • MARIETTA, GEORGIA 30068

[redacted] (facsimile)

Author's Direct Dial: [redacted]

Email Address: [redacted]

March 1, 2022

VIA E-MAIL & U.S. MAIL
Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
don@roladerandrolader.com

Re: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Don,

I write to you in my capacity as Secretary of the Board of Directors (the "Board") of the Park Brooke Community Association, Inc. ("Park Brooke"), regarding your client's Rezoning and Variance Application to the City of Alpharetta (Z-22-03 & V-22-02). First, on behalf of the Board and the neighborhood, I would like to thank you and Toll Brothers for taking the time to meet with the Board on February 2, 2022, meet with the homeowners of Park Brooke on February 15, 2022, and for the ongoing dialogue between Toll Brothers and certain homeowners. As part of the ongoing dialogue, I wanted to convey to you some concerns and requests that Park Brooke has regarding the proposed development. Please accept this letter as Park Brooke's official communication.

Drainage from the proposed development is the number one concern expressed by the Park Brooke homeowners who abut the project. Many Park Brooke homeowners have already experienced severe flooding of the yards and basements due to runoff from the parcel. The water runoff coming to Park Brooke lots following the completion of the development must not exceed the current runoff amounts. Park Brooke requests that this be verified through one or more hydrology studies conducted by Toll Brothers as part of the project.

Park Brooke would also like larger setbacks from the common property line that those currently envisioned in Toll Brothers' proposal. Park Brooke requests that the home structure on the lots that will abut Park Brooke be setback 100 feet from the common property line. This 100 foot setback would include a 50 feet of undisturbed buffer and then an additional 50 feet that would include the yard and a drainage easement. A conceptual drawing of this request was provided to JR by Belinda Kasmiersky last week. If you would like a copy of this drawing, please do not hesitate to contact me.

Park Brooke also requests that the natural water streams and wetlands on the parcel be left undisturbed rather than being filling in and converted into sellable lots and homes. Leaving this area undisturbed would also allow Toll Brothers to explore using the area as a natural retention area and converting the surrounding area into parkland for the proposed development. Since the current proposal has no amenities, we believe utilizing this sensitive area in this constructive manner would be a selling point for the new development.

Relocation of the proposed retention ponds further from the common property line is also requested by Park Brooke. The increased setbacks proposed herein above gives Toll Brothers room to relocate the retention ponds so that they do not sit upon the common property line.

As was discussed during the February 2 meeting with the Board, Toll Brothers shall agree to build, maintain, and own a fence to be installed along the common property line. Park Brooke will be able to participate in the design of the fence and the selection of materials consistent with Park Brooke's architectural requirements. Park Brooke would also like to be involved in the selection of the plants and trees that will be planted along the fence line.

Park Brooke would also like to see – and certainly Toll Brothers' clientele would like to see – dense vegetation planted along the portion of the development that backs up to Kimball Bridge Road. New trees should be planted in lieu of the trees being removed as part of the development to shield the home from Kimball Bridge. Perhaps a disproportionate amount of the 728 inches of trees that Toll Brothers is required to plant as part of its remediation requirement could be placed along the common property line and along Kimball Bridge Road.

Finally, there is some concern from Park Brooke residents that even though Toll Brothers is requesting R-15 zoning, that when and if the City of Alpharetta approves the Rezoning and Variance Application, Toll Brothers intends to come back and request variances for smaller lots than allowed in R-15. Therefore, Park Brooke asks that Toll Brothers commits to adhering to the R-15 minimum lot size requirements and agree not to seek variances for smaller lots.

The Board and I look forward to working with you and Toll Brothers regarding these issues and requests on behalf of Park Brooke's residents. Any feedback Toll Brothers could provide in advance of next week's Community Zoning Information Meeting (CZIM) on March 9, 2022 would be appreciated. If you or Toll Brothers would like to meet in person to discuss this letter, I would be happy to schedule another meeting at the Park Brooke Clubhouse. We look forward to hearing from you.

Sincerely,

G. Franklin Lemond, Jr.

cc: Alisha Duston, Property Manager (via email only)
Park Brooke Community Assocaition, Inc. Board of Directors (via email only)

From: Woodman, Michael
To: THOMAS & BELINDA KASMIERSKY
Cc: Cook, Kathi; Callum, Alexandra
Subject: RE: O Kimball Bridge meeting
Date: Wednesday, March 2, 2022 10:04:00 AM

Thank you, Belinda. Appreciate this information.

From: THOMAS & BELINDA KASMIERSKY <[redacted]
Sent: Wednesday, March 02, 2022 12:19 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: O Kimball Bridge meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

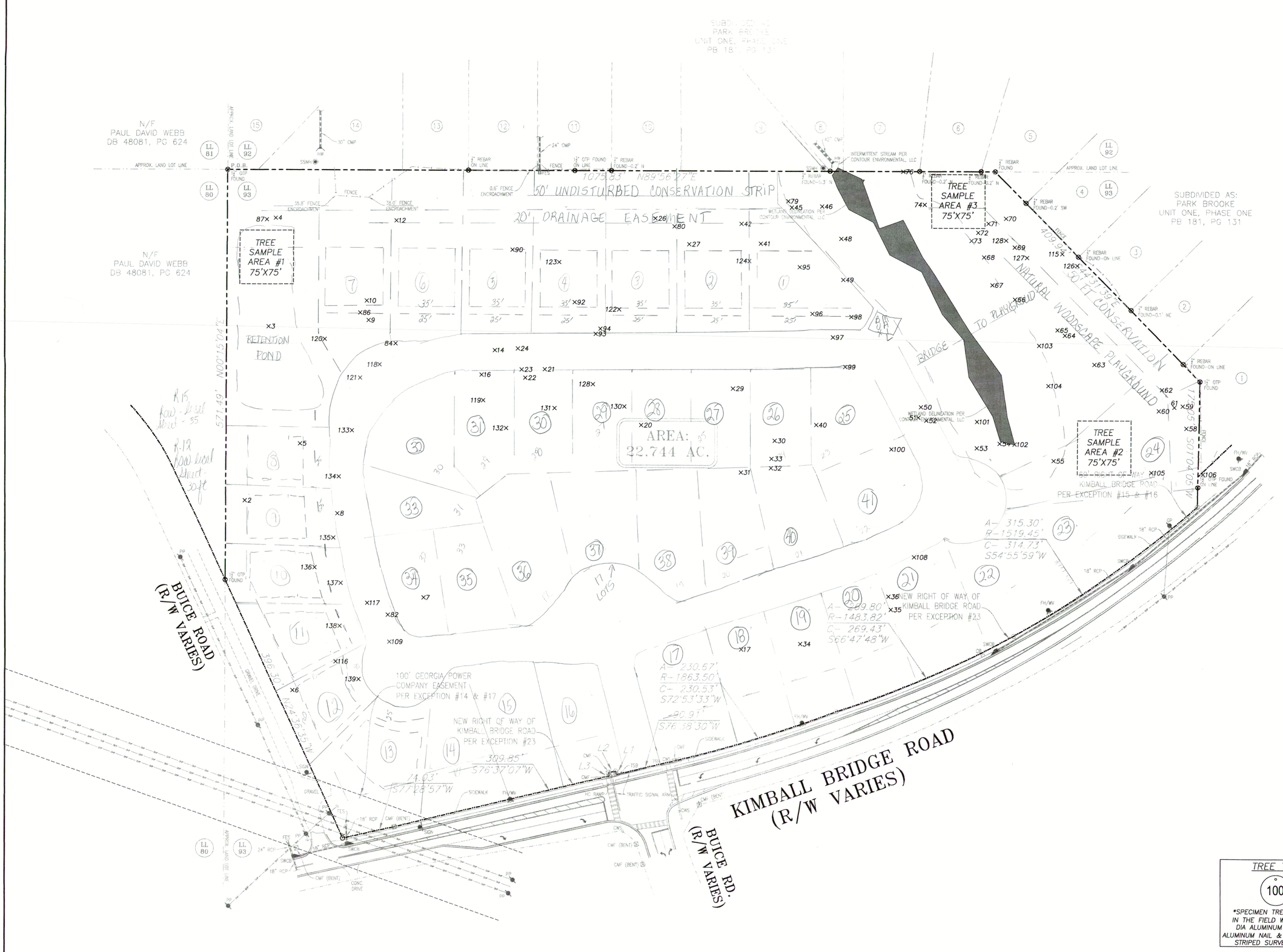
Hello! Thank you for meeting with me this afternoon regarding buffer questions. I really appreciate the time you spent with me going over city planning requirements.

I was also happy we were also able to review the concept plan with possible solutions. Attached are all the items you requested from that review.

Again, thank you for your time and advice.

Kindest regards,

Belinda Kasmiersky
Park Brooke neighbor
[redacted]



TREE TAG

100

*SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE

LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT 001592 JASON MATTHEW JUSTICE
1/31/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 56116

INT'L SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST GA-5244A JASON MJUSTICE
1/31/2022

PROJECT

Kimball Bridge Road

Located in:
Land Lot 93
1st District, 1st Section
City of Alpharetta
Fulton County, Georgia

DATE:	PROJECT #:
1/31/2022	2021-075
DRAWN BY:	CHECKED BY:
LJ	JJ

This drawing and all reproductions are copyrighted and property of the Landscape Architect and Planner and may not be published, reproduced, or used in any way without permission.

REVISIONS

NORTH ARROW / SCALE

0 60' 120'
Scale 1" = 60'

SHEET TITLE

SPECIMEN TREE SURVEY

SHEET

L1

From: bellek
To: Woodman, Michael
Cc: Cook, Kathi; Callum, Alexandra
Subject: RE: O Kimball Bridge meeting
Date: Monday, April 4, 2022 12:42:39 PM
Attachments: image001.png
20220404_122314_129931044453662.mp4

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached video of stream...see the growth of plants that were not there in the wintertime when they delienated the wetlands....please share with appropriate departments...

I would not want to buy a home buildt over a natural stream, even if it was engineered to seem like the ground was dry.

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: bellek [redacted]
Date: 4/4/22 7:32 AM (GMT-05:00)
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>
Subject: RE: O Kimball Bridge meeting

Just a reminder that yes they gave 10 ft tree landscape, 25' buffer, and a tree save area to Clipper Bay in Shirley Estates...they had plenty of time to work this in their plan and chose not to. Your office is aware of the alternative plan I brought in a month and a half ago after sharing it with Toll Brothers.

We needthe tree save to protect our properties from erosion. We need it for our wildlife survival also. Our area is known for the heavily wooded greenway and natural beauty. We are not city center where all the majestic trees are mowed down for asphalt and densely buildt homes. Help us save our way of life.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

From: bellek [redacted]
Sent: Thursday, March 31, 2022 10:53 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; [redacted]
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>
Subject: RE: O Kimball Bridge meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathi and Michael,

Can you each tell me what, before tonight, you have already given "the nod or approval" to on the Toll Brothers "questionable" drawing? Mr. Rolander stated "as approved by staff" several times in his handout.

Their "new" meeting and same site plan did not produce good neighborly practices to help us want them as neighors...In fact, they came with the same plan that was given to us the first time. As if coming back out to Parkbrooke with the same plan meant we approved? We all were again unhappy with their cavalier attitude towards our needs.

We understand all the realtors, insurance providers, and people who stand to make money want this. Citizens/homeowners have a right to expect city council to protect and lmaintain the quality of life accustomed to in the city they've paid taxes in for years.

We want to have quality of life. Their plan propose the same wall of same sized homes which will produce future flooding in our yards, more than now.

We do not want city council to just "approve it and see what happens later" because as the subserviant landowners to their dominant land, we will more than likely have to spend huge sum of money regraded our backyards. I know City Council doesn' t want that for their citizens, do they? If they do, then we need a clause that states "Toll Brothers shall be solely

responsible for any and all regrading work in Parkbrooke backyards due to future water runoff or underground percolation." No arbitration. If they are so confident their project will not cause us any problems, then they should have no issues with this.

City councils should protect their citizens first, and builders should plan new subdivisions with citizens concerns addressed so they can build with a clean conscience.

Please do not approve their plan, as is, with no real buffers in our back yards. Give us the same consideration as the buffers at the Registry.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------

From: bellek [redacted]

Date: 3/31/22 7:24 PM (GMT-05:00)

To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>

Subject: RE: O Kimball Bridge meeting

Michael,

Toll brothers is saying you approved 10' landscape strip?

Kind regards,

BELINDA kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------

From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

Date: 3/2/22 10:04 AM (GMT-05:00)

To: THOMAS & BELINDA KASMIERSKY <bellek@comcast.net>

Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>

Subject: RE: O Kimball Bridge meeting

Thank you, Belinda. Appreciate this information.

From: THOMAS & BELINDA KASMIERSKY <bellek@comcast.net>

From: Woodman, M chael
To: Kit Webb
Cc: Graves, Eric; Borden, Brian; Cook, Kathi; Callum, Alexandra
Subject: Re: Z-22-03/ V-22-02 / Kimba l Br dge Road/ Buice Road
Date: Tuesday, Apr l 5, 2022 8:21:35 AM
Attachments: image001.png
image001.png

Good morning, Kitt

Thank you for participating in the public hearing process We will be sure to include your comments with this file as it moves through the process Best regards

Sent from my iPad

On Apr 4, 2022, at 6:55 PM, Kit Webb [redacted] wrote:

CAUTION: This email originated from outside the City Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Woodman

I hope this email finds you and the City of Alpharetta review team doing well. It s been a little while since I ve had the pleasure of sitting down in front of you all with a project but wanted to reach out about the proposed development off of Kimball Bridge Road. The proposed Toll Brothers project sits out in front of my family s property on Buice Road. While we do not oppose the overall development from Toll Brothers or another home builder for the neighboring property we do have our concerns about future access and how that relates to public safety. We requested a plan from Toll Brothers allowing access through the development from Buice Road to the traffic signal but unfortunately we have not gotten any results from that request. We feel that having access to the traffic signal will greatly assist access onto Kimble Bridge Road both currently and in the future.

There are a total of approximately 36 acres owned by my family for over 80 years. While we respect the wishes of the family members who currently own the property the next generation has decided not to reside in this area. In turn this will open the property up to future development likely being single family homes. An estimated 50-60 additional homes could be developed on the property generating on average 10 trips per day per residence. This is in addition to the 43 homes Toll Brothers is proposing. Total this would generate approximately 1 000 trips per day just in this area off of Kimball Bridge Road. Without access to the traffic signal these potential homes will have to use extreme caution to exit onto Kimball Bridge Road or potentially have another traffic signal installed merely 450 away from the existing signal. Having access to the traffic signal is about safety for all users current and future.

In addition to the traffic signal concern we have also requested that sewer be brought to the northeast property line for future tie on. I m not sure what City of Alpharetta s stance is on this but I know other municipalities do require sewer be brought to upstream property owners without having to purchase sometimes otherwise difficult to obtain sewer easements after the fact.

While not required by any agency we would like to see from a hydrology standpoint that future offsite development curve numbers be included in the design of the proposed detention pond along the northwest property line which is at a low point between the two properties. Otherwise a future design will have two detention ponds practically sitting on top of one another. This additional area that would need to be included in this pond is a total of approximately 2-3 acres.

I appreciate your time and what you all do for the continued success in the City of Alpharetta. If you should have any questions or want to discuss any of these concerns further feel free to call me at any time.

Thank you!

Kit Webb

Kit Webb PE
Project Manager | W&A Engineering
[redacted]
Building Better Communities
[redacted]

From:	Madhav Gokhlay
To:	Woodman, Michael; Bazinet, Jill
Cc:	Carlson, Alan; Callum, Alexandra; Borden, Brian; Will, Brian; Merkel, Dan; Shostak, David; Mitchell, Donald; DeRito, Doug; Graves, Eric; Binder, Jason
Subject:	Public Hearing item: Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road
Date:	Tuesday, April 5, 2022 12:44:58 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To,

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

Jill Bazinet
Stormwater Engineer - Development Services
City of Alpharetta

Dear Sir/Madam,

We are residents of the Park Brooke subdivision and our lot adjoins the land parcel described in the subject.

In many parts, the land in question slopes towards our and our neighbors' properties. Over the last thirty years we have lived here, on a few occasions severe rain has caused flooding in our backyard due to runoff from the now vacant and heavily wooded land parcel.

If Toll Brothers is allowed to build homes on the lot, the addition of impervious surfaces and cutting down of trees to build homes will have adverse effects on the rain water runoff.

We request you and other city officials to stipulate specific requirements on Toll Brothers to guard for this water runoff problem. Our request is to require construction of a 3-4 foot stone berm along the Parke Brooke properties to ensure that the runoff from all the newly created impervious surfaces is channeled appropriately and does not run off to our properties.

Thank you for your consideration in this matter.

Regards,

Madhav & Mukta Gokhlay
3930 Brookline Drive
Alpharetta GA 30022

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet
Date: Sunday, April 10, 2022 11:49:19 AM
Attachments: KB - Lot Distances 3 - 4.1.22.pdf

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Friday, April 08, 2022 5:34 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** Chester Cook <[redacted]
> **Date:** April 8, 2022 at 5:25:32 PM EDT
> **To:** City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
> **Subject: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet**
>
> CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Lot 13, 14, 15, 16
> Lot depth is ONLY 130 feet
> The TB HOUSE will be too close to the PB property line
> Virtually on the PARK BROOKE SETBACK LINE
>
> # NO BACK YARD !!
>
> STOP THE TOLL BROTHERS CONCEPT PLAN IT IS FLAWED
>
> THE LOT SIZE SHOULD BE
> 100W x 190D (min)
> 10ft undisturbed landscape (min)
> 40ft setback with tree barrier (min)
>
> iPhone:
> AGAPE, Rev. Dr. Chester R. Cook

From:	Steve Harding
To:	Woodman, Michael; Bazinet, Jill
Cc:	Carlson, Alan; Callum, Alexandra; Borden, Brian; Will, Brian; Merkel, Dan; Shostak, David; Mitchell, Donald; DeRito, Doug; Graves, Eric; Binder, Jason
Subject:	Public Hearing item: Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road
Date:	Thursday, April 14, 2022 10:25:25 AM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To,

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

Jill Bazinet
Stormwater Engineer - Development Services
City of Alpharetta

Dear Sir/Madam,

We are residents of the Park Brooke subdivision and our lot adjoins the land parcel described in the subject.

In many parts, the land in question slopes towards our and our neighbors' properties. Over the last thirty years we have lived here, on a few occasions severe rain has caused flooding in our backyard due to runoff from the now vacant and heavily wooded land parcel.

If Toll Brothers is allowed to build homes on the lot, the addition of impervious surfaces and cutting down of trees to build homes will have adverse effects on the rain water runoff.

We request you and other city officials to stipulate specific requirements on Toll Brothers to guard for this water runoff problem. Our request is to require construction of a 3-4 foot stone berm along the Parke Brooke properties to ensure that the runoff from all the newly created impervious surfaces is channeled appropriately and does not run off to our properties.

Thank you for your consideration in this matter.

Regards,

Steve and Lisa Harding
4150 Park Brooke Dr
Alpharetta, GA 30022

From: Woodman, Michael
To: Taylor Melesh
Cc: Callum, Alexandra
Subject: RE: Opposition for 4.14.22 hearing
Date: Monday, April 18, 2022 9:13:45 AM
Attachments: image001.png

Good morning, Taylor.

Thank you for your comments on these public hearing requests. We will include your comments with these files as they move through the process.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Taylor Melesh [redacted]
Sent: Thursday, April 14, 2022 6:17 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Opposition for 4.14.22 hearing

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

I am opposed to - **Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road Consideration of rezoning and variance to allow for a 43-lot 'For-Sale' single-family detached subdivision on 22.7 acres**.

- It is important that we have agricultural spaces in our community to grow local food sources.

This shift to local food is exemplified by the community's increased involvement and expansion of Old Rucker Farm and the recent Foodwell Alliance Grant. We need to preserve as much space for agriculture as we can, for the sustainability of Alpharetta. It is essential that we implement sustainable land management and opportunities for food security.

I am also opposed - **to CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road + Jon Scott Drive Consideration of a comprehensive land use plan amendment, rezoning, public hearing, and variance to allow 10 'For-Sale' single-family detached homes, 4 'For-Sale' semidetached units, and 5 'For-Sale' townhome units on 2.84 acres.**

- This is too much density for Haynes Bridge and will only add to air pollution, traffic, and stormwater runoff.
- The trees in this area provide more economic, social, and environmental benefits to the community than new homes. Trees improve air quality, preserve biodiversity, cool streets, help in erosion reduction, health and well-being, pollution removal, and water management.
- I am opposed to a reduction in the undisturbed buffer - especially since this property is located on the Alpha loops and we need to preserve the tree canopy to reduce urban heat effects in the summer and preserve our natural ecosystems.

Thank you for your dedication to our community!

Taylor Deas-Melesh
365 Rowes Circle
Alpharetta, GA 30009

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The property is located with extensive frontage along Kimball Bridge Road, a major collector road which is very busy. The north (rear) boundary of the property is the lowest portion of the property and must collect and manage the majority of the storm water on the property. The north (rear) boundary abuts Park Bridge Subdivision with residences close to the boundary line.

REQUEST TO REDUCE FRONT SETBACKS ON LOTS 1-25 FROM 35' TO 25'

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

Requiring lots 1-25 to be set back 35' from the interior street pushes them closer to Kimball Bridge Road, putting them closer to road noise from a busy street and limiting the area for enhanced landscaping to screen the rear of those houses from the street. Requiring lots 10-14 to be set back 35' from the interior street causes them to be closer to Park Brooke Subdivision and limits the area for storm water collection and distribution. These are hardships that can be eliminated by reducing the front setback on the affected lots to 25'.

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

The peculiar conditions include a) extensive road frontage located along a very busy major collector road; b) substantial rear frontage located abutting an existing subdivision with homes in close proximity to the property line; and c) the location of water storm water collection points lying at the very rear property line.

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.

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It would substantially benefit the residents of Park Brooke, Avery Square and Pinewalk by taking new development farther from their affected homes and property lines while benefiting the new property owners in the subject property.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The property has extensive frontage along Kimball Bridge & Buice Roads which exceeds the depth of the property. Code requires a 65' setback and a 20' landscape strip, severely impacting the floor plans and reduces the usable back yards of these expensive homes. Imposing a 65' setback and a 20' landscape strip imposes a hardship on future homeowners. It limits the area for hardscapes, pools, patios and gazebos with no corresponding benefits to the City or nearby property owners.

REQUEST TO REDUCE 65' SETBACK ON KIMBALL BRIDGE/BUICE ROAD TO 45'

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

The application of the 65' building setback AND the 20' landscape buffer create a hardship and limit the ability of homeowners to create desirable backyard living spaces as stated in the response above. There is no corresponding benefit to the City for the health, safety and welfare of its citizens. The reduction in setback benefits all concerned. Applicant's landscape plan more than adequately creates a visual screen from the public roads.

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

The property has much more road frontage than depth. Applicant has voluntarily requested an increased rear setback on the north property line and has requested a variance to reduce the front setback on the north boundary lots in an effort to move development closer to Kimball Bridge Road and further from Park Brooke Subdivision. This request for a reduced buffer on Kimball Bridge Road is an integral part of that plan.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the reduced 45' setback would have no detriment to the public good nor would it impair the purpose and intent of the Zoning Code. 85 feet of total setback (65' plus 20' landscape strip) is excessive on residential street frontage and provides no benefit to the City.

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.

ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

April 7, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

RE: Application of Toll Brothers, Inc. for Rezoning a tract of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R-15 with Variance requests; Revised Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Toll Brothers, Inc., the Applicant, who is seeking approval of this Application for rezoning from AG to R-15 for the construction of single family residences. This letter shall be construed as the Revised Letter of Intent for this Application, replacing the Letter of Intent dated January 31, 2022.

The subject property contains approximately 22.744 acres and is located on the north side of Kimball Bridge Road. The area is predominately developed as single family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future Land Use Plan (Low Density Residential). Applicant proposes a total of 41 residential lots as a single family subdivision. The density of the project will be 1.80 units per acre. The property has no reasonable economic use zoned AG.

The property is abutted to the north and east by existing Park Brooke subdivision, zoned CUP. The south boundary is Kimball Bridge Road and Buice Road. The west boundary is abutted by property zoned AG and by Buice Road.

Applicant is requesting a variance to reduce the front setback on lots 1-25 from 35 feet to 25 feet. The explanation for the variance is included within the application, and will benefit the residents of Park Brooke and the residents of the new subdivision.

Applicant is also requesting a variance to reduce the building setback along Kimball Bridge Road and Buice Road from 65 feet to 45 feet. The explanation for the variance is included within the application, and will benefit the City and the development.

The City has a critical need for quality new single family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 41 lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue of the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Toll Brothers, is a nationally recognized builder of luxury homes. Constitutional Objections are attached hereto and incorporated herein by reference.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

cc: Jake Meek

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By:

Donald A. Rolader
Attorney for Owner

P.O. Box 277
Marble hill, GA 30148
770-442-0330

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: Toll Brothers Telephone: 770-518-4896

Address: 4080 McGinnis Ferry Road Suite: 701

City Alpharetta State: GA Zip: 30005 Fax:

Mobile Tel: Email: don@roladerandrolader.com

Subject Property Information:

Address: 0 Kimball Bridge Road Current Zoning: AG

District: 10 Section: 11 Land Lot: 0093 Parcel ID: 11 027000930073

Proposed Zoning: R-15 Current Use:

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

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

Applicant Request And Intent

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

43 lot single family subdivision

Applicant's Request (Please itemize the proposal):

To rezone the property to R-15 with a Variance to reduce the front setback on interior roads from 35' to 25'

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

The approval of the proposal would facilitate the development of a 43 lot single family subdivision on a tract of 22.7 acres, resulting in a density of 1.89 units per acre.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: W & J Real Estate, L.P. Telephone: 678-526-3822

Address: 9731 Free Home Hwy. Suite:

City Canton State: GA Zip: 30115 -

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: Polly Sprouse Date: 1-4-2022

Authorized Officer ON Behalf of Sampson Management Co. Inc.

Notary:

Notary Signature: Carolann J Stout Date: January 4, 2022

CAROLANN J STOUT NOTARY PUBLIC EXP. Aug. 26, 2025 DEKALB COUNTY, GA

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: RED RIVER, L.P. Telephone: 404.906.3809
W. ROGER MIERS

Address: 425 HIGHLANDS MANOR COURT Suite: —

City MILTON State: GA Zip: 30004 -

Authorization:

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

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- ☐ 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: ~~Molly Miers Patrick~~, Molly Miers Patrick, General Partner, Date: 12/29/2021
W. Roger Miers, W. ROGER MIERS, GP, 12/29/2021

Notary: AUTHORIZED OFFICERS ON BEHALF OF MIERS CAPITAL, INC. ITS SOLE GP

Notary Signature: Date: 12/29/2021

RANDEEP DHANOA
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Jan. 8, 2023

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: Toll Brothers

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

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: 1/28/2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Properties to the north, east and south are zoned and developed as single family subdivisions. This property, if zoned Low Density Residential is compatible with those uses.

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

The development of the property as a single family subdivision zoned R-15 will not cause any negative impact on use and values of surrounding properties. It should cause an increase in property values.

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

The property is presently zoned AG, the classification assigned when annexed from Fulton County. The property has no reasonable economic use as a farm or other agricultural use. Any such use could cause a negative impact on the value of surrounding properties.

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

The traffic generation report is attached to the application. The population, at total build out and sale, should increase by approximately 150 people.

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

The impact on schools will be minimal due to the small size of the subdivision and the likelihood that some students will attend private schools. Sufficient utilities are in place presently to support the development.

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

The application is consistent. The Future Land Use Map designates the property as "Low Density Residential". The development density is 1.89 units per acre.

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

Surrounding properties have developed as single family subdivisions. There is a strong demand for single family homes in the area and a serious shortage of new product available for purchase.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The property is located with extensive frontage along Kimball Bridge Road, a major collector road which is very busy. The north (rear) boundary of the property is the lowest portion of the property and must collect and manage the majority of the storm water on the property. The north (rear) boundary abuts Park Bridge Subdivision with residences close to the boundary line.

REQUEST TO REDUCE FRONT SETBACKS ON LOTS 1-8, 13-17 & 25-27 FROM 35' TO 25'

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

Requiring lots 1-8 and 25-27 to be set back 35' from the interior street pushes them closer to Kimball Bridge Road, putting them closer to road noise from a busy street and limiting the area for enhanced landscaping to screen the rear of those houses from the street. Requiring lots 13-17 to be set back 35' from the interior street causes them to be closer to Park Brooke Subdivision and limits the area for storm water collection and distribution. These are hardships that can be eliminated by reducing the front setback on the affected lots to 25'.

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

The peculiar conditions include a) extensive road frontage located along a very busy major collector road; b) substantial rear frontage located abutting an existing subdivision with homes in close proximity to the property line; and c) the location of water storm water collection points lying at the very rear property line.

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.

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It would substantially benefit the residents of Park Brooke, Avery Square and Pinewalk by taking new development farther from their affected homes and property lines while benefiting the new property owners in the subject property.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Toll Brothers Kimball Bridge Road

Contact Name: Don Rolader Telephone: 770-442-0330

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

All of those listed on Exhibit A attached	Avery Square HOA
	Pinewalk HOA

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.

They may respond by letter, email, telephone or request an in person or Zoom meeting. Park Brooke HOA is meeting with Applicant on Wednesday February 2nd, 2022.

EXHIBIT A

Number	ParcelID	Owner	Address
1	11 026200920181	HYVARINEN KAI & ARJA	4000 BROOKLINE DR ALPHARETTA GA 30022
2	11 026200920173	ANDERSON EUAN & CLAIRE	3990 BROOKLINE DR ALPHARETTA GA 30022
3	11 026200920165	JOTHI SATHISH K & KARUPPIAH DEEPA	3980 BROOKLINE DR ALPHARETTA GA 30022
4	11 026200920157	ROMPALA MICHAEL A & ROMPALA SANDRA	3970 BROOKLINE DR ALPHARETTA GA 30022-6435
5	11 026200920140	MAUERMAN PAUL E & GUNTHER JENESSA	3960 BROOKLINE DR GREENVILLE GA 30222
6	11 026200920132	BILLER MICHAEL E BILLER RACHEL E	3950 BROOKLINE DR ALPHARETTA GA 30022
7	11 026200920124	BEIGER ANDREW PAUL & JULIE ANNE	3940 BROOKLINE DR ALPHARETTA GA 30022
8	11 026200920116	GOKHLAY MADHAV & MUKTA	3930 BROOKLINE DR ALPHARETTA GA 30022
9	11 026200920108	COOK CHESTER R & SUSAN B	3920 BROOKLINE DR ALPHARETTA GA 30022
10	11 026200920090	KASMIERSKY THOMAS J & BELINDA	3910 BROOKLINE DR ALPHARETTA GA 30022
11	11 026200920082	XU CHAO & LI WEIHONG	3900 BROOKLINE DR ALPHARETTA GA 30022
12	11 026200920074	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650 CHICAGO IL 60601
13	11 026200920066	HAWA VICTOR B & RUTH K	4150 PARK BROOKE DR ALPHARETTA GA 30022
14	11 026200930057	WHITNEY JEFFREY & DEBORAH	4140 PARK BROOKE DR ALPHARETTA GA 30022
15	11 026200930040	PHILLIPS ROBERT & SARA ELLEN KNIGHT	4130 PARK BROOK DR ALPHARETTA GA 30022
16	11 026200930032	HAMILTON ISAAC C & YVONNE L	4120 PARK BROOKE DR ALPHARETTA GA 30022
17	11 026200930024	MC FADDEN BRUCE C & SANDEE L	4110 PARK BROOKE DR ALPHARETTA GA 30022
18	11 026200930016	LITTLE WILLIAM A & SIDNEY B	4100 PARK BROOKE DR ALPHARETTA GA 30022
19	11 026201180330	NG MICHAEL CHRISTOPHER & AKIA RENE	4105 PARK BROOKE DR ALPHARETTA GA 30022
20	11 026201180348	EDMEADE SHERMILLIA & KELVIN A JR	4115 PARK BROOKE DR ALPHARETTA GA 30022
21	11 026200921304	CARCIONE RYAN & AMY	4121 PARK BROOKE DR ALPHARETTA GA 30022-6424
22	11 026200920355	SELETSKY DAVID H & NEETA K	4125 PARK BROOKE DR ALPHARETTA GA 30022

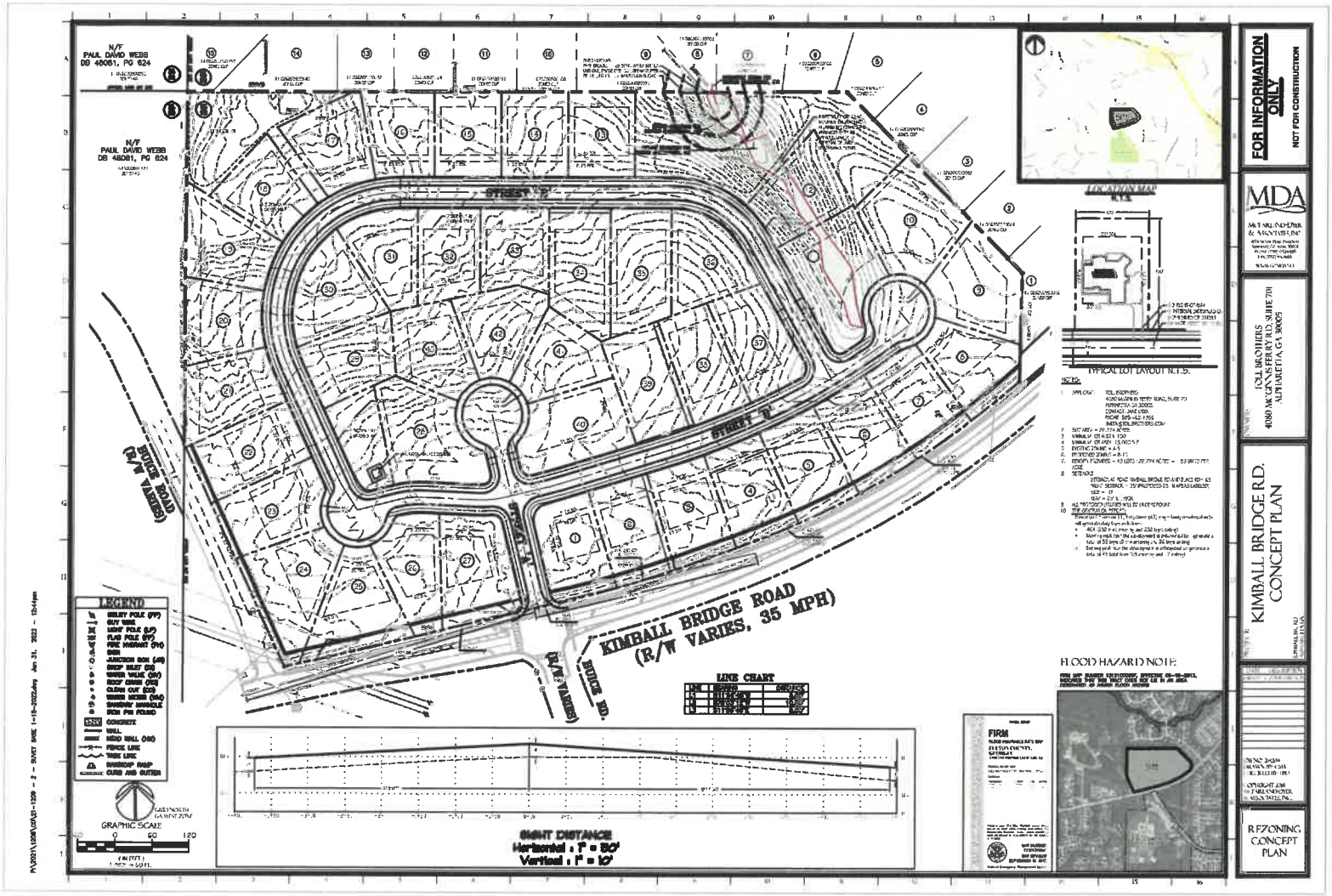
23	11 026200920363	HANNAN JAMES M & ROSEMARY R	105 PARK BROOKE CT ALPHARETTA GA 30022
24	11 026200920371	MILES STEVEN R & LINDA T	115 PARK BROOKE CT ALPHARETTA GA 30022-6430
25	11 026200920389	MAICON DENNISE E & DIANE A	125 PARK BROOKE CT ALPHARETTA GA 30022
26	11 026200920397	RHINEHART DARRYL T & JULIE M	135 PARK BROOKE CT ALPHARETTA GA 30022
27	11 026200920405	THAKORE KEYUR D & ROMA K	130 PARK BROOKE CT ALPHARETTA GA 30022
28	11 026200920413	FENSTERMAKER WILLIAM D & MEGAN A	120 PARK BROOKE CT ALPHARETTA GA 30022
29	11 026200920421	POPLER JONATHAN & POPLER MICHELLE L	110 PARK BROOKE CT ALPHARETTA GA 30022
30	11 026200920439	SINGH PARMINDER & BHALLA RASHMI	4145 PARK BROOKE DR ALPHARETTA GA 30022
31	11 026200920447	HAMMONDS LESLIE P & NANCY ANN	4155 PARK BROOKE DR ALPHARETTA GA 30022
32	11 026200920454	PETERSON ERIC & PETERSON YAYOI	4165 PARK BROOKE DR ALPHARETTA GA 30022
33	11 026200920462	COOK JOHN H & MARINA G	4175 PARK BROOKE DR ALPHARETTA GA 30022
34	11 026200920470	PARK BROOKE COMMUNITY ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023-2458
35	11 026200920322	STALLARD JEFFREY W STALLARD JULIANA C	4200 PARK BROOKE DR ALPHARETTA GA 30022
36	11 026200920314	KIM LEE SUN YOUNG & JIN SU	4190 PARK BROOKE DR ALPHARETTA GA 30022
37	11 026200920306	WHITE CARL E JR & DENISE K	3905 BROOKLINE DR ALPHARETTA GA 30022-6436
38	11 026200920298	TANGRI PANKAJ & TANGRI SAPNA	215 BROOKELINE CT ALPHARETTA GA 30022
39	11 026200920280	ZBIB OUSSAMA S	225 BROOKLINE CT ALPHARETTA GA 30022
40	11 026200920272	GEORGE JEFFREY & SUSAN	220 BROOKLINE CT ALPHARETTA GA 30022
41	11 026200920264	KUTE BALKRISHNA & KUTE ASAWARI	210 BROOKLINE CT ALPHARETTA GA 30022
42	11 026200920256	PATEL YATIN N & DEVAL	200 BROOKLINE CT ALPHARETTA GA 30022
43	11 026200920249	JOHN BINU & KURIAN SIMI	3945 BROOKLINE DR ALPHARETTA GA 30022
44	11 026200920231	SCHORR CHRISTOPHER R & KIMBERLY S	3955 BROOKLINE DR ALPHARETTA GA 30022-6437
45	11 026200920223	REFSNES HENRIK & JENNIFER	3965 BROOKLINE DR ALPHARETTA GA 30022-6437

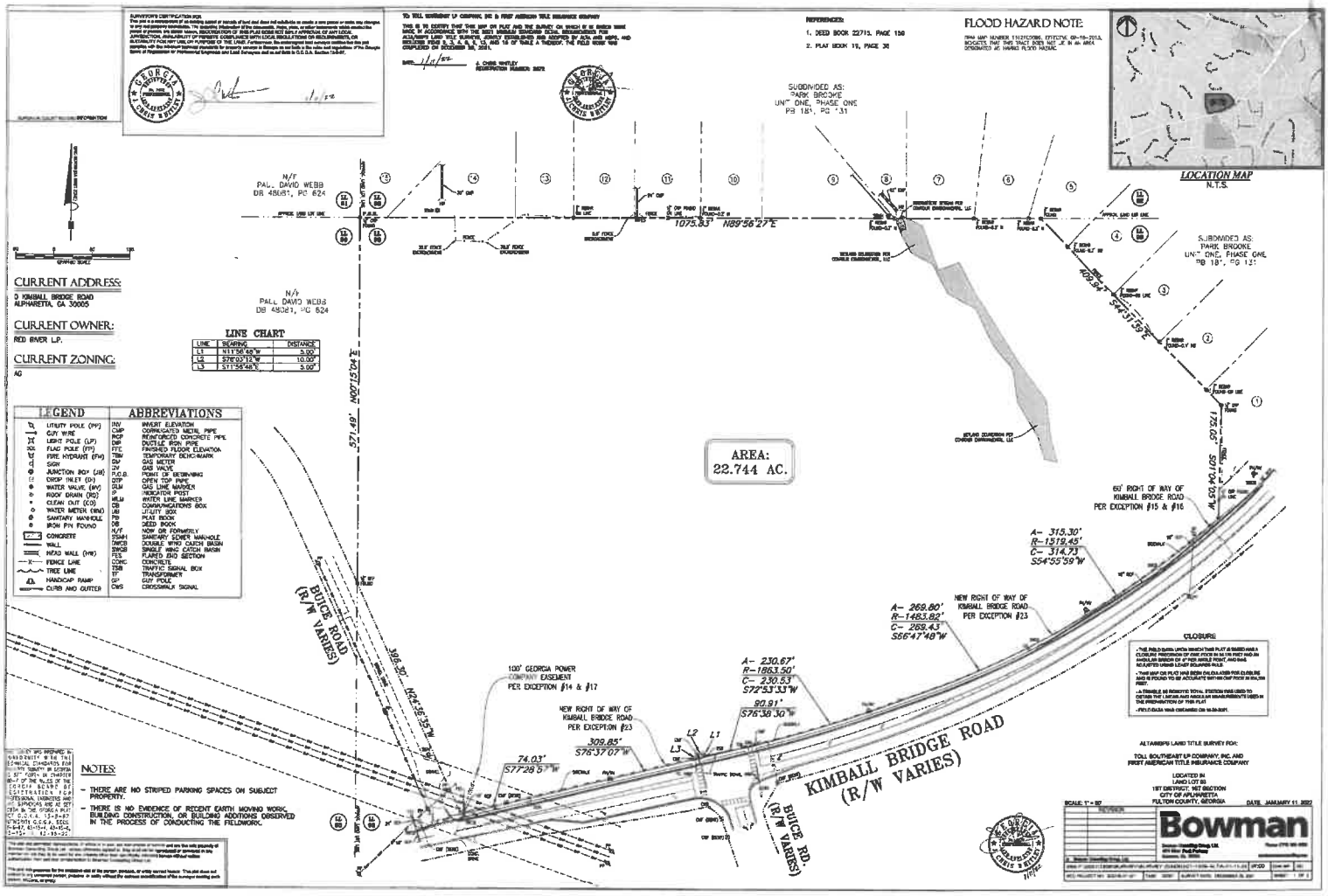
46	11 026001191842	ANEJA SUMEET & BHATIA NIDHI	4202 BLUEHOUSE LN ALPHARETTA GA 30022
47	11 026001191859	CHOUDHARY VIKRAM KUMAR CHOUDHARY SEEMA	4212 BLUEHOUSE LN ALPHARETTA GA 30022
48	11 026001191867	ENG BARRY & LEE-ENG ROSA	4222 BLUEHOUSE LN ALPHARETTA GA 30022
49	11 026001191875	WANG AN-CHI WANG HUI MIN	4232 BLUEHOUSE LN ALPHARETTA GA 30004
50	11 026001191883	FERNANDEZ JESUS A & MARIA M	4242 BLUEHOUSE LN ALPHARETTA GA 30022
51	11 026001191891	NAGPAL NEERAJ & AHUJA JYOTSNA	4252 BLUEHOUSE LANE ALPHARETTA GA 30022
52	11 016000800295	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
53	11 015000810189	WEBB PAUL D	11125 BUICE RD ALPHARETTA GA 30022-4448
54	11 016000801640	LONG WENDE & ZHANG MINFANG	11013 ESTATES CIR ALPHARETTA GA 30022-1470
55	11 016000801657	ANAND HARPREET SINGH & ANAND KULWINDER KAUR	11011 ESTATES CIR ALPHARETTA GA 30022
56	11 016000801665	RAVULA DHEERAJ & ALETI SUSHMA	11009 ESTATES CIR ALPHARETTA GA 30022
57	11 016000801673	MC GILL ERIC L & MC GILL BROOKE G	11007 ESTATES CIR ALPHARETTA GA 30022
58	11 016000801681	PATEL CHIRAYU PATEL DIPA	11005 ESTATES CIR ALPHARETTA GA 30022
59	11 016000800303	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
60	11 016000801426	LAZO RONALD JOSEPH & TRICIA H	4042 ERIN DR ALPHARETTA GA
61	11 016000801418	JOHNSON JAMES D & CINDY M	4032 ERIN DR ALPHARETTA GA 30022
62	11 016000801400	DENNIS JAMES P & SMITH LINDA B	4022 ERIN DR ALPHARETTA GA 30022
63	11 016000801392	ANANTHASANE JOHN	134 DEVORE RD ALPHARETTA GA 30009
64	11 016000801384	NELSON IDRISSA ATO & SIMMONDS MICHELLE	4002 ERIN DR ALPHARETTA GA 30022
65	11 016000801434	DE GEORGE GARY J & CONSTANCE M	4017 ERIN DR ALPHARETTA GA 30022
66	11 016100800013	DUTTA PRIYABRATA & ADITY	10965 SOUTH KIMBALL BRIDGE XING ALPHARETTA GA 30022
67	11 016000790157	KIMBALL BRIDGE LLC	1808 BALLYUNION DR DULUTH GA 30097

68	11 027000930149	LEWIS NEWMAN INC	3032 BAKERS MEADOW ATLANTA GA 30339
69	11 027000930164	WHEELER TIMOTHY W & BONGIOVANNI SHERRY NICOLE	4030 KIMBALL BRIDGE RD ALPHARETTA GA 30022
70	11 027000930172	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
71	11 027000940114	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
72	11 027000940239	AHMED JAWAD & SHABBIR SUMAIRA	4102 BRADBURY LANE ALPHARETTA GA 30022
73	11 027000930438	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P O BOX 2458 ALPHARETTA GA 30023-2458
74	11 027000930420	AFTAB NADEEM	4870 CARRE WAY ALPHARETTA GA 30022
75	11 027000930412	MEDIPALLI RAJESH & BANDARU VASANTHA LAKSHMI	4111 BRADBURY LANE ALPHARETTA GA 30022
76	11 027000930404	PATEL VINODRAY J & PATEL PUSHPA V	4129 BRADBURY LANE ALPHARETTA GA 30022
77	11 027000930396	BODDULA SUGUN & KANGERI VIJAYA LAKSHMI	4131 BRADBURY LANE ALPHARETTA GA 30022
78	11 027000930388	CHEN LANG DI & WU BI JIN	4134 BRADBURY LANE ALPHARETTA GA 30022
79	11 027000930370	SURESH ARUN	4132 BRADBURY LANE ALPHARETTA GA 30022
80	11 027000930362	ZHANG LIHAI	4130 BRADBURY LANE ALPHARETTA GA 30022
81	11 027000930354	SANJANWALA HETAL MANISH & SANJANWALA MANISH VIPUL	4128 BRADBURY LANE ALPHARETTA GA 30022
82	11 027000930347	GUJRAL JASPREET S & GUJRAL JASMINE KAUR	4126 BRADBURY LANE ALPHARETTA GA 30022
83	11 027000930339	GEORGE MOOLAMATTOM & GEORGE LEELA	3596 ALLEE ELM DR JOHNS CREEK GA 30022
84	11 027000930321	SUN QIAOYU	4130 BRADBURY LANE ALPHARETTA GA 30022
85	11 027000930313	TANGSIRIVARIN PIPARD	4118 BRADBURY LANE ALPHARETTA GA 30022
86	11 027000930305	SRIPATHI VEENA & PASHAM SREEDHAR REDDY	4116 BRADBURY LANE ALPHARETTA GA 30022

87	11 027000930297	WONG INVESTMENT LLC	4130 BRADBURY LANE ALPHARETTA GA 30022
88	11 027000930289	YU BEI QU	4110 BRADBURY LANE ALPHARETTA GA 30022
89	11 027000930271	AYALA PINEDO LINDA O & MENDEZU DIEGO A	4108 BRADBURY LANE ALPHARETTA GA 30022
90	11 027000940262	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023
91	11 027000930057	GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374
92	11 027101180891	KENNEDY CAROL ANNE J	4140 PINESET DR ALPHARETTA GA 30022
93	11 027101180909	KELLY-SPANN KELLY SPANN ROBERT M	4150 PINESET DR ALPHARETTA GA 30022
94	11 027101180917	PAIGE DAVID BRIAN GEORGE	4160 PINESET DR ALPHARETTA GA 30022
95	11 027101180925	PATEL RAKESH V	4170 PINESET DR ALPHARETTA GA 30022
96	11 027101180933	NEELI SHIVA K	619 E ELMWOOD AVE S UNIT S BURBANK CA 91501
97	11 027101180941	KIM CHANGKI	4190 PINESET DR ATLANTA GA 30022-6510
98	11 027101180958	BAZILE CRYSTAL	4200 PINESET DR ALPHARETTA GA 30022
99	11 027101180966	YALDEZ ABDEL SAMED	4210 PINE SET DR ALPHARETTA GA 30022
100	11 027101180974	PALATSI NACE D	4220 PINESET DR ALPHARETTA GA 30022-6511
101	11 027101180982	HUTCHINSON VALORIE	4230 PINESET DR ALPHARETTA GA 30022
102	11 027101180990	AVERY DAVID W	4200 PINE VISTA BLVD ALPHARETTA GA 30022
103	11 027101180792	HASSELL DAVID	10655 KINGSMARK TRL ALPHARETTA GA 30022
104	11 027101180784	HAN SEUNGHUN	4215 PINE VISTA BLVD ALPHARETTA GA 30022
105	11 027101180776	MELIAWATI SUSANA	4225 PINE VISTA BLVD ALPHARETTA GA 30022
106	11 027101180768	COLE ALICIA R	4235 PINE VISTA BLVD ALPHARETTA GA 30022
107	11 027101180743	KORNEEV DMITRY	115 PINE RISE CT ALPHARETTA GA 30022
108	11 027101180735	PATEL NAVIN B	200 BROOKLINE CT ALPHARETTA GA 30022

109	11 027101180727	PATEL JITENDRA R & RANJAN J	140 PINE RISE CT ALPHARETTA GA 30022-4986
110	11 027101180875	GARCIA JUAN & FOSTER SARAH	4165 PINESET DR ALPHARETTA GA 30022
111	11 027101180867	KOLICH KELSEY	4175 PINESET DR ALPHARETTA GA 30022
112	11 027101180859	HOGAN MONISHA D	4185 PINESET DR ALPHARETTA GA 30022
113	11 027101180842	MANDAVA NAGA VYAS	4195 PINESET DR ALPHARETTA GA 30022
114	11 027101180834	HAJIMEEN INC	5050 QUORUM DR STE 225 DALLAS TX 75254
115	11 027101180826	VANISH LIONEL G	4215 PINESET DR ALPHARETTA GA 30022
116	11 027101180818	MEN STACY & MEN YONG	3331 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341
117	11 027101180800	DIMASSI MAHMOUD	4235 PINESET DR ALPHARETTA GA 30022


N/F
PAUL DAVID WEBB
DB 48081, PG 624
STREET 'A'
STREET 'B'
STREET 'C'
KIMBALL BRIDGE ROAD
(R/W VARIES, 35 MPH)
BUICE RD.
(R/W VARIES)
LOCATION MAP
N.T.S.
TYPICAL LOT LAYOUT N.T.S.
LEGEND
GRAPHIC SCALE
0 60 120
LINE CHART
SIGHT DISTANCE
Horizontal : 1" = 80'
Vertical : 1" = 10'
FLOOD HAZARD NOTE:
FIRM
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
MDA
FOLL BROTHERS
4080 MCGINNIS FERRY RD, SUITE 770
ALPHARETTA, GA 30005
KIMBALL BRIDGE R.D.
CONCEPT PLAN
REZONING CONCEPT PLAN


FLOOD HAZARD NOTE:
LOCATION MAP
N.T.S.
CURRENT ADDRESS:
0 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30005
CURRENT OWNER:
RED RIVER L.P.
CURRENT ZONING:
AG
LINE CHART
LINE | BEARING | DISTANCE
L1 | N11°56'48"W | 5.00'
L2 | S78°03'12"W | 10.00'
L3 | S11°56'48"E | 5.00'
LEGEND
ABBREVIATIONS
AREA:
22.744 AC.
N/F
PAUL DAVID WEBB
DB 48081, PG 624
SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 181, PG 131
1075.83' N89°56'27"E
571.49' N00°15'04"E
409.34' S44°31'59"E
175.05' S01°04'54"W
KIMBALL BRIDGE ROAD
(R/W VARIES)
BUICE ROAD
(R/W VARIES)
BUICE RD.
(R/W VARIES)
60' RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #15 & #16
NEW RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #23
100' GEORGIA POWER
COMPANY EASEMENT
PER EXCEPTION #14 & #17
A= 315.30'
R=1312.45'
C= 314.73
S54°55'59"W
A= 269.80'
R=1483.82'
C= 269.43
S66°47'48"W
A= 230.67'
R=1863.50'
C= 230.53
S72°53'13"W
80.91'
S76°38'30"W
309.85'
S76°37'07"W
74.03'
S77°28'5"W
309.30' N24°35'51"W
NOTES
- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
CLOSURE
ALTA/NSPS LAND TITLE SURVEY FOR:
TOLL SOUTHEAST LP COMPANY, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN
LAND LOT 93
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
DATE: JANUARY 11, 2022
SCALE: 1" = 60'
Bowman

SURVEYOR'S RECORD INFORMATION

TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 5231-2160062-CTR, COMMITMENT DATE: DECEMBER 9, 2021.

13. ALL MATTERS AS THEY PERTAIN TO CAPTION PROPERTY ON PLAT RECORDED IN PLAT BOOK 18, PAGE 36, FULTON COUNTY, GEORGIA RECORDS. (USED AS REFERENCE)

14. EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 2800, PAGE 83, AFORESAID RECORDS (AS SHOWN ON SURVEY)

15. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 5126, PAGE 144, AFORESAID RECORDS. (ENCROSSES ON FIVE SEVERAL UNDER RIGHT OF WAY AS SHOWN ON SURVEY)

16. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 5211, PAGE 648, AFORESAID RECORDS. (ENCROSSES ON FIVE SEVERAL UNDER RIGHT OF WAY AS SHOWN ON SURVEY)

17. EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 5228, PAGE 431, AFORESAID LAND RECORDS (AS SHOWN ON SURVEY)

18. RIGHT OF WAY DEED TO SAWNEE EMC RECORDED IN DEED BOOK 5184, PAGE 168, AFORESAID RECORDS. (CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION) SURVEY IN HAND)

19. EASEMENT TO SOUTHERN BELL TELEGRAPH AND TELEPHONE COMPANY RECORDED IN DEED BOOK 12715, PAGE 298, AFORESAID RECORDS. (CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION)

20. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 43214, PAGE 621, AFORESAID RECORDS (DOES NOT AFFECT THE PROPERTY)

21. EASEMENT TO FULTON COUNTY RECORDED IN DEED BOOK 43214, PAGE 626, AFORESAID RECORDS. (DOES NOT AFFECT THE PROPERTY)

22. EASEMENT TO FULTON COUNTY RECORDED IN DEED BOOK 45214, PAGE 530, AFORESAID RECORDS. (DOES NOT AFFECT THE PROPERTY)

23. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 43214, PAGE 634, AFORESAID RECORDS (UNDER AS RIGHT OF WAY OF KIMBALL BRIDGE)

24. EASEMENT TO FULTON COUNTY RECORDED IN DEED BOOK 43214, PAGE 541, AFORESAID RECORDS (EASEMENT EXPIRED)

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 92, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 80, 81, 92 and, that is the POINT OF BEGINNING; thence along the Land Lot Line common to Land Lots 92 and 93 North 89°30'27" East a distance of 1975.85 feet to a point, thence leaving said Land Lot Line South 64°17'59" East a distance of 469.94 feet to a point located on the northwestern right of way of Kimball Bridge Road (right of way varies); thence along said right of way the following courses and distances: South 17°05'05" West a distance of 179.85 feet to a point; thence 315.30 feet along a curve to the right, said curve having a chord of South 34°35'37" West 314.73 feet and a radius of 1179.65 feet to a point; thence 305.80 feet along a curve to the right, said curve having a chord of South 68°47'42" West 305.03 feet and a radius of 1443.42 feet to a point; thence 250.67 feet along a curve to the right, said curve having a chord of South 72°33'35" West 250.35 feet and a radius of 1863.50 feet to a point; thence South 76°38'36" West a distance of 50.91 feet to a point; thence North 11°50'48" West a distance of 5.00 feet to a point; thence South 78°08'12" West a distance of 18.00 feet to a point; thence South 11°50'48" East a distance of 5.00 feet to a point; thence South 76°37'02" West a distance of 309.85 feet to a point; thence South 77°28'53" West a distance of 74.85 feet to a point located at the northeastern right of way intersection of Kimball Bridge Road and Hales Road (right of way varies); thence along the right of way of Hales Road North 24°34'32" West a distance of 396.39 feet to a point located on the Land Lot Line common to Land Lots 92 and 93, thence along said Land lot Line North 00°13'04" East a distance of 571.49 feet to a point, being the POINT OF BEGINNING. Said tract contains 22.766 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: 5231-2160062-CTR, Commitment Date: December 9, 2021.

ALTA/NSPS LAND TITLE SURVEY FOR:

TOLL SOUTHEAST LP COMPANY, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN
LAND LOT 92
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

DATE: JANUARY 11, 2022

THIS SURVEY WAS PREPARED AS CONSECUTIVELY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON AND CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

This plat is the property of Bowman Consulting Group Ltd. and the contents of same are not to be used by any person or entity for any purpose whatsoever without the express written permission of Bowman Consulting Group Ltd. Any unauthorized reuse of this plat for any purpose, extension to other projects, or transfer to any other person or entity will be at the user's sole risk and without liability to Bowman Consulting Group Ltd. The user will indemnify and hold harmless Bowman Consulting Group Ltd. and its officers and employees from all losses, damages, claims, demands, suits, costs, expenses and actions of any nature whatsoever which arise out of, or are connected with, the unauthorized reuse of this plat by the user or any person or entity which acquires it through the user. Any such unauthorized reuse, extension or transfer shall be undertaken at the user's sole risk and without liability to Bowman Consulting Group Ltd.

"Use of this map, blueprint or like exhibit is for purpose, graphics, or entity defined herein. This plat does not, both in its entirety and in part, represent, promote, or entity without the express written permission of the surveyor signing such person, platform, or entity"

GEORGIA REGISTERED LAND SURVEYOR

Bowman

Bowman Consulting Group Ltd
924 Green Trails Parkway
Suite 100
Phone: (770) 992-4006

REVISION			

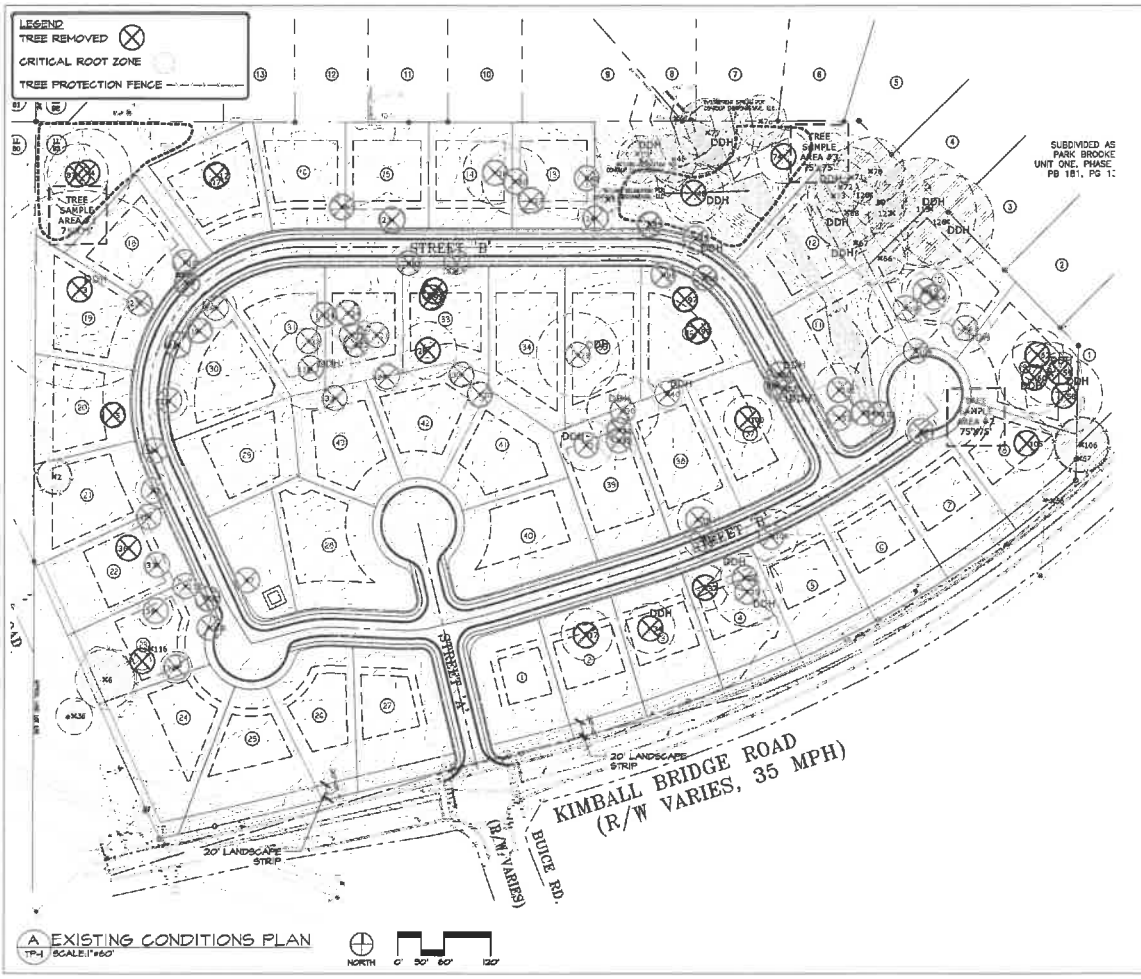
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 93, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 80, 81, 92 and, that is the **POINT OF BEGINNING;** thence along the Land Lot Line common to Land Lots 92 and 93 North 89°56'27" East a distance of 1075.83 feet to a point; thence leaving said Land Lot Line South 44°31'39" East a distance of 409.94 feet to a point located on the northwestern right of way of Kimball Bridge Road (right of way varies); thence along said right of way the following courses and distances: South 01°04'05" West a distance of 175.05 feet to a point; thence 315.30 feet along a curve to the right, said curve having a chord of South 54°55'59" West 314.73 feet and a radius of 1519.45 feet to a point; thence 269.80 feet along a curve to the right, said curve having a chord of South 66°47'48" West 269.43 feet and a radius of 1483.82 feet to a point; thence 230.67 feet along a curve to the right, said curve having a chord of South 72°53'33" West 230.53 feet and a radius of 1863.50 feet to a point; thence South 76°38'30" West a distance of 90.91 feet to a point; thence North 11°56'48" West a distance of 5.00 feet to a point; thence South 78°03'12" West a distance of 10.00 feet to a point; thence South 11°56'48" East a distance of 5.00 feet to a point; thence South 76°37'07" West a distance of 309.85 feet to a point; thence South 77°28'57" West a distance of 74.03 feet to a point located at the northeastern right of way intersection of Kimball Bridge Road and Buice Road (right of way varies); thence along the right of way of Buice Road North 24°36'35" West a distance of 396.30 feet to a point located on the Land Lot Line common to Land Lots 80 and 93; thence along said Land lot Line North 00°15'04" East a distance of 571.49 feet to a point, being the **POINT OF BEGINNING.** Said tract contains 22.744 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: 231-21000023-CTB, Commitment Date: December 9, 2021.

ITE V. 11 Trip Generation Report	
Based on ITE version 11, 43 single family residential units will geneorate daily trips as follows:	
	464 (232 trips entering and 232 trips exiting)
	Morning peak hour the development is anticipated to generate a total of 35 trips (9 trip entering and 26 trips exiting)
	Evening peak hour the development is anticipated to generate a total of 45 total trips (28 entering and 17 exiting).



A EXISTING CONDITIONS PLAN
TP-1 SCALE:1"=60'

OLEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
3339 Gumaty Lane | Norcross, GA 30092 | 770-265-1005

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
EXISTING CONDITIONS

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1
	1 OF 3

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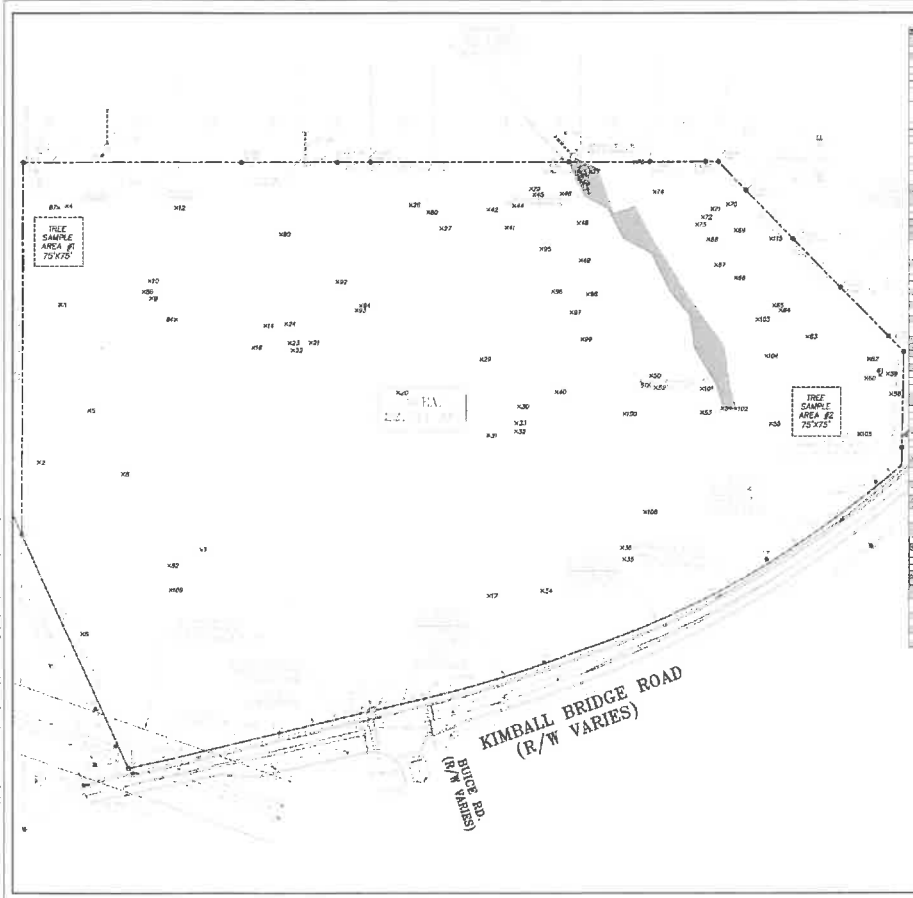
Last modified on 01/21/22 by SWK
File Location is C:\Users\Steven\Documents\Connects\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\Kimball Bridge LW1.dwg



A TREE SURVEY
TP-1.1 SCALE:NTS

Tree Save Area #1		
DBH	Species	
6	Poplar	
5	Poplar	
6	Poplar	
21	Poplar	
14	Poplar	
12	Poplar	
5	Poplar	
24	Poplar	
4	Poplar	
7	Wax Myrtle	
26	Pine	
2	Poplar	
2	Poplar	
5	Red Oak	

Tree Save Area #2	
DBH	Species
27	Red Oak
15	Red Oak
15	Pine
6	Poplar
12	Sparkleberry
28	Pine
8	Yellow Poplar
14	Poplar
25	Red Gum
6	Poplar
23	Red Oak
6	Poplar
19	Poplar

TREE TAG
100
*SPECIMEN TREES TAGGED W/ ONE METAL WITH A 1.5" DIA ALUMINUM TAG W/PW ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE

LAND DESIGN GROUP, INC
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT #1580022
GEORGIA LANDSCAPE ARCHITECTURE CORPORATION CERTIFICATE NO. 1019

1/28/2022

PROJECT
Kimball Bridge Road
Located in Land Lot 93 1st District, 1st Section City of Alpharetta Fulton County, Georgia

DATE	PROJECT #
1/28/2022	2021-075
DRAWN BY	CHECKED BY
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

0 60' 120'
Scale 1"=60'

SHEET TITLE
SPECIMEN TREE SURVEY

SHEET
L1

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Glenway Lane | Norcross, GA 30092 | 770-365-3065

REVISIONS		
NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4050 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
TREE SURVEY FOR REFERENCE

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1.1

2 of 3

NOT RELEASED FOR CONSTRUCTION

Last modified on 01/31/22 by SWKN
File located in C:\Users\SeanN\Documents\Construction\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\Kimball Bridge LW1.dwg

NOTE:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.

3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.

4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREA MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

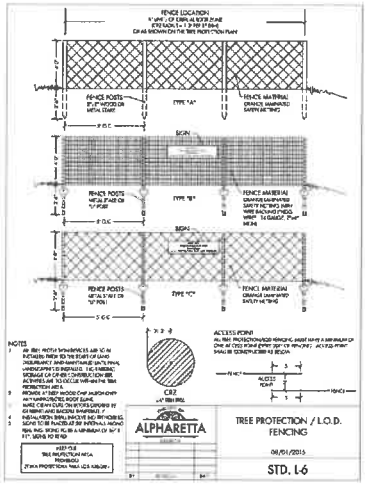
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

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 DIRECTIN OF AN ISA CERTIFIED ARBORIST.

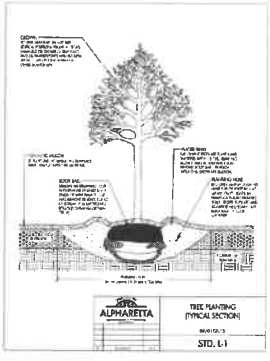
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

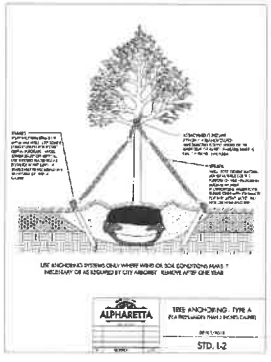
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

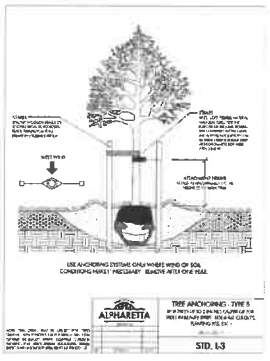


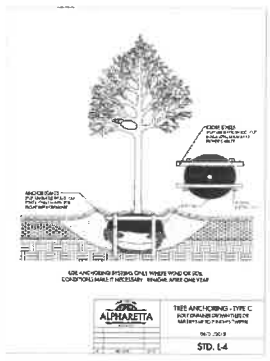
NOTES:

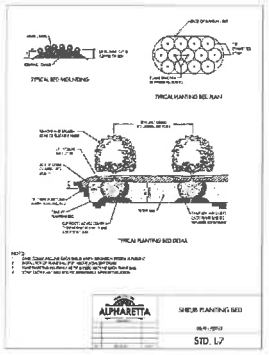
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL 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 IS 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 IS REQUIRED FOR ALL EXISTING , NON -SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. A. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 8 INCH CALIPER TREES MUST BE 8 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGHOUT ESTABLISHMENT.
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. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
16. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND TEH CITY OF ALPHARETTA PRE CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)241-6200 FOR INFORMATION AND TO RESERVE A SPOT.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)241-6070 FOR INFORMATION AND TO RESERVE A SPOT.











O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
3339 Carmalby Lane | Norcross, GA 30092 | 770-155-3005

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE: TREE PROTECTION NOTES & DETAILS

DATE: 1-20-2022
JOB NO.: 21027
DWG: lw-1
DRAWN: SWK
CHECKED: PJO
SCALE: AS SHOWN
SHEET: TP-2
3 OF 3

NOT RELEASED FOR CONSTRUCTION

Last modified on 01/21/23 by SUSAN
File located in C:\Users\Susan\Documents\Cerasicity\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\ Kimball Bridge LW1.dwg

ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

January 31, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

RE: Application of Toll Brothers, Inc. for Rezoning a tract of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R-15 with Variance request; Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Toll Brothers, Inc., the Applicant, who is seeking approval of this Application for rezoning from AG to R-15 for the construction of single family residences. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 22.744 acres and is located on the north side of Kimball Bridge Road. The area is predominately developed as single family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future Land Use Plan (Low Density Residential). Applicant proposes a total of 43 residential lots as a single family subdivision. The density of the project will be 1.89 units per acre. The property has no reasonable economic use zoned AG.

The property is abutted to the north and east by existing Park Brooke subdivision, zoned CUP. The south boundary is Kimball Bridge Road and Buice Road. The west boundary is abutted by property zoned AG and by Buice Road.

Applicant is requesting a variance to reduce the front setback on lots 1-8, 13-17 and 25-27 from 35 feet to 25 feet. The explanation for the variance is included within the application, and will benefit the residents of Park Brooke and the residents of the new subdivision.

The City has a critical need for quality new single family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 43 lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue of the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Toll Brothers, is a nationally recognized builder of luxury homes. Constitutional Objections are attached hereto and incorporated herein by reference.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

cc: Jake Meek

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: _____
Donald A. Rolader
Attorney for Owner

P.O. Box 277
Marble hill, GA 30148
770-442-0330

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: E-22-01 FOUNDERS HALL/63 SOUTH MAIN STREET PARKING SPECIAL EXCEPTION

CITY COUNCIL: APRIL 25, 2022

This item was considered at the 4/14/2022 Planning Commission meeting. Staff recommended approval subject to 4 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 5-1

II. RECOMMENDATION:

Approve E-22-01 Founders Hall/63 South Main Street Parking Special Exception, subject to the following conditions:

1. Prior to the 1st TCO/CO for the building, developer shall provide a recorded parking agreement allowing for the use of up to 14 off-site parking spaces at 91 South Main Street. Parking agreement shall be reviewed and approved by Staff.
2. Retail and restaurant leases at 63 South Main Street shall require that employees use the off-site parking spaces located at 91 South Main Street.
3. The 14 off-site parking spaces shall be reserved for the applicant's building between the hours of 7:00 AM – 5:00 PM, Monday through Friday.
4. Prior to the 1st TCO/CO, applicant shall dedicate a permanent easement for the Alpha Loop along the north side of the building, as depicted on site plan prepared by Tracy Ward, revised 3/11/2022. Easement shall extend to the west property line and shall allow for necessary construction activities to connect to an off-site alignment of the Alpha Loop.

III. REPORT IN BRIEF:

The applicant, South Main Development Partners, LLC, is requesting a parking special exception to allow the balance of required parking to be met off-site on a nearby property located at 91 South Main Street. Up to fourteen (14) off-site parking spaces are proposed. The subject property is located at 63 South Main Street.

DISCUSSION

The submitted request, if approved, would allow the balance of required parking to be met off-site on a nearby property located at 91 South Main Street. Up to fourteen (14) off-site parking spaces are proposed. The subject property is located at 63 South Main Street.

The 0.69-acre property is zoned C-2 (General Commercial) and is developed with two (2) commercial buildings. Surrounding properties are zoned C-2, except that the property to the east is zoned MU (Mixed Use). The Kell Building and Bagwell property are located to the north, Holbrook properties to the west, Alpharetta Outfitters to the south and an undeveloped City Center property to the east. The Comprehensive Land Use Plan designation of the property is 'Central Business District'.

In the Downtown Overlay, parking can be met with on-site parking and on-street parking located adjacent to and on the same side of the street as the site. If parking cannot be satisfied as described above, Parking In-Lieu Fees or a Parking Special Exception may be pursued. Parking In-Lieu Fees allows parking requirements to be satisfied through a payment to the City's parking fund. A Parking Special Exception may be considered when some or all of the required parking is not satisfied on-site or with adjacent on-street parking and the requirement is not satisfied through parking in-lieu fees. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers. Parking special exceptions have been approved at 10 Roswell Street (Coro Building) for a music venue with off-site parking agreements and at 191 Roswell Street for an office with off-site, shared parking to be constructed on the adjacent Alpharetta Community Center property.

The applicant intends to redevelop the property with a three (3) story, 28,124 square foot building called Founders Hall, which includes retail, restaurant, and office uses. The main level of the building is 8,796 square feet and the 2nd and 3rd floors are 9,664 square feet each. The site plan depicts 62 parking spaces, with 44 spaces below the building and eighteen (18) on-site surface spaces. As shown in the table below, 76 parking spaces are required for the applicant's proposed uses.

Use	**Area (Bldg. level/floor)**	**Parking Rate (space/SF)**	**Required Parking**
Retail/restaurant	8,796 SF (Main)	1/500 SF	18
Office	19,328 SF (2nd/3rd)	3/1,000 SF	58
TOTAL			76

The applicant provided a draft parking agreement allowing for the use of up to fourteen (14) parking spaces at 91 South Main Street. The subject property is less than 150' away from 91 South Main Street, which is the Surcheros restaurant currently under construction. The Surcheros property is developed with 50 parking spaces, of which approximately ten (10) parking spaces are required for the use. Sufficient excess parking is available to accommodate the applicant's off-site parking request.

EXCEPTION REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting an exception. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The subject property has an unusual shape. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking.

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

Response: Application of the ordinance would require the applicant to construction additional parking on-site or reduce the area of the building dedicated to office use.

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

Response: The subject property has an unusual shape. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the parking special exception would not cause substantial detriment to the public good. The proposed off-site parking represents excess available parking and is located within close proximity (less than 150' away) to the uses it would serve. If approved, a condition is recommended requiring retail and restaurant employees from businesses located at 63 South Main Street to utilize the off-site parking spaces.

CONCURRENCES

Staff has reviewed the applicant's request against the review criteria for an exception. The proposed off-site parking is located within close proximity (less than 150' away) to the uses it would serve. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking. If approved, a condition is recommended requiring retail and restaurant employees from businesses located at 63 South Main Street to utilize the off-site parking spaces.

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 March 9, 2022. There were no public comments.

IV. ATTACHMENTS:

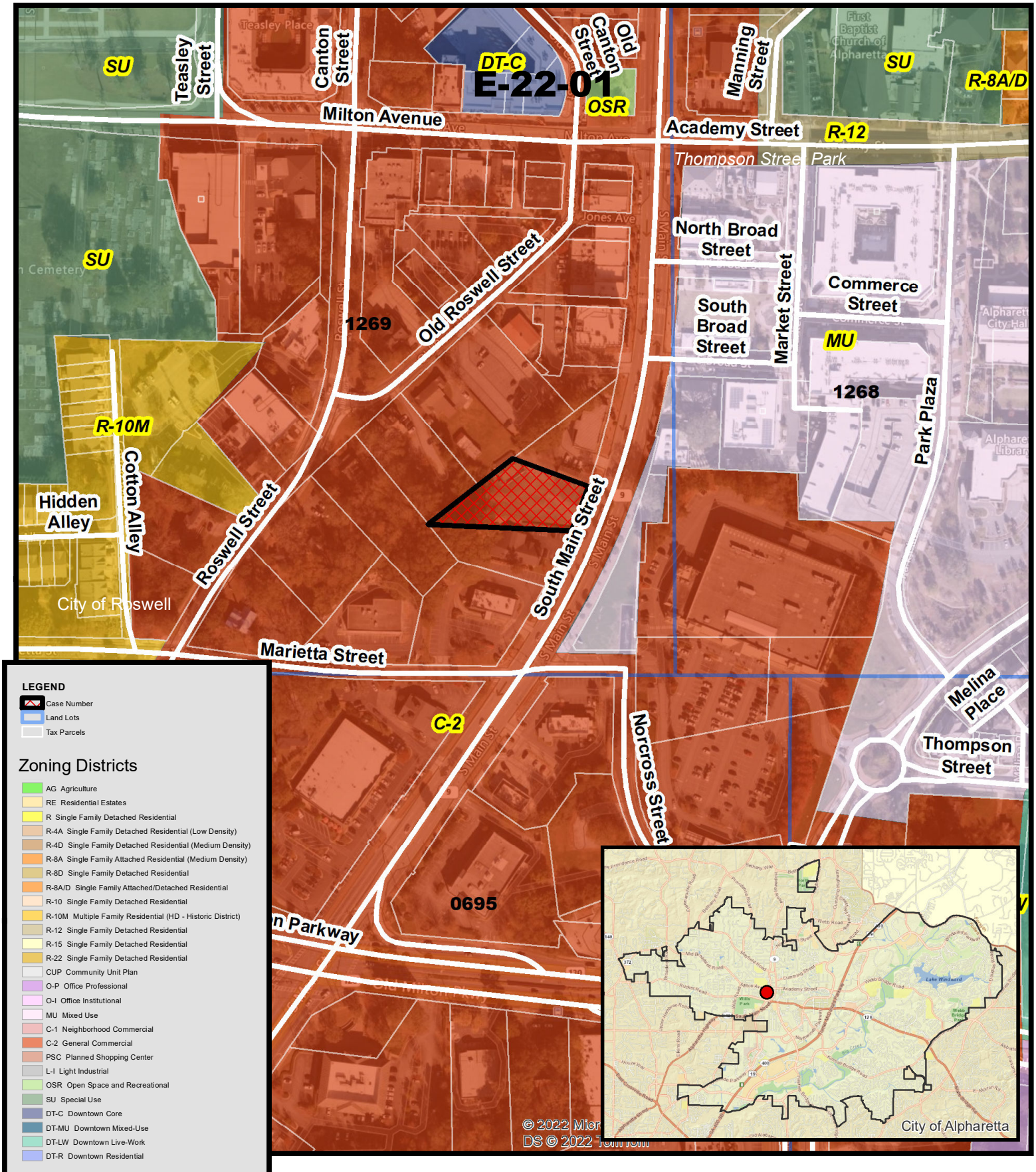
- Site Plan

Aerial Map
Parking In-Lieu
63 South Main St.

E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

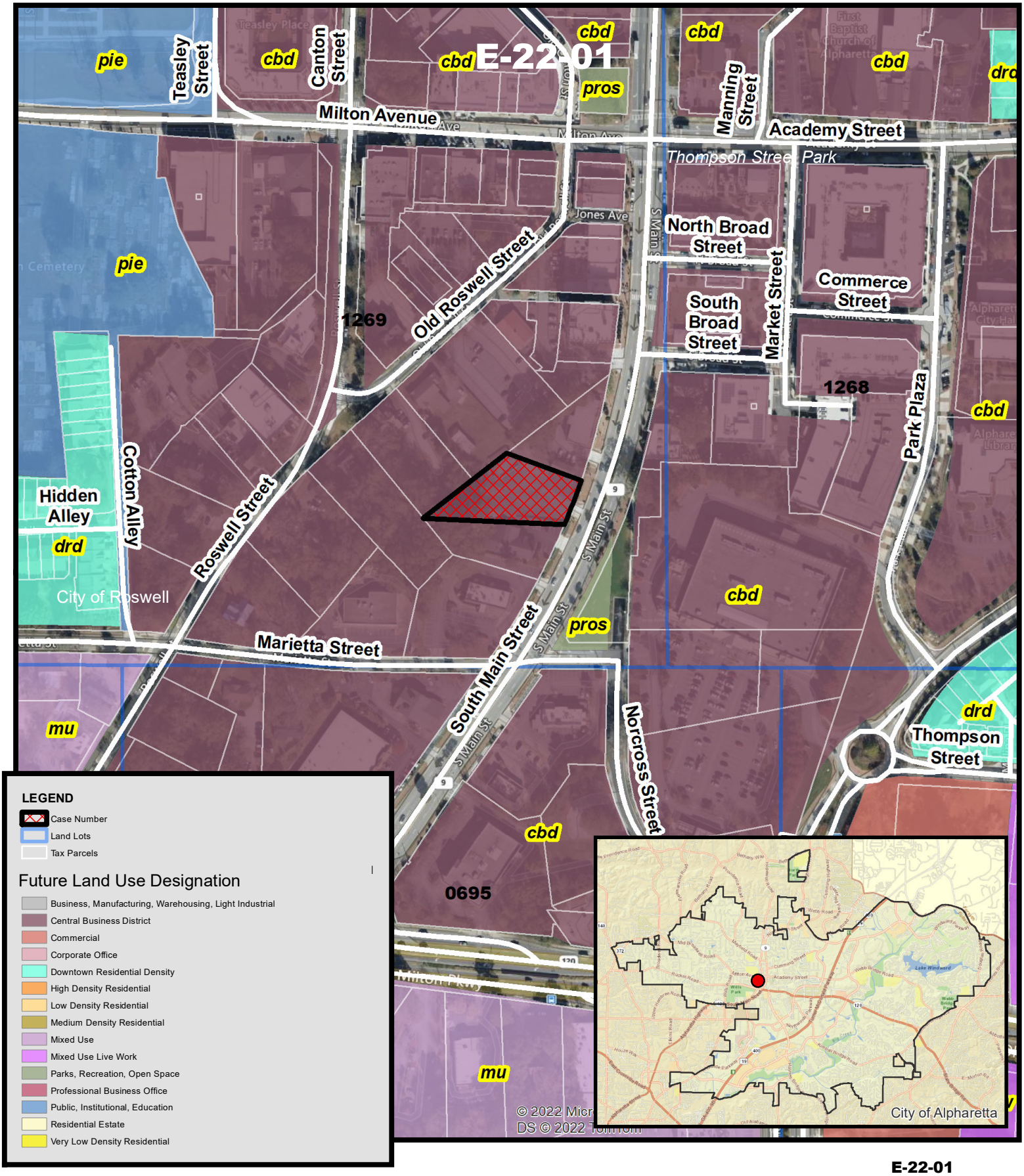


THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Parking In-Lieu
63 South Main St.

E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

Location Map Provided by:
Community Development - GIS



THE CITY OF ALPHARETTA GEORGIA

Future Land Use
Parking In-Lieu
63 South Main St.

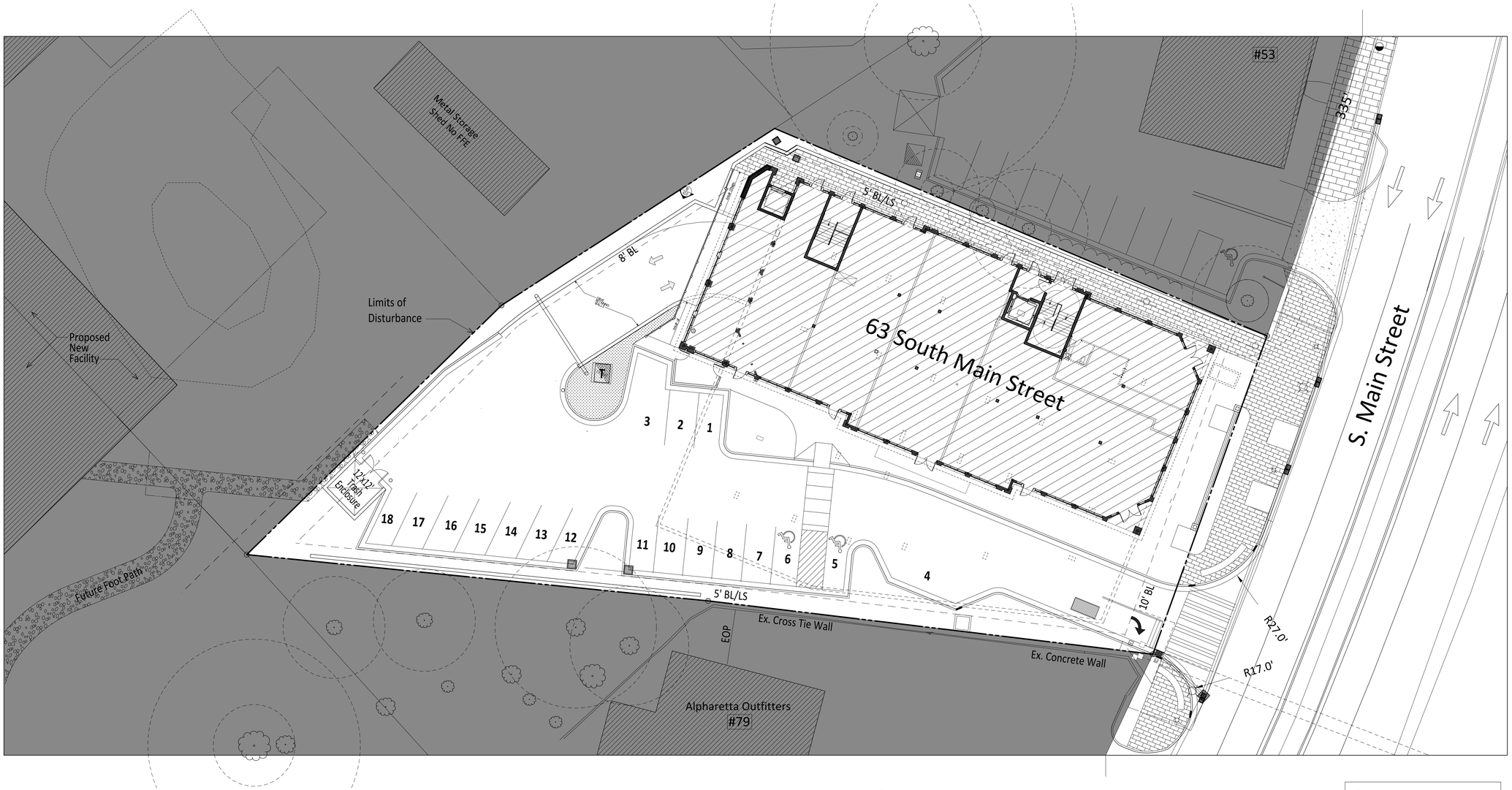
E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

Location Map Provided by:
Community Development - GIS

Location Map
Parking In-Lieu
63 South Main St.

E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

Location Map Provided by:
Community Development - GIS



44 Parking spaces in basement
18 Parking spaces on grade
14 Parking spaces per offsite agreement
76 Total Parking Spaces Needed
(assumes ground floor is retail/restaurant
& upper floors are all office use)

This plan is only for general reference. Refer to the full Civil package under separate cover

1 ARCHITECTURAL SITE PLAN
1/16" =1'-0"

NORTH

FOUNDERS HALL
at Blalock Place

63 South Main Street
Alpharetta, GA

GENERAL NOTES:

1- This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1993

THIS DRAWING IS THE PROPERTY OF BENCHMARK DESIGN, PC, ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, THE DIMENSIONS OF WHICH ARE 24" x 36"

IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES AND DIMENSIONS, AND RELATED FIELD CONSTRUCTION CRITERIA.

COPYRIGHT 1993–2022
Benchmark Design, PC
Architects & Planners

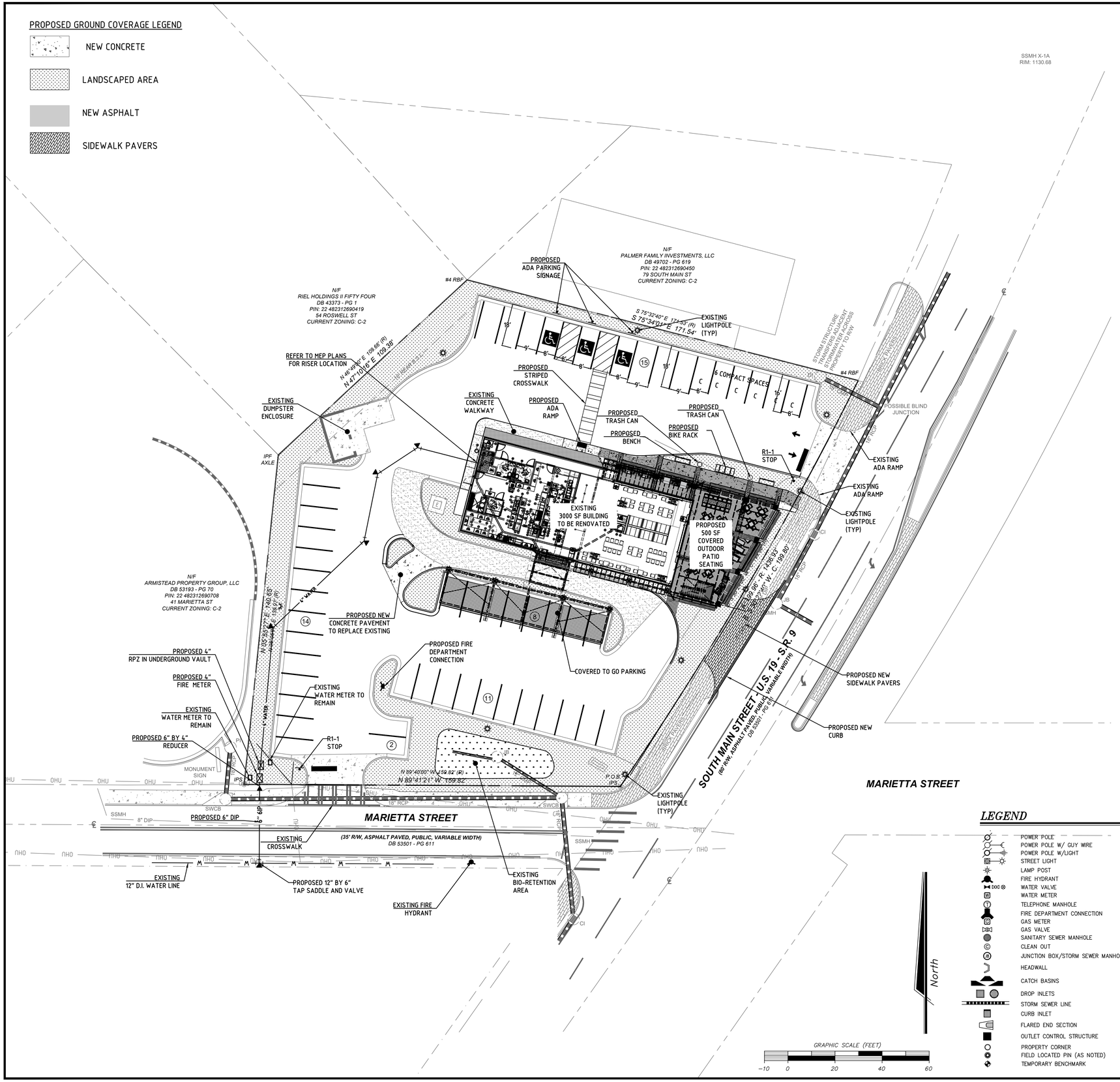
Design Professional	D. Tracy Ward, GA #8230
Issue Date	02/25/2022

Date	Description
03/01/2021	Preliminary Review
04/07/2021	90% Review
08/20/2021	95% Pricing/Progress
12/17/2021	Pre Permit Review
01/14/2022	Owner Review
02/04/2022	Owner Review
02/25/2022	Issue for Shell Permit
03/11/2022	Owner Review

Project Name	Blalock Building
Project Number	18046
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	Architectural Site Plan
Sheet Number	AS1.0

PROPOSED GROUND COVERAGE LEGEND

- NEW CONCRETE
- LANDSCAPED AREA
- NEW ASPHALT
- SIDEWALK PAVERS



SITE PLAN SPECIFICATIONS

CURRENT ZONING: C2 DOWNTOWN OVERLAY DISTRICT

LOT AREA = 0.8993 acres 39,175 SF

REQUIRED PARKING = 1 SPACES PER 500 SF. =

PROPOSED PARKING = 50 SPACES

proposed square footage =

SURVEY NOTE:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY DATED FEBRUARY 7, 2019 AND PREPARED BY:
GEORGIA CIVIL
113 WEST JEFFERSON STREET, SUITE A
MADISON, GEORGIA 30650

NOTE

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR KNOWN TO EXIST IN THIS SITE.

FIRE NOTES:

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.

FIRE DEPARTMENT CONNECTIONS IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, A SIGN ON A PLATE OR FITTING READING, "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.

POST INDICATOR VALVES (PIV) IN THE UNDERGROUND PIPING SHALL BE OMITTED UNLESS SPECIFICALLY PERMITTED BY THE ALPHARETTA FIRE MARSHAL'S OFFICE.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

(MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2006 EDITION.

UTILITY NOTES:

SANITARY SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY

WATER SERVICE TO BE PROVIDED BY FULTON COUNTY

FULTON COUNTY WATER NOTES

ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.

WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.

THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.

ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. (CLASS 50 D.I. P.)

THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES IN ALL CUL-DE-SACS.

LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.

CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.

A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS

INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.

THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.

FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.

ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
DEPARTMENT OF WATER RESOURCES
141 PRYOR STREET SW, SUITE 6001
ATLANTA, GEORGIA 30303
(404) 612-7400

ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.

NONRESIDENTIAL SUBDIVISIONS, THE WATER TAP, LATERALS, AND METER BOXES WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.

WHEN CONNECTING TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600' LONG YOU MUST INSTALL 10" WATER LINE OR HAVE A LOOP SYSTEM.

LEGEND

	POWER POLE	—SS—	SANITARY SEWER PIPE
	POWER POLE W/ GUY WIRE	—W—	WATER LINE
	POWER POLE W/LIGHT	—OHP—	OVERHEAD POWER
	STREET LIGHT	—SRP—	STRUCTURAL ROOT PLATE
	LAMP POST	—CRZ—	CRITICAL ROOT ZONE
	FIRE HYDRANT	—TPF—	TREE PROTECTION FENCE
	WATER VALVE	— SDI-C —	SILT FENCE
	WATER METER	—G—	APPROX. LOCATION GAS LINE
	TELEPHONE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	FIRE DEPARTMENT CONNECTION	RCP	REINFORCED CONCRETE PIPE
	GAS METER	CMP	CORRUGATED METAL PIPE
	GAS VALVE	DIP	DUCTILE IRON PIPE
	SANITARY SEWER MANHOLE	IPS	IRON PIN SET
	CLEAN OUT	IPF	IRON PIN FOUND
	JUNCTION BOX/STORM SEWER MANHOLE	D.E.	DRAINAGE EASEMENT
	HEADWALL	S.S.E.	SANITARY SEWER EASEMENT
		T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
	CATCH BASINS	A.E.	ACCESS EASEMENT
		BSL	BUILDING SETBACK LINE
	DROP INLETS	L.L.	LAND LOT
	STORM SEWER LINE	L.L.L.	LAND LOT LINE
	CURB INLET	P.O.B.	POINT OF BEGINNING
	FLARED END SECTION	N/F	NOW OR FORMERLY
		R/W	RIGHT-OF-WAY
	OUTLET CONTROL STRUCTURE	F.F.E.	FINISHED FLOOR ELEVATION
	PROPERTY CORNER	D.B.	DEED BOOK
	FIELD LOCATED PIN (AS NOTED)	P.B.	PLAT BOOK
	TEMPORARY BENCHMARK	PG.	PAGE

DEVELOPER:

SURCHEROS FRANCHISING CORPORATION
412 WARD STREET WEST
DOUGLAS, GEORGIA 31522

CONTACT: LUKE CHRISTIAN
PH: 706.207.1555

ENGINEER :

SHIELDS ENGINEERING GROUP
409 JOHN WESLEY DOBBS AVE.
SUITE F
ATLANTA, GEORGIA 30312

CONTACT: LEE WEBB, P.E.
PH: 404.521.9999

SURVEYOR:

GEORGIA CIVIL
113 WEST JEFFERSON STREET, SUITE A
MADISON, GEORGIA 30650

CONTACT: BRIAN SLATE
PH: 706.342.1104

CIVIL • RESIDENTIAL • COMMERCIAL • L.E.E.D.

SHIELDS ENGINEERING GROUP

409 JOHN WESLEY DOBBS AVENUE
SUITE F • ATLANTA • GA. • 30312
P 404 | 521 | 9999
F 404 | 521 | 3666
EMAIL mshields@shieldseng.com
www.shieldseng.com

revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GEORGIA REGISTERED No. 030 PROFESSIONAL ENGINEER JOHN R. P. WEBB

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SEAL GSWCC # 000074211

SURCHEROS ALPHARETTA

91 SOUTH MAIN STREET
CITY OF ALPHARETTA
LAND LOT 1269 2nd DISTRICT
FULTON COUNTY GEORGIA

TITLE

SITE AND UTILITY PLAN

DATE	1/29/2021
JOB NO.	SE20102
dwg file	SE20102CW
DRAWN BY	LPW
CHECKED	MDS
SCALE	1"=20'
SHEET	C4

63 South Main
91 South Main
The Liberty
Temporarily closed
Alpharetta Outfitters
Outdoor sports store
S Main St
Marietta St
Marietta St
S Main St
69
71
67
7
91
21
25

OFF-SITE PARKING AGREEMENT

1. This agreement is dated April _____ 2022, by and between:

Fresher Brands Alpharetta, LLC	South Main Development Partners, LLC
91 South Main Street	63 South Main Street
Alpharetta, GA 30009	Alpharetta, GA 30009
GRANTOR	GRANTEE

2. Grantor hereby grants Grantee permission to use up to 14 spaces located on a certain property located at 91 South Main Street, “Exhibit A”.

3. The Term of this agreement shall be agreed upon by both parties once tenant mix and lease durations at 63 South Main are finalized.

4. The Grantor certifies that they have the right to grant such permissions for the use of parking spaces.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum upon the dates set forth below.

“GRANTOR”

SIGNED: _____

PRINTED: _____

DATE: _____

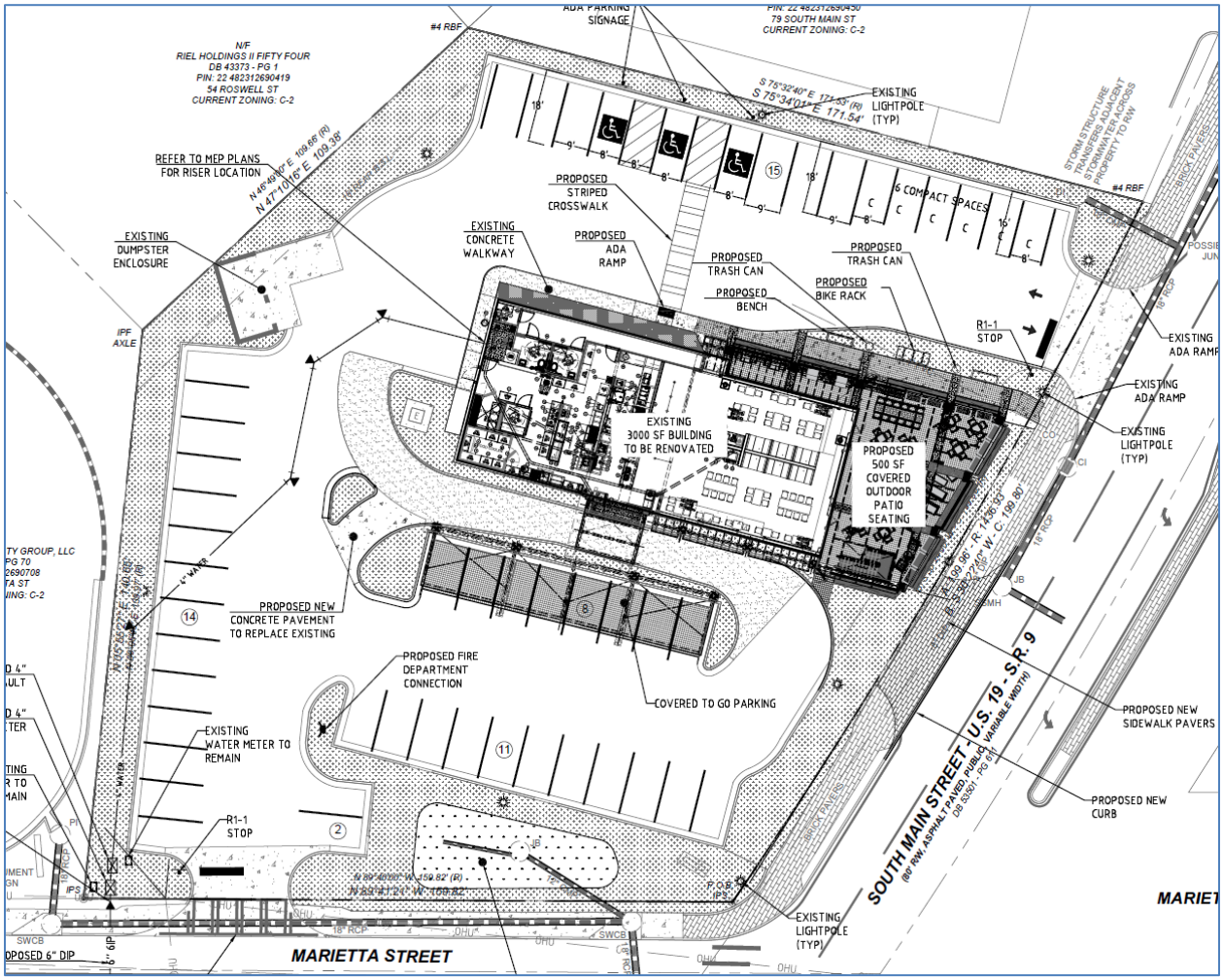
“GRANTEE”

SIGNED: _____

PRINTED: _____

DATE: _____

EXHIBIT A


ADA PARKING SIGNAGE
PIN: 22 482312690430
79 SOUTH MAIN ST
CURRENT ZONING: C-2
#4 RBF
N/F
RIEL HOLDINGS II FIFTY FOUR
DB 43373 - PG 1
PIN: 22 482312690419
54 ROSWELL ST
CURRENT ZONING: C-2
EXISTING LIGHTPOLE (TYP)
REFER TO MEP PLANS FOR RISER LOCATION
PROPOSED STRIPED CROSSWALK
6 COMPACT SPACES
EXISTING DUMPSTER ENCLOSURE
EXISTING CONCRETE WALKWAY
PROPOSED ADA RAMP
PROPOSED TRASH CAN
PROPOSED BENCH
PROPOSED BIKE RACK
R1-1 STOP
EXISTING ADA RAMP
EXISTING 3000 SF BUILDING TO BE RENOVATED
PROPOSED 500 SF COVERED OUTDOOR PATIO SEATING
PROPOSED NEW CONCRETE PAVEMENT TO REPLACE EXISTING
PROPOSED FIRE DEPARTMENT CONNECTION
COVERED TO GO PARKING
EXISTING WATER METER TO REMAIN
PROPOSED NEW SIDEWALK PAVERS
PROPOSED NEW CURB
SOUTH MAIN STREET - U.S. 19 - S.R. 9
MARIETTA STREET
BRICK PAVERS

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: Founders Hall / 63 South Main Street

Contact Name: Daniel Connor Telephone: 404.419.9418

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.

As of today, I have not received any comments or concerns from any individuals contacted as part of the Citizen Participation Program.

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
- [x] 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: D. Connor Date: 3.16.22

Print Form

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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

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

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

Contact Information:

Contact Name: Dan Conner
Telephone: 678-910-3713
Address: 1819 Peachtree Road NE
Suite: Suite 575
City: Atlanta
State: GA
Zip: 30309
Fax:
Mobile Tel: 678-910-3713
Email: dan@kimking.com

Subject Property Information:

Address: 63 South Main Street
Current Zoning: C-2
District: 2
Section: 2
Land Lot: 1269
Parcel ID: 22 482312690468
Proposed Zoning: Same
Current Use: Office / Retail

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

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

APPLICANT REQUEST AND INTENT

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

The proposed use shall remain status quo, keeping the existing zoning of C-2 in place with office / retail / restaurant as the prevailing occupancy.

Applicant's Request (Please itemize the proposal):

The Applicant respectfully request that an allowance for off-site parking be permitted.
The parking is immediately adjacent to the subject property with easy and unfettered acces to the proposed building improvements and has the added benefit of shoring up the grade for the future Alpharetta Loop immediately to the west.

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

The Applicant intends to procure six (6) to thirteen (13) code compliant parking spaces together with a trash recepticle area in the form of a perpetual easement. The Grantor of the Easement is the property owner immediately to the west of the subject Property

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dan Conner Telephone: 678-910-3713

Address: 1819 Peachtree Road NE Suite: 575

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 Off-Site Parking Request.

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: South Main Development Partners, LLC Telephone: 678-910-3713

Address: Suite:

1819 Peachtree Road NE Ste 575 Atlanta GA 30309

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: South Main Development Partners, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

N / A

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-3.

Signature: _____ Date: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal is in keeping with the land-use plan and will have no detrimental effect of the surrounding properties.

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

This proposal will have the impact of enhancing both the value and aesthetics of the surrounding properties as the development will be a marked improvement over the existing property. The effect of the improvements will be to shore up the topograhical grades for the future Alpharetta Loop.

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

We are not seeking a new zoning designation and intend to develop under the existing entitlements. otherwise.

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

The impact will be negligible and will further enable a more walkable downtown. The improvements will require a retaining wall be installed in the 8 foot slope.

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

The proposal will have no detrimental impact on schools and utilities.

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

The proposal is consistent with the ACP and the Future Land Use Map which contemplates a lively and dynamic downtown.

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

(See Supplimental Sheet - Attached)

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Founders Hall at Blalock Place

Contact Name: Dan Conner Telephone: 678-910-3713

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.

Alfred Holbrook

Chuck Palmer

Penn Hodge

Carlos Bagwell

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

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

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

Any of the adjacent property owners may contact Dan Conner by:
email - dan@kimking.com
phone - 678-910-3713 or via
mail - 1819 Peachtree Road Suite 575 Atlanta, GA 30309

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-21-06/Z-21-10/PH-21-20/V-22-04 ALCOVY ESTATES HAYNES BRIDGE ROAD

CITY COUNCIL: APRIL 25, 2022

This item was considered at the 4/14/2022 Planning Commission meeting. Staff recommended approval subject to 26 conditions. There were public comments in opposition to the request with the following concerns: density, single-family detached only, everyone in Alpha Park not notified, not supposed to be a piecemeal approach to redevelopment, stormwater runoff and existing sewer problems. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. RECOMMENDATION:

Approve CLUP-21-06/Z-21-10/PH-21-20/V-22-04 ALCOVY ESTATES HAYNES BRIDGE ROAD, subject to the following conditions:

1. Approximately 2.84 acres shall be zoned DT-R and developed substantially similar to site plan prepared by Engineering 303, dated 3/18/2022, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Single-family detached homes, semi-detached and townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 6.7 dwelling units per acre and shall be limited to 'For-Sale' single-family detached, semi-detached and townhomes, with at least 10 single-family detached homes and no more than 5 townhome units, as depicted on the site plan prepared by Engineering 303, dated 3/18/2022.
4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. Alcovy Estates HOA shall be responsible for regular maintenance of the focal point feature.
5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. Alcovy Estates HOA shall be responsible for regular maintenance of the entrance landscaping.
6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
7. A minimum 20' planted buffer shall be provided along the south property line as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, and planted with a mix of evergreen trees and shrubs. Existing trees within the buffer identified to be in Good condition shall be saved, as approved by Staff. Property owner acknowledges that development of the commercial property to the south shall not require a buffer adjacent to the subject property.
8. New internal street and alleys shall be constructed as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, with final approval by Staff.
9. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by

Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

10. Developer shall improve the Devore Road streetscape as follows: minimum 4' planter (existing 2' planter to be expanded by 2' into the existing sidewalk with tree grate to accommodate street trees) planted with street trees, 8' concrete sidewalk (Alpha Loop), and decorative pedestrian lighting, with final approval by Staff and construction completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Alpha Loop improvements constructed by the developer exceeding the Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
11. Developer shall construct a 12' concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Engineering 303, dated 3/18/2022, with final alignment, design and materials as approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
12. Developer shall provide an enhanced Alpha Loop crossing at Devore Road and Jon Scott Drive, including pedestrian ramps, pavement markings, signage and rapid flashing beacons, as approved by Staff.
13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.
14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
15. Project entrance shall include a decorative paver apron, landscaping and low wall.
16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.
17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.
18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.
19. Tree save areas shall be saved as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.
20. Minimum 10' planted buffer planted with evergreen trees and shrubs of varying heights shall be provided where the property abuts 370 and 380 Jon Scott Drive, as approved by Staff.
21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.
22. Unfinished wood fences and decks shall not be visible from the street.
23. HVAC and similar equipment shall not be visible from the public right-of-way.
24. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
25. Garbage pickup shall be from within the development.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Alcovy, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of ten (10) 'For-Sale' single-family detached homes, four (4) 'For-Sale' semi-detached units and five (5) 'For-Sale' townhomes on 2.84 acres in the Downtown. A comprehensive land use plan amendment is requested to change the future land use designation from Medium Density Residential to Downtown Residential Density, as well as a request to bring the Haynes Bridge Road property into the Downtown Overlay. A rezoning is requested from C-2 (General

Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Mixed-Use) and variances are requested to reduce an undisturbed buffer and modify streetscape standards. The subject property is located at 340, 350, and 360 Jon Scott Drive and 0 Haynes bridge Road at the southwest corner of Haynes Bridge Road and Devore Road.

DISCUSSION

The submitted request, if approved, would allow for the construction ten (10) 'For-Sale' single-family detached homes, four (4) 'For-Sale' semi-detached units and five (5) 'For-Sale' townhomes on 2.84 acres in the Downtown. A comprehensive land use plan amendment is requested to change the future land use designation from Medium Density Residential to Downtown Residential Density, as well as a request to bring the Haynes Bridge Road property into the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Mixed-Use) and variances are requested to reduce an undisturbed buffer and modify streetscape standards. The proposed density is 6.7 dwelling units per acre. The subject property is located at 340, 350, and 360 Jon Scott Drive and 0 Haynes bridge Road at the southwest corner of Haynes Bridge Road and Devore Road.

The property with frontage on Haynes Bridge Road is undeveloped and the three (3) lots on Jon Scott Drive are developed with single-family detached homes. Surrounding properties are zoned C-2 to the north, R-12 to the west, R-12 and O-I (Office-Institutional) to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached – High Density) and O-I to the east. Quik Trip is located to the north, Alpha Park to the west and south, an undeveloped property to the south and, The Atley and Crème de la Crème daycare to the east. The Comprehensive Land Use Plan designation of the property is 'Medium Density Residential' (Haynes Bridge Road property) and 'Low Density Residential' (Jon Scott Drive properties). When the applicant's public hearing request was submitted, Alpha Park was designated 'Downtown Residential Density'. The future land use designation of Alpha Park was changed back to 'Low Density Residential' with the adoption of the Horizon 2040 Comprehensive Plan in October 2021.

As shown in the table below, 401 single-family detached homes and 311 townhomes have been approved in the Downtown in the seven (7) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 6.7 dwelling units per acre is similar to most densities approved in the Downtown since the approval of the Downtown Master Plan.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac

Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac
The Atley	86 TH/36 Condo (Mid)	15.3	7.97 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	**Number Approved**
Single-Family Detached	401 units
Townhome	311 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	1,008 units (83% For-Sale/17% For-Rent)

SITE PLAN ANALYSIS

The submitted site plan depicts 19 residential units, of which ten (10) are single-family detached homes, four (4) semi-detached units and five (5) townhome units. Dwelling units are two (2) and three (3) stories. The average lot size of the single-family detached lots is 5,393 square feet, 3,038 square feet for semi-detached units and 2,979 square feet for townhome units. Access to the development is from Jon Scott Drive by way of a new private street connecting to private alleys. A ten-foot (10') setback/landscape strip is depicted on Jon Scott Drive, Devore Road, and new internal street and a twenty-foot (20') setback/landscape strip is provided along Haynes Bridge Road. The Alpha Loop is depicted along Haynes Bridge Road and Devore Road, as well as a crossing at Jon Scott Drive and Devore. A six-foot (6') sidewalk is depicted along Jon Scott Drive.

Each dwelling unit will have two (2) side-by-side parking spaces within a garage, as well as a Code-compliant driveway accommodating two (2) additional cars. Nine (9) on-street, guest spaces are provided along the new street and alley. The Downtown Code requires 48 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 85 spaces are provided.

The site plan depicts 21,273 square feet, or 17%, amenity space within the proposed development, which includes a pocket park, tree save areas and common area with mail kiosk. The DT-R district requires a minimum 10% amenity space.

The tree survey and assessment identify two (2) specimen trees on the property, 32" Water Oak and 33" Loblolly Pine, which are not depicted to be saved. Two (2) tree save areas are depicted on the site plan, of which one is located within a central pocket park and the other is located in the southeast corner of the property. The City Arborist identified an additional tree save area at the corner of Devore Road and Jon Scott. An underground stormwater management facility is depicted on the south end of the property.

RENDERINGS

The applicant submitted renderings of the single-family detached homes, which are depicted in the Colonial Revival style. Homes are proposed to be two (2) and three (3) story with chimneys and porches and balconies. According to the applicant, the semi-detached and townhome

product will be in the same style. The City's Downtown Consultant had no comments on the applicant's renderings.

TRAFFIC

Staff estimates that the proposed ten (10) single-family detached homes, four (4) semi-detached units and five (5) townhome units would generate eleven (11) AM Peak Hour trips and fifteen (15) PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 10 Single-Family Detached, 4 Semi-Detached & 5 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	2 to 9 students
Northwestern Middle School	0 to 3 students
Milton High School	2 to 7 students
TOTAL	4 to 19 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 19 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

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

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

Response: Commercial development opportunities are not desirable given the current state of retail and abundance of available commercial space.

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

Response: The applicant's proposal is consistent with goals and policies of the Comprehensive Plan as it relates implementing a walkable, mixed-use environment in the Downtown.

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

Response: The proposed change would not generate a significant increase in demand on public facilities and services. A commercial development on the Haynes Bridge Road property would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, commercial development would generate more vehicular trips than a residential use.

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

Response: The applicant's proposal for a mix of residential uses is consistent with the Downtown vision to create a walkable, mixed-use environment.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial use.

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

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. Tree save areas are depicted on the applicant's site plan and an additional tree save area is recommended at the southeast corner of Devore Road and Jon Scott Drive.

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

Response: The Haynes Bridge Road property is zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a walkable, mixed-use environment.

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 would not cause an excessive or burdensome use of public facilities and services. Commercial development on the Haynes Bridge Road property would likely result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, commercial development would generate more vehicular trips than a residential use.

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

Response: The Downtown Overlay provides opportunities for properties to develop or redevelop under the Downtown zoning districts.

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

Response: The proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties, which are primarily development with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

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

Response: The Haynes Bridge Road property is zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. In addition, commercial development on the Haynes Bridge Road property would likely result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop.

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

Response: The Comprehensive Land Use Plan designation of the Jon Scott Drive properties was 'Downtown Residential Density' at the time of public hearing application submittal, which allows the proposed uses and density. The Haynes Bridge Road property has a comprehensive land use plan designation of 'Medium Density Residential', which allows the proposed uses but limits density to no more than four (4) dwelling units per acre.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: The property along Haynes Bridge Road has an unusual shape. In most cases, undisturbed buffers are not applicable to 'For-Sale' residential properties. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

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

Response: The application of the ordinance would discourage residential development of the Haynes Bridge Road property, which would have less impact on the existing homes in Alpha Park.

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

Response: The property along Haynes Bridge Road has an unusual shape. In most cases, undisturbed buffers are not applicable to 'For-Sale' residential properties. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the variance should not cause substantial detriment to the public good. The buffer requirement would discourage residential development of the property, which would have less impact on the existing homes in Alpha Park. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The zoning proposal is suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In addition, the proposal is consistent with the vision of the Downtown Master Plan, which promotes a walkable, mixed-use environment. Commercial development opportunities are not desirable given the current state of retail and abundance of available commercial space. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

Application of the 50' undisturbed buffer requirement would discourage residential development of the Haynes Bridge Road property, which would have less impact on existing homes in Alpha Park. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as notification of applicant-sponsored public participation meetings on February 7, 2022 and February 28, 2022. The report states that public feedback was received, which included support for the proposed development, questions regarding the size of homes, and concerns over stormwater runoff, traffic and tree removal.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on February 9, 2022. There were several public comments with a few in favor and several in opposition with concerns over increased property taxes, density, attached product (should be detached homes only), impacts to tree canopy, traffic, redevelopment of Alpha Park (development should be limited to Haynes Bridge property), and lack of greenspace. There were also questions about price point and unit size, next steps, whether the plan meets the fire marshal's requirements, build-out timeline, and whether Devore Road would be repaved and width increased for bike lanes.

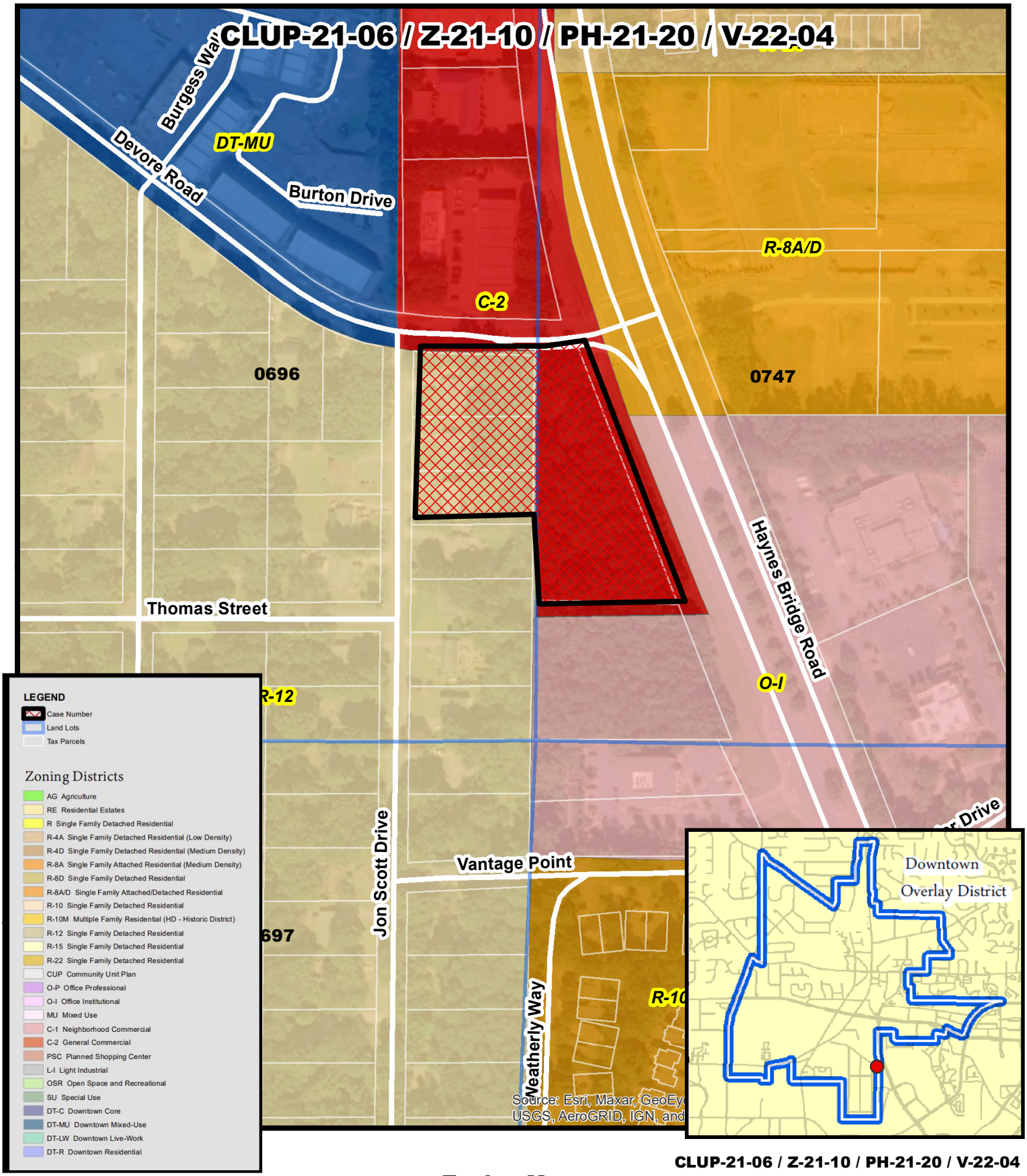
IV. ATTACHMENTS:

- Site Plan
- Renderings

Aerial Map
Alcovy
Haynes Bridge & John Scott Drive

CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

Location Map Provided by:
Community Development - GIS

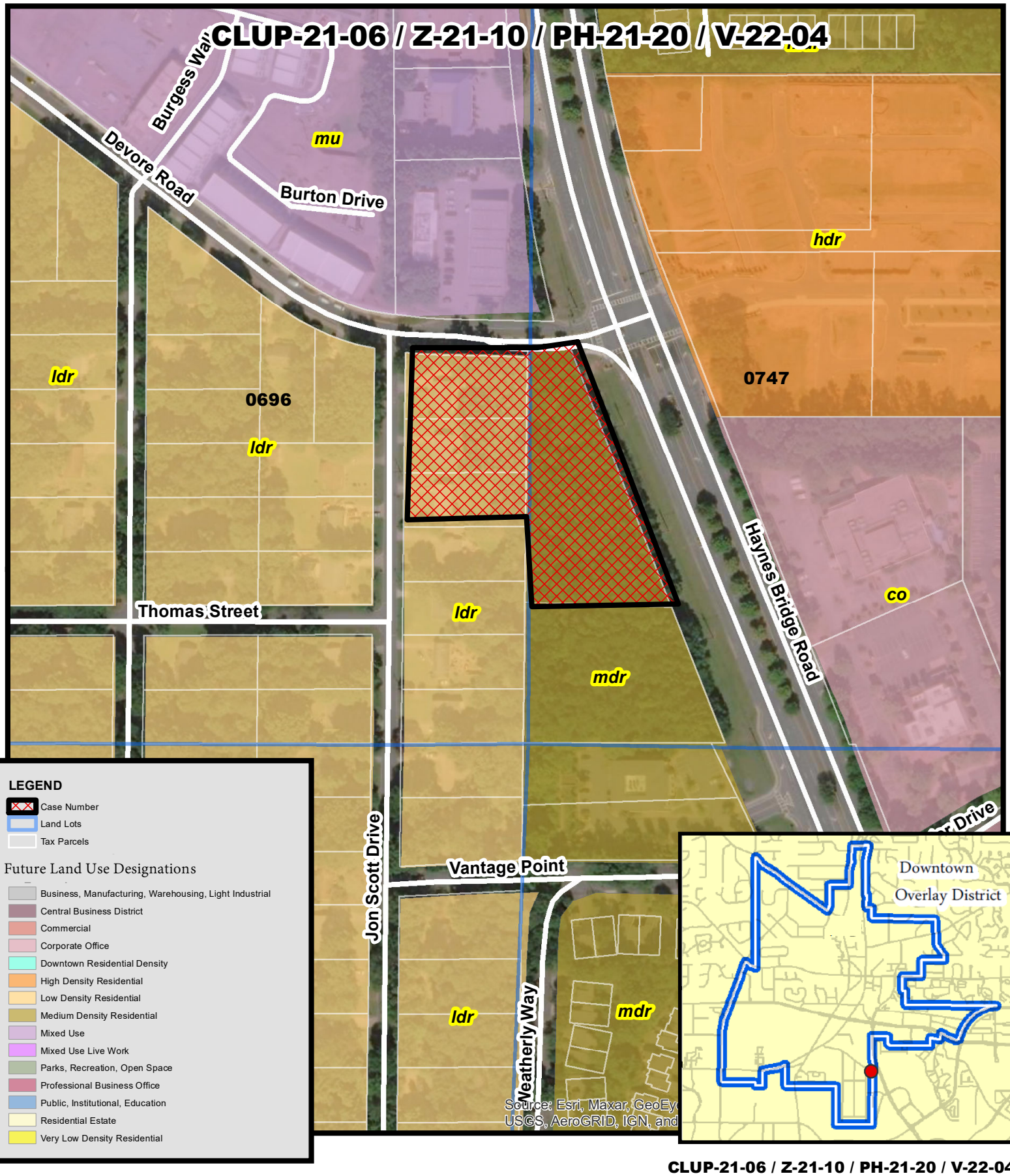


THE CITY OF ALPHARETTA

Zoning Map
Alcovy
Haynes Bridge & John Scott Drive

CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

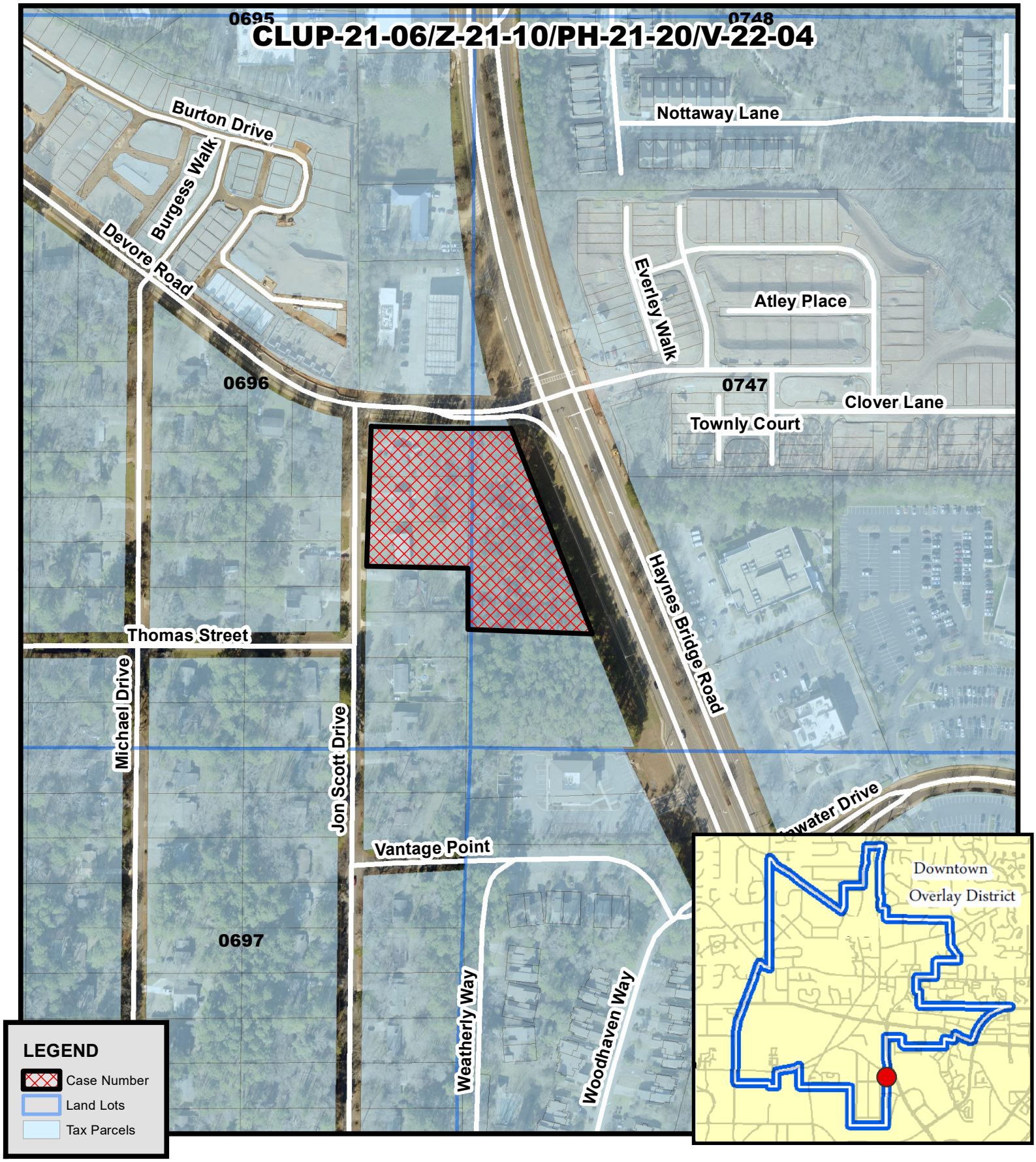
Location Map Provided by:
Community Development - GIS



Future Land Use
Alcovy
Haynes Bridge & John Scott Drive

CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

Location Map Provided by:
Community Development - GIS



Location Map
Alcovy
Haynes Bridge Rd & John Scott Drive

CLUP-21-06/Z-21-10/PH-21-20/V-22-04
D/LL: 1/2/696, 747
PC: 3/03/22
CC: 3/21/22

Location Map Provided by:
Community Development - GIS

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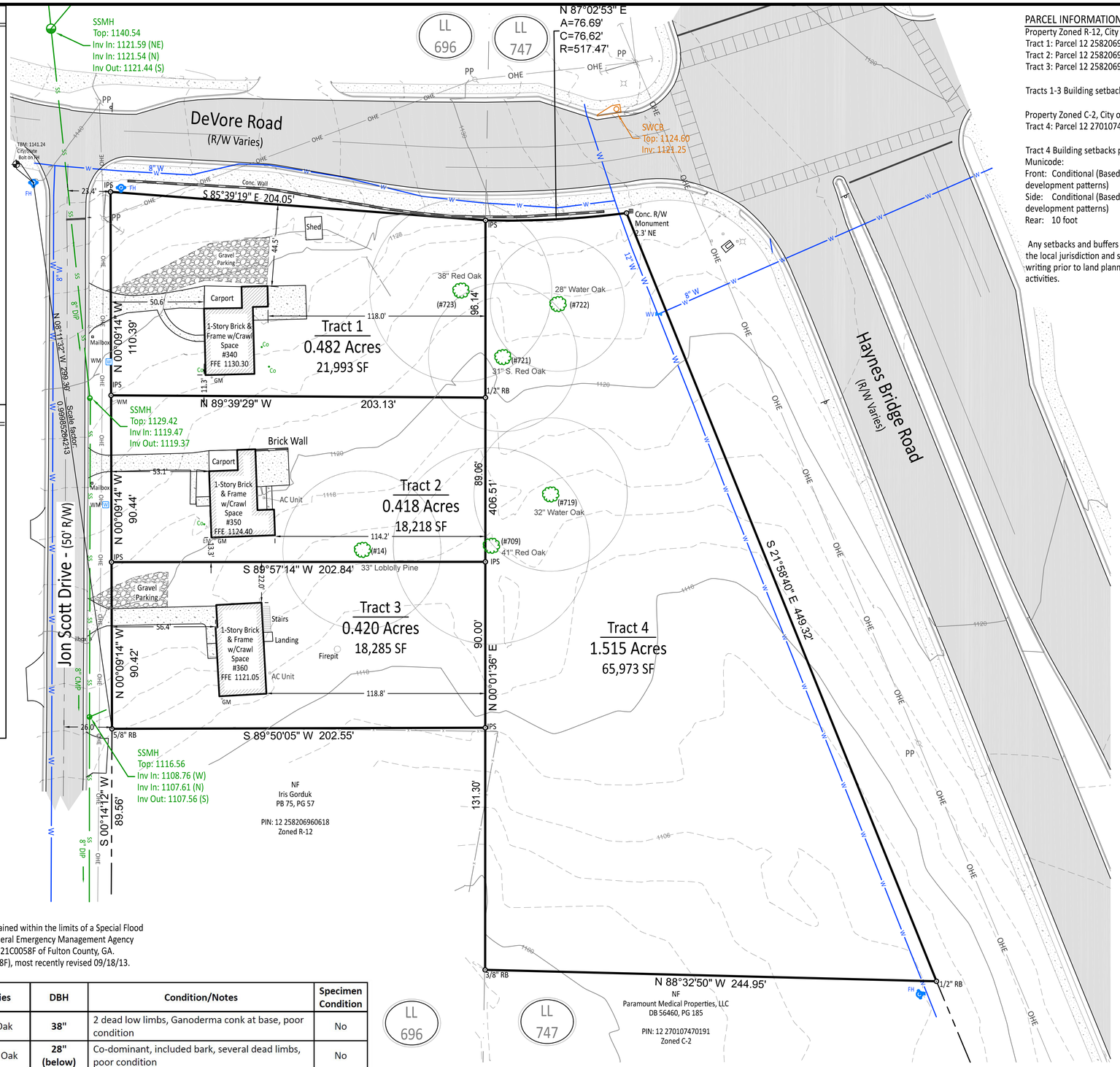
BC = back of curb
C&G = curb and gutter
CB = catch basin
CD = check dam
CL = centerline
CMF = concrete monument found
CMP = corrugated metal pipe
CO = clean out
CT = crimp top pin
DI = drop inlet
DIP = ductile iron pipe
DWCB = dbl. wing catch basin
EP = edge of pavement
FC = face of curb
FES = flared end section
FH = fire hydrant
GI = grate inlet
GW = guy wire
GP = guy pole
HW = head wall
IPF = iron pin found
IPS = iron pin set
JB = junction box
INV = invert
L.L.L. = land lot line
LP = light pole
MH = manhole (sanitary sewer)
OCS = outlet control structure
OT = open top pipe
PL = property line
PP = power pole
RB = reinforcing bar
RCP = reinforced concrete pipe
R/W = right-of-way
TB = thrust blocking
TSP = traffic signal pole
TSB = traffic signal box
TP = telephone pole
TSP = traffic signal pole
WM = water meter
WV = water valve
YI = yard inlet

SYMBOL LEGEND:

= existing concrete
= existing asphalt
= existing gravel/riprap
= fire hydrant
= guy wire
= light pole
= power pole
= sanitary sewer manhole
= clean out
= transformer
= water meter
= single wing catch basin
= grate inlet
= junction box
= head wall
= buffer
= bldg setback
= fence
= overhead electric
= underground electric
= water line
= sanitary line
= gas line
= computed point



FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	**38"**	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	**28" (below)**	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	**31" (below)**	Co-dominant, included bark, poor condition	No
4	719	Water Oak	**32"**	1 broken low limb - good condition	Yes
5	709	Red Oak	**41"**	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	**33"**	No issues, good condition	Yes

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
3. Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
4. Tree size indicated is DBH (diameter breast height) in inches.
5. Certification applies to the location of trees, but does not extend to the identification of species.

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

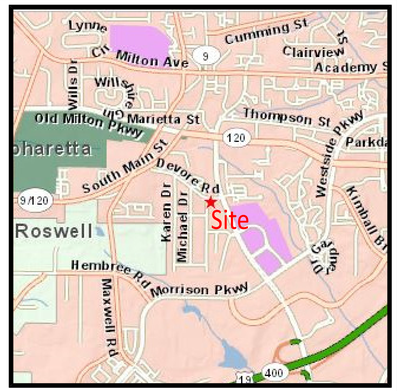
Tracts 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Grid (GA West)



LOCATION MAP
NOT TO SCALE

REFERENCES:
1. Final Plat of Alpha Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57.
2. Boundary and Topographic Survey for Dr. Dan Danyo, prepared by Brumbellow-Reece & Associates, Inc., dated October 23, 2005.
3. Quitclaim Deed to Dennis Pettas recorded in Deed Book 56373, Page 178.
4. Quitclaim Deed to Dennis Pettas recorded in Deed Book 56373, Page 179.
5. Quitclaim Deed to Dennis Pettas recorded in Deed Book 56373, Page 181.
6. Limited Warranty Deed to Dr. Dan Danyo recorded in Deed Book 43033, Page 12.
7. Tree Evaluation Report for Jon Scott/Devore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta, preoared by HRH Trees, LLC. Recieved 3/20/2022.

SURVEY NOTES:
1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Measurements shown are US Survey Feet (ground).
4. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
5. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
6. This plat has been calculated for closure and is found to be accurate within one foot in 273,250 feet.

GENERAL NOTES:
1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map based on Fulton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities along with previously marked utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. No attempt was made by this firm to determine presence of specimen trees. Only trees on the western side of the exisitng building were located per the clients request.
3. All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. User of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

RTK GPS BOUNDARY & TOPOGRAPHIC SURVEY NOTES:
1. Vertical Datum: NAVD 88 (2012 B)
2. Type of Survey: RTK (Real Time Kinematic)
3. Average Positional Accuracy Per Point: 0.04'
4. Horizontal Datum: NAD83 (2011)
5. Fixed Control Used: SmartNet network.
6. Geoid: Elipsoid: GRS1980
7. Combined Grid Factor: 0.99985264213 (At Listed Benchmark)
8. Contours displayed at a 2-foot interval.
9. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
10. Date of Fieldwork: 12/02/21.

REVISIONS:

NO.	DESCRIPTION	DATE
1	Update Utility Note	1/3/22
2	Updated Tree based off of new Arborist Report.	3/28/22

0' 30' 60' 90'
Scale: 1"= 30' (22"x34") 1"= 60' (11"x17")

Engineering 303

Boundary, Topographic and Tree Survey for:
SE Intersection of Jon Scott Dr & Devore Rd
Alcovy Group
City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 696 & 747

GEORGIA REGISTERED Mario G. Forte NO. 2721 03/28/22 LAND SURVEYOR MARIO G. FORTE
GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 12/15/21
Sheet
Survey-1
Project Number
21-4883

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NORTH

SSMH
Top: 1140.54
Inv In: 1121.59 (NE)
Inv In: 1121.54 (N)
Inv Out: 1121.44 (S)

Existing Alpha-Loop

Prop. Sidewalk Connection

DeVore Road
(R/W Varies)

LL 696

LL 747

N 87°02'53" E
A=76.69'
C=76.62'
R=517.47'

SWCH
Top: 1124.60
Inv: 1121.25

TBM: 1141.24
City/State Bolt on FH

Proposed Crosswalk to Existing Alpha-Loop

Rapid Flashing Beacons

S 85°39'19" E 204.05'

Conc. R/W Monument 2.3' NE

IPS

Conc. Wall

Lot 1
5,195 S.F.

Lot 2
8,352 S.F.

Lot 3
4,558 S.F.

Lot 4
4,546 S.F.

Lot 5
6,333 S.F.

Lot 6
4,727 S.F.

Lot 7
3,150 S.F.

Lot 8
3,150 S.F.

Lot 9
3,150 S.F.

Lot 10
2,700 S.F.

Lot 11
2,700 S.F.

Lot 12
2,700 S.F.

Lot 13
2,700 S.F.

Lot 14
2,700 S.F.

Lot 15
4,095 S.F.

Lot 16
4,922 S.F.

Lot 17
4,950 S.F.

Lot 18
4,950 S.F.

Lot 19
5,401 S.F.

Front Porch

10' Front Bldg Setback

20' Front Bldg Setback

Prop. 6' Planter & 6' Sidewalk

10' L/S

20' L/S

10' BL

10' BL / 10' L/S

Prop. 18' Alley

Open Space / Tree Save # 1

Prop. Street A

5' Sidewalk

5' Planter/ Landscape Strip

Mail Kiosk

Common Area

Private 20' Alley with 35' Ingress/Egree & Utility Esmt.

Proposed Underground Detention Facility
C.A. / Amenity Area

Prop. Wall

Tree Save # 2

Variance Request to Reduce 50' Buffer to 20' Landscape Strip Planted to Buffer Standards

Fire Truck Turn Around (Hammer Head)

Proposed Alpha-Loop
12' Multi-use Path

Remove Ex. Sidewalk

Proposed Water Main Relocation

Haynes Bridge Road
(R/W Varies)

Jon Scott Drive
(50' R/W)

SSMH
Top: 1129.42
Inv In: 1119.47
Inv Out: 1119.37

N 00°09'14" W
291.25'

SSMH
Top: 1116.56
Inv In: 1108.76 (W)
Inv In: 1107.61 (N)
Inv Out: 1107.56 (S)

S 89°50'05" W 202.55'

S 00°14'12" W
89.56'

N 00°01'36" E
131.30'

N 88°32'50" W 244.95'

S 21°58'40" E
449.32'

5/8" RB

3/8" RB

1/2" RB

10' Evergreen Screen

NF
Iris Gorduk
PB 75, PG 57

PIN: 12 258206960618
Zoned R-12

NF
Mark D. Stalica
PB 75, PG 57

PIN: 12 258206960600
Zoned R-12

NF
Paramount Medical Properties, LLC
DB 56460, PG 185

PIN: 12 270107470191
Zoned C-2

Area This Tract
123,731 Sq. Ft.
2.826 Acres

Site Information

Owner: Alcovy Team LLC
Contact: Mo Gayasuddin
Phone: 678-736-0139
Email: mo@alcovy.com

Addresses: 340 Jon Scott Drive (Tract 1)
350 Jon Scott Drive (Tract 2)
360 Jon Scott Drive (Tract 3)
Haynes Bridge Road (Tract 4)

Current Zoning: R-12/C-2
Overlay District: Downtown
Future Land Use: DRD – Downtown Residential Density/ Medium Residential Density

Proposed Use: DT-R (Downtown Residential)

Building Setbacks (DT-R):

Front:	10'
Side:	None, 10' between structures
Rear (No Alley):	3'
Rear (Alley):	10'

District Density:	8 units/acre
Proposed Density:	6.7 units/acre
Proposed Units:	10 Detached Houses 4 Semi-Detached Houses 5 Townhomes

Lot Standard Requirements:

Detached Houses	4,500 SF
Semi-Detached	2,500 SF
Townhome	900 S.F.
Min. Lot Width	25' Width
Proposed Houses:	3,000+/- SF
Proposed Townhome	2,500+/- SF

Impervious Lot Coverage:	70% max
Maximum Building Height:	3 stories/35 feet
Required Parking:	2.5 spaces per unit or 50 spaces
Proposed Parking:	2 Indoor + 2 driveway +9 street = 85 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity Space: 10.75% or 13,300 SF

Open / Amenity Space:

Required Amenity Space:	12,373 S.F. (10.0%)

Proposed Open / Amenity Space:

Pocket Park	3,210 S.F.
C.A. / Amenity Area	15,696 S.F.
Porches	2,367 S.F.
Total	21,273 S.F. (17.19%)

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

Landscape Legend

Landscape Strips & Open Space / C.A.

Interior Landscaping

0' 30' 60' 90' 120'

Scale: 1"= 30' (22"x34 Prints) 1"= 60' (11"x17" Prints)

Zoning Notes:
1. Townhomes will require sprinkler systems.
2. Common use area such as Pocket Park are required to meet 2010 ADA.
3. Developer to provide a signalized pedestrian crossing on DeVore Road from Jon Scott Drive intersection, with pedestrian ramps on both sides of DeVore Road and connect to the Alpha Loop on the north side of DeVore Road. Crossing shall be marked with special paint/decals denoting the Alpha Loop.
4. If Alpha Loop section is not yet constructed or programmed, the developer can build this section for impact fee credits. On Haynes Bridge Road they can continue to Rainwater Drive to connect to the section being constructed by Morrison Park for additional impact fee credits.

Engineering 303

Zoning Exhibit for:
Alcovy Estates
City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 696 & 747

GEORGIA REGISTERED NO. 23747 PROFESSIONAL ENGINEER BRIAN J. KING 3-18-2022

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 3-18-2022
Sheet
Zoning
Project Number
21-4883

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Area This Tract

123,731 Sq. Ft.
2.826 Acres

Site Information

Owner: Alcovy Team LLC
Contact: Mo Gayasuddin
Phone: 678-736-0139
Email: mo@alcovy.com

Addresses: 340 Jon Scott Drive (Tract 1)
350 Jon Scott Drive (Tract 2)
360 Jon Scott Drive (Tract 3)
Haynes Bridge Road (Tract 4)

Current Zoning: R-12/C-2
Overlay District: Downtown
Future Land Use: DRD – Downtown Residential Density/ Medium Residential Density

Proposed Use: DT-R (Downtown Residential)

Building Setbacks (DT-R):

Front:	10'
Side:	None, 10' between structures
Rear (No Alley):	3'
Rear (Alley):	10'
District Density:	8 units/acre
Proposed Density:	6.7 units/acre
Proposed Units:	10 Detached Houses 4 Semi-Detached Houses 5 Townhomes

Lot Standard Requirements:

Detached Houses	4,500 SF
Semi-Detached	2,500 SF
Townhome	900 S.F.
Min. Lot Width	25' Width
Proposed Houses:	3,000+/- SF
Proposed Townhome	2,500+/- SF
Impervious Lot Coverage:	70% max
Maximum Building Height:	3 stories/35 feet
Required Parking:	2.5 spaces per unit or 50 spaces
Proposed Parking:	2 Indoor + 2 driveway +9 street = 85 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity Space: 10.75% or 13,300 SF

Tree Save Notes:
The Existing site contains 6 specimen trees of which only 2 are in good condition. Since these 2 trees are right in the heart of the development it is not possible to design around both trees. E303 has chosen two Tree Save Areas for the proposed development.

Trees Save Area # 1 contains 19 trees which will be saved and if we can reduce the 18' Alley to 14' during the LDP we can potentially save 3 more trees. This area also contains a 16" tree with 7.7% disturbance to its CRZ and a 17" Tree with 18.3% disturbance. E303 located trees 2" and greater in this area.

Tree Save Area # 2 contains 12 trees which will be saved. E303 located trees 6" and greater in this area. Additional trees may be saved along the southern property line after the detention pond and sewer access are designed.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	38"	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	28" (below)	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	31" (below)	Co-dominant, included bark, poor condition	No
4	719	Water Oak	32"	1 broken low limb - good condition	Yes
5	709	Red Oak	41"	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	33"	No issues, good condition	Yes

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

Engineering E303
Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Zoning Exhibit with Tree Save Areas for:
Alcovy Estates
City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 696 & 747

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 23747 3-29-2022 BRIAN J. KING

Drawn: BJK
Date: 3-29-2022
Sheet
Zoning/Trees
Project Number
21-4883

EXHIBIT A - Renderings

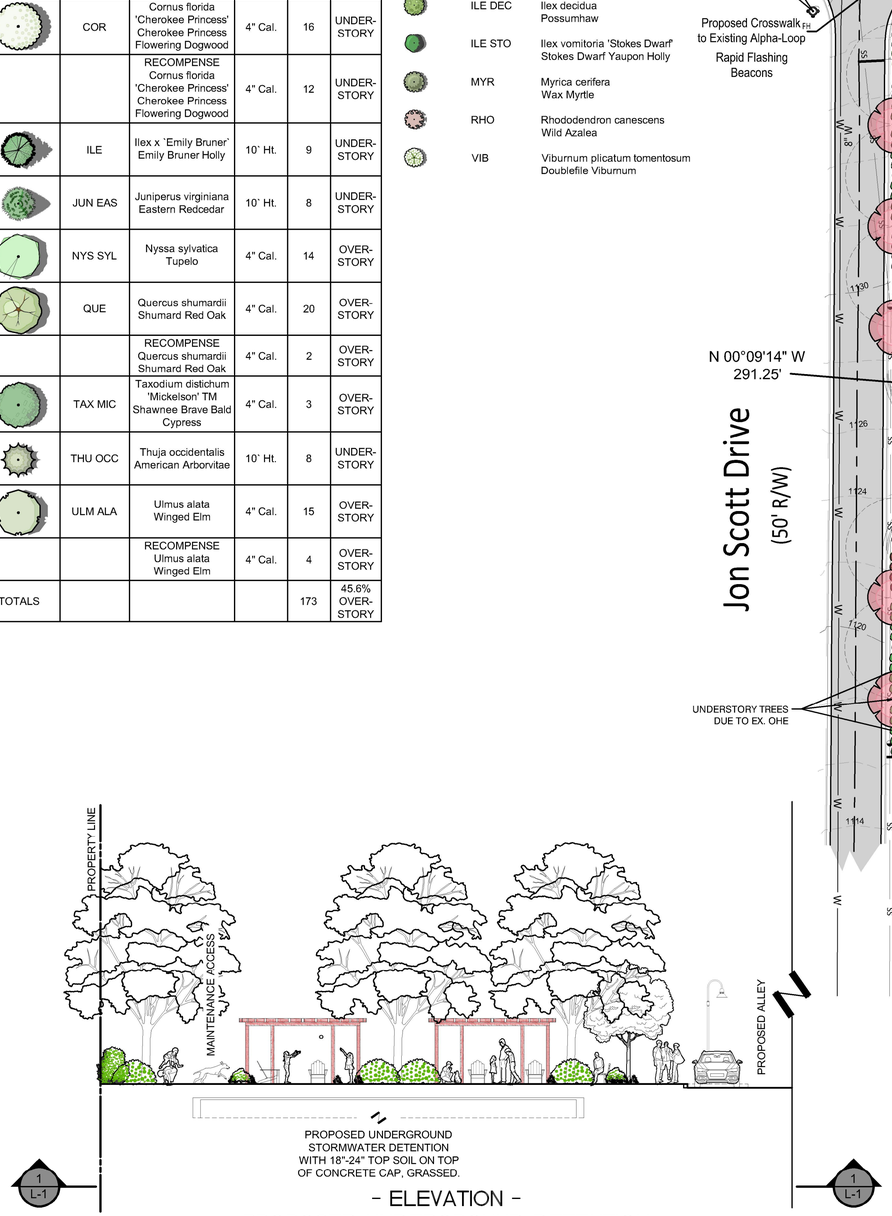
EXHIBIT A - Renderings

TREE SCHEDULE (NON-BUFFER)

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	FORM
	CAR AME	Carpinus caroliniana American Hornbeam	4" Cal.	16	OVER-STORY
		RECOMPENSE Carpinus caroliniana American Hornbeam	4" Cal.	8	OVER-STORY
	CER CAN	Cercis canadensis Eastern Redbud	4" Cal.	10	UNDER-STORY
		RECOMPENSE Cercis canadensis Eastern Redbud	4" Cal.	23	UNDER-STORY
	CHI RET	Chionanthus retusus Chinese Fringe Tree	3" Cal.	5	UNDER-STORY
	COR	Cornus florida 'Cherokee Princess' Cherokee Princess Flowering Dogwood	4" Cal.	16	UNDER-STORY
		RECOMPENSE Cornus florida 'Cherokee Princess' Cherokee Princess Flowering Dogwood	4" Cal.	12	UNDER-STORY
	ILE	Ilex x `Emily Bruner` Emily Bruner Holly	10` Ht.	9	UNDER-STORY
	JUN EAS	Juniperus virginiana Eastern Redcedar	10` Ht.	8	UNDER-STORY
	NYS SYL	Nyssa sylvatica Tupelo	4" Cal.	14	OVER-STORY
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	20	OVER-STORY
		RECOMPENSE Quercus shumardii Shumard Red Oak	4" Cal.	2	OVER-STORY
	TAX MIC	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	3	OVER-STORY
	THU OCC	Thuja occidentalis American Arborvitae	10` Ht.	8	UNDER-STORY
	ULM ALA	Ulmus alata Winged Elm	4" Cal.	15	OVER-STORY
		RECOMPENSE Ulmus alata Winged Elm	4" Cal.	4	OVER-STORY
TOTALS				173	45.6% OVER-STORY

SHRUB LIST FOR STREETSCAPE, BUFFERS, AND AMENITY AREAS

SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABE RCR	Abelia x 'Rose Creek' Rose Creek Abelia
	ABE GRA	Abelia x grandiflora Glossy Abelia
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea
	CAM	Camellia japonica Camellia
	HYD	Hydrangea quercifolia Oakleaf Hydrangea
	ILE DEC	Ilex decidua Possumhaw
	ILE STO	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly
	MYR	Myrica cerifera Wax Myrtle
	RHO	Rhododendron canescens Wild Azalea
	VIB	Viburnum plicatum tomentosum Doublefile Viburnum



- ELEVATION -
PROPOSED UNDERGROUND DETENTION AND AMENITY AREA

TREE SAVE AREA #1 HAS BEEN ASSESSED BY ARBORIST, HEIDI HARRINGTON OF HRH TREES. TREES WILL BE SELECTED TO BE REMOVED BY HAND WITHIN TREE SAVE AREA TO REDUCE COMPETITION WITH EX. 15" AND 17" HARDWOODS, IN ADDITION TO OTHERS SELECTED FOR CHARACTER AND STRUCTURE. ADDITIONAL UNDERSTORY TREES AND NATIVE SHRUBS WILL BE PLANTED TO ENHANCE POCKET PARK - PASSIVE ACTIVITY.

DeVore Road (R/W Varies)

Existing Alpha-Loop

Prop. Sidewalk Connection

Proposed Crosswalk to Existing Alpha-Loop

Rapid Flashing Beacons

TBM: 1141.24 City/State Bolt on FH

N 87°02'53" E A=76.69' C=76.62' R=517.47'

LL 696

LL 747

Jon Scott Drive (50' R/W)

N 00°09'14" W 291.25'

Lot 1 5,195 S.F.

Lot 2 8,352 S.F.

Lot 3 4,558 S.F.

Lot 4 4,546 S.F.

Lot 5 6,333 S.F.

Lot 6 4,727 S.F.

Lot 7 3,150 S.F.

Lot 8 3,150 S.F.

Lot 9 3,150 S.F.

Lot 10 2,700 S.F.

Lot 19 5,401 S.F.

Lot 18 4,950 S.F.

Lot 17 4,950 S.F.

Lot 16 4,922 S.F.

Th 11 2,700 S.F.

Th 12 2,700 S.F.

Th 13 2,700 S.F.

Th 14 2,700 S.F.

Th 15 4,085 S.F.

Open Space / Tree Save # 1

Prop. 18' Alley

Prop. Street A

PEDESTRIAN LIGHT, TYP.

20' CLEARANCE, TYP.

Private 20' Alley with 35' Ingress/Egree & Utility Esmt.

Proposed Alpharetta Multi-Use Path

Haynes Bridge Road (R/W Varies)

Tree Save # 2

Common Area

Proposed Underground Detention Facility C.A.

Amenity Area MULTI-PURPOSE GAMES COURT Prop. Wall

AMENITY AREA WITH PROPOSED SEATING AREAS, SHADE STRUCTURES, AND MULTI-PURPOSE GAMES COURT (PERVIOUS) FOR ACTIVE RECREATION.

ORNAMENTAL IRON FENCING, 30-36" HT., WITH GATES, TO PROVIDE SEPARATION OF LOTS AND ADDITIONAL LOT/UNIT IDENTITY. 5' WIDE PEDESTRIAN CONNECTIONS FROM EACH UNIT, CONSTRUCTED OF DECOMPOSED GRANITE, MULCH, OR CONCRETE, TO PROVIDE MORE IMMEDIATE CONNECTIONS TO THE ALPHA LOOP.

UNDERSTORY TREES DUE TO EX. OHE

Fire Truck Turn Around (Hammer Head)

10' Evergreen Screen

S 89°50'05" W 202.55'

S 00°14'12" W 89.56'

N 00°01'36" E 181.30'

N 88°32'50" W 244.95'

NF Iris Gorduk PB 75, PG 57 PIN: 12 258206960618 Zoned R-12

NF Mark D. Stalica PB 75, PG 57 PIN: 12 258206960600 Zoned R-12

NF Paramount Medical Properties, LLC DB 56460, PG 185 PIN: 12 270107470191 Zoned C-2

BUFFER VARIANCE TO 20' LANDSCAPE STRIP, PLANTED TO BUFFER STANDARDS: PLANTINGS TO COMPLY WITH ALPHARETTA BUFFER STANDARDS; TREE/SHRUB LAYOUT, QUANTITIES, AND PERCENTAGES TO BE CALCULATED WHEN UNDERGROUND STORMWATER DETENTION AREA DESIGN AND UTILITY LAYOUT IS COMPLETED. EXISTING TREES TO BE CONFIRMED.

SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

NORTH:

SCALE: 0 30' 45' 60' 90' 120'
SCALE: 1"=30'(22"x34" PRINTS) 1"=60'(11"x17" PRINTS)

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE	#
– –	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE. (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

ALCOVY GROUP
SE INTERSECTION OF
JON SCOTT DR & DEVORE RD
LL 696 & 747, 1st DISTRICT, 2nd SECTION
ALPHARETTA, GEORGIA

LANDSCAPE CONCEPT RENDERING

SCALE: AS SHOWN

DATE: 04/06/2022

PROJECT: FA-22022

SHEET R-1

SHEET 2 OF 2

Community Zoning Information Meeting
February 9, 2022
epartment of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman
b. Ben Kern

II. Items:

a. V-21-31 / PH-21-22 Kimball Plaza – 11380 State Bridge Road
i. The applicant was unable to present but was available to answer question via chat. Michael Woodman presented the item.
ii. Requesting a variance to reduce the waiting period from September 2021.
iii. The applicant is asking for a change to the condition to allow for a medical use in addition to the retail use.
Public Comments: there were no public comments for this item.

b. MP-21-11 / Bridge Road Holdings, LLC
i. The applicant, David Belle Isle, was not present for this meeting. Michael Woodman presented the item.
ii. The applicant is requesting to bring this property into the Preston Glen Master Plan.
iii. 19,000 sq foot, 2 story building with medical and retail.
Public Comments: there were no public comments for this item.

c. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street
i. The applicant, Kourtney Wexler, presented this item.
ii. The request is to rezone from C2 to DTR to build a single-family home.
Public Comments: there were no public comments for this item.

d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road and Jon Scott Drive
i. Ethan Underwood, the attorney for the applicant, presented this item.
ii. 20-unit development- mixture of detached, single-family units, townhomes, and semi-attached
iii. 3,000 sq feet minimum size
iv. $1,000,000 + prices
v. There will be a barrier wall at the 5-foot landscape strip.
vi. Wants this to be a new wave of high-end housing.
Public Comments: chat comments (see next section)
-I don't think the development of the single-family residential units should be allowed. You can change the commercial side, but the price of the homes will bump up our property taxes. (resident of 469 Karen Drive) *We understand it's bringing some change. Is your concern traffic or that the houses are too expensive?* I'm concerned about the density of the project. You already have townhomes across the street.
-I am very opposed to this project. I don't believe it aligns with the city's 2040 Comprehensive Plan, nor does it align with the goals of the Council. The citizens want to preserve our tree canopy and improve walkability. We want to protect natural areas of land. This will impact traffic as well. (resident off Haynes Bridge Road)

III. Chat Comments:

COMMENT THREAD BEGAN WITH ALCOVY HAYNES BRIDGE DEVELOPMENT:
18:10:53 From Jim to Everyone:
I oppose this development
18:10:58 From Taylor to Everyone:
agree
18:12:02 From Jim to Everyone:
too much concentration of home in this area
18:12:34 From Adeniyi to Everyone:
How much is the square footage and cost of the houses and town homes?
18:14:45 From Kimberly's iPhone to Everyone:

Does anyone know what this will do to our property values? Do the residents truly get a say so?

18:16:10 From Jim Siegel to Everyone:
This will raise your property values. Why would you be opposed?

18:17:48 From Leslie Carpenter to Everyone:
I don't feel the density of this proposal is sufficient to cause the destruction of our single family subdivision

18:17:48 From Linda Bilderback to Everyone:
Linda Bilderback I am for this new development. Maybe you could state what the current zoning lot size is now. I live on Haynes Bridge

18:18:05 From Kimberly's iPhone to Everyone:
I do live in Alpha Park and have lived here for 30 years. The development is to large.

18:18:53 From Jim to Everyone:
we are looking for single family home on each lot as is now

18:19:01 From Leslie Carpenter to Everyone:
deforestation, water reclamation, sewage and trash removal...

18:19:45 From Leslie Carpenter to Everyone:
6 to 12 separation of residences is way to close,

18:21:06 From Leslie Carpenter to Everyone:
why not buy everybody out at the valuable price increase that you are speaking of

18:23:57 From Kimberly's iPhone to Everyone:
Yes

18:24:00 From Leslie Carpenter to Everyone:
is police to be increased

18:24:24 From Kimberly's iPhone to Everyone:
What is the next step?

18:24:28 From Leslie Carpenter to Everyone:
is fire dept on board with this

18:24:57 From Adeniyi to Everyone:
What is the timeline for building these out..?

18:25:45 From Leslie Carpenter to Everyone:
why not make a subdivision all along the south of devore along Haynes bridge

18:26:06 From Kimberly's iPhone to Everyone:

We can attend the meeting?

18:26:20 From Adeniyi to Everyone:
Why not increase the green space between the single family detached houses by 50% and reduce the number of town homes?

18:27:31 From danielle west to Ben Kern (Direct Message):
Thank you for taking the time to share these details with us! I love how Alpharetta is evolving!

18:27:37 From Leslie Carpenter to Everyone:
just the commercial zoned Haynes bridge side

18:27:38 From Jim Siegel to Everyone:
Will the city of Alpharetta force a repaving of Devore Road?

18:28:21 From Kimberly's iPhone to Everyone:
Can I go to City Hall and pick up today's attachment's?

18:28:23 From Ben Kern to danielle west(Direct Message):
You're welcome Danielle - glad to be able to keep you in the loop!

18:28:30 From Leslie Carpenter to Everyone:
make a strip along Haynes bridge & keep out of alpha park

18:29:05 From Adeniyi to Everyone:
Why not also increase the width of the road and add bike paths as part of the development and pay for it?

18:31:04 From Adeniyi to Everyone:
Devore

18:31:34 From Leslie Carpenter to Everyone:
a long strip of commercial should be developed for a strip of row houses

18:31:44 From Adeniyi to Everyone:
Need to increase the Devore road width due to impact

18:32:05 From Adeniyi to Everyone:
Need to increase width of Devore

18:33:07 From Adeniyi to Everyone:
Width of Devore road is more important not side walk due to impact

18:36:27 From Adeniyi to Everyone:
Totally agree on having lots of trees more than what is here

18:37:04 From Leslie Carpenter to Everyone:
so 11 residences where there is 3

18:37:26 From Adeniyi to Everyone:
All trees planned need to be reflected in site plan

18:37:46 From Randy Blasch (he, him, his) to Everyone:
We were told when Alpha Park was rezoned that Alpharetta would not allow the development to be changed piecemeal. How is this consistent with that?
18:39:14 From Adeniyi to Everyone:
Single family homes are more desirable than town homes
18:39:30 From Leslie Carpenter to Everyone:
that's it for me , for now
18:40:39 From Leslie Carpenter to Everyone:
signs were posted for the Monday night meeting?
18:40:40 From Kimberly's iPhone to Everyone:
I was unaware of Monday's meeting
18:40:55 From danielle west to Everyone:
Thanks again!!
18:41:31 From Kimberly's iPhone to Everyone:
I would like to meet with someone and I believe many of us would like to meet
18:41:32 From Randy Blasch (he, him, his) to Everyone:
This affects ALL Of Alpha Park, so it would appreciated if we were ALL included
18:42:00 From Kimberly's iPhone to Everyone:
I never received a letter and I live in the middle
18:42:18 From Leslie Carpenter to Everyone:
770 781 4100
18:42:54 From Ethan Underwood to Everyone:
EUNDERWOOD@MHTLEGAL.COM

IV. Meeting Ended

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: Missed Zoning Information Meeting
Date: Tuesday, March 1, 2022 8:28:04 AM
Attachments: image001.png

Public comment – Alcovy Haynes & Jon Scott file. Please redact to send to the applicant. Thank you!

From: Jillian Robinson [redacted]
Sent: Monday, February 28, 2022 8:47 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Missed Zoning Information Meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oops, sorry sent that last one too soon. Below are our concerns:

1) Parking for residents is already limited to driveway only which makes holiday periods difficult. Additionally the Maxwell development across the street constantly has a full parking lot and there are still dwellings being built and restaurants yet to be opened. It is only a matter of time before that development starts overflowing. And with our street width already limited, we fear that any overflow parking to our street will go unnoticed and to the detriment of our own use. Furthermore, we believe the new proposed development along Haynes Bridge/Jon Scott will be equally as limited with parking options as the Maxwell and the Atley. Downtown Alpharetta is starting to have a dearth of parking options during and we are not confident parking in the area (both for commercial and residential) is being considered. Yes, some of these developments limit the number of cars a resident can have on premises but it's unrealistic to think a whole neighborhood with 40+ dwellings can sustain normal friend/family activity with 7 "spare" parking spaces (or whatever limited number is afforded to them).

2) Alpharetta's prime downtown area is severely lacking in shade trees. There has been exceptional loss of foliage in the downtown perimeter and there is planned to be more. But not much is being done about replenishing. And I don't mean planting a dogwood or crepe myrtle or some other small tree. I'm talking about being able to walk in the summer on the beautiful new sidewalks without the sun beating down on you. We are quite happy to live in Alpha Park because of it's walkability. However, in reality, the walkability is very limited due to inadequate shade in the summer months. Allowing the Haynes Bridge - Jon Scott development would mean further degradation of the natural surroundings which make Alpharetta feel like an idyllic small town (i.e. what attracts people to the area) as opposed to an urban sprawl center . Too much development will leave Alpharetta feeling like a Sandy Springs, or Duluth....so much concrete/brick/asphalt that it has no charm and no appeal.

3) Lastly, we are concerned that sewage and water runoff isn't being thought about in our specific area. The neighborhood is very old (oldest in Alpharetta) and as such we are afraid that the developments that are being proposed (or have been implemented) along with the flipping that is happening in the neighborhood (houses at the corner of Devore and Karen) will

eventually mean that the water and drainage systems in place will be insufficient. We don't want to find that out the hard way after the developer has left and our neighborhood/neighbors are dealing with the damage. This actually has been happening with the Berkdale community as of late. Their retention pond is not big enough (i.e. should have been bigger but was approved at a smaller size). As a result, that neighborhood ends up flooding other houses behind it anytime there is moderate rainfall. I realize that is a Roswell jurisdiction, but I want to bring it up as a warning of the things that can happen when proper care and due diligence are not adhered to.

Thank you,

Jillian Robinson

On Mon, Feb 28, 2022 at 8:41 PM Jillian Robinson [redacted] wrote:

> Hi Michael,
>
> Below are our concerns regarding the development at Haynes Bridge Road and Jon Scott Dr:
>
> On Wed, Feb 23, 2022 at 12:52 PM Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> > Good afternoon, Jillian.
> >
> > Please send your comments to me.
> >
> > Best regards,
> >
> > Michael A. Woodman, AICP
> > Planning and Development Services Manager
> >
> > City of Alpharetta
> > Community Development Department
> > 2 Park Plaza
> > Alpharetta, Georgia 30009
> > (678) 297-6072
> > www.alpharetta.ga.us

From: Jillian Robinson <[redacted]>
Sent: Wednesday, February 23, 2022 12:15 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Missed Zoning Information Meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

My husband and I were unable to attend the zoning information meeting on February 9th (traveling on an airplane at that time). We live in the Alpha Park neighborhood and wanted to offer some concerns we have regarding the development proposed between Jon Scott Drive and Haynes Bridge Road. To whom can we send our concerns so that they are documented/included when the committee and council makes their decision?

Thanks,
Jillian Robinson

Callum, Alexandra

From: Woodman, Michael
Sent: Wednesday, March 2, 2022 4:02 PM
To: Callum, Alexandra
Subject: Fwd: Question re: March 3 Public Hearing: Haynes Bridge Rd + Jon Scott Dr development project

Can you check all locations to make sure date has been changed to April? Thanks

Sent from my iPhone

Begin forwarded message:

From: Zac Anderson [redacted]
Date: March 2, 2022 at 3:38:23 PM EST
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Question re: March 3 Public Hearing: Haynes Bridge Rd + Jon Scott Dr development project

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

I am a concerned citizen at:

440 Karen Drive
Alpharetta, GA 30009

I got a letter about a public hearing on **March 3 at 6:30 PM** regarding a proposed development at the edge of **Haynes Bridge Rd and Jon Scott Dr** (2.4 acres of land total). However, I couldn't find any additional info on this hearing using the link in the letter.

Can you please tell me:

- I see the hearing starts at 6:30 but do you know how long will it will last?
- Is there a schedule of proceedings? I understand these hearings can cover multiple issues and want to make sure I'm only there for what pertains to me personally.
- Do you know of any contacts I can write to in order to protest against this development project? If so, do you have their contact info? I would like to protest in person and via mail.

Thanks in advance for your help!

Sincerely,

Zac Anderson
CSE, VSP, VMSP, VMTSP

From: Woodman, Michael
To: Taylor Melesh
Cc: Callum, Alexandra
Subject: RE: Opposition for 4.14.22 hearing
Date: Monday, April 18, 2022 9:13:45 AM
Attachments: image001.png

Good morning, Taylor.

Thank you for your comments on these public hearing requests. We will include your comments with these files as they move through the process.

Best regards,

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Taylor Melesh [redacted]
Sent: Thursday, April 14, 2022 6:17 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Opposition for 4.14.22 hearing

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

I am opposed to - **Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road Consideration of rezoning and variance to allow for a 43-lot 'For-Sale' single-family detached subdivision on 22.7 acres**.

- It is important that we have agricultural spaces in our community to grow local food sources.

This shift to local food is exemplified by the community's increased involvement and expansion of Old Rucker Farm and the recent Foodwell Alliance Grant. We need to preserve as much space for agriculture as we can, for the sustainability of Alpharetta. It is essential that we implement sustainable land management and opportunities for food security.

I am also opposed - **to CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road + Jon Scott Drive Consideration of a comprehensive land use plan amendment, rezoning, public hearing, and variance to allow 10 'For-Sale' single-family detached homes, 4 'For-Sale' semidetached units, and 5 'For-Sale' townhome units on 2.84 acres.**

- This is too much density for Haynes Bridge and will only add to air pollution, traffic, and stormwater runoff.
- The trees in this area provide more economic, social, and environmental benefits to the community than new homes. Trees improve air quality, preserve biodiversity, cool streets, help in erosion reduction, health and well-being, pollution removal, and water management.
- I am opposed to a reduction in the undisturbed buffer - especially since this property is located on the Alpha loops and we need to preserve the tree canopy to reduce urban heat effects in the summer and preserve our natural ecosystems.

Thank you for your dedication to our community!

Taylor Deas-Melesh
365 Rowes Circle
Alpharetta, GA 30009

CITIZEN PARTICIPATION FORM - PART B

REVISED 4/6/22

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: CLUP-21-06/Z-21-10/PH-21-20/V-22-04 Alcovy Haynes Bridge Road & Jon Scott Drive

Contact Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood Telephone: 770-781-411

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.

A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM) and the Public Hearing was sent to adjacent and nearby property owners on January 5, 2022. A copy of the letter is attached as Exhibit "B1" and a copy of the mailing certification is attached as Exhibit "C1". A revised letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM), an Applicant-sponsored Public Participation Meeting, and the Public Hearing was sent to adjacent and nearby property owners on January 26, 2022. A copy of the letter is attached as Exhibit "B2" and a copy of the mailing certification is attached as Exhibit "C2". The Applicant held its Public Participation Meeting on February 7, 2022 at 6:00PM at the Alpharetta Branch Library located at 10 Park Plaza, Alpharetta, GA 30009. A copy of the sign-in sheet from the public meeting is attached as Exhibit "D1". The Applicant attended the Community Zoning Information Meeting (CZIM) on February 9, 2022 via Zoom Video Conferencing. A revised letter notifying people of the date, time and location of an additional Applicant-sponsored Public Participation Meeting and the Public Hearing was sent to adjacent and nearby property owners on February 17, 2022. A copy of the letter is attached as Exhibit "B3" and a copy of the mailing certification is attached as Exhibit "C3". The Applicant held a Public Participation Meeting on February 28, 2022 at 6:00PM at the Preston Ridge Community Center (Ed Isakson/Alpharetta Family YMCA) located at 3655 Preston Ridge Road, Suite 100, Alpharetta, GA 30005. A copy of the sign-in sheet from the public meeting is attached as Exhibit "D2". A revised letter notifying people of the date, time and location of the rescheduled Public Hearing was sent to adjacent and nearby property owners on April 1, 2022. A copy of the letter is attached as Exhibit "B4" and a copy of the mailing certification is attached as Exhibit "C4". A summary of issues raised by interested parties and adjoining property owners is attached as Exhibit "E". The Applicant will continue to keep the Planning Department informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary.

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	[x]	Group Meeting
[x]	Email	[x]	Other *(Please Specify)* CZIM February 9, 2022

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: Ethan Underwood Date: 4/6/22

Print Form

M V P INVESTMENT CO
4710 LOU IVY RD
DULUTH GA 30096

DHOLE ASHWINI & RATHI GHAZAL
5835 CRESTWICK WAY
CUMMING GA 30040

MAYA PROPERTIES ALPHARETTA LLC
42912 BLUEHOUSE LN
ALPHARETTA GA 30022

VLM HOLDINGS LLC
1 KING ST APT 202
CHARLESTON SC 29401

JONES RANDALL BURNER
400 JON SCOTT DR
ALPHARETTA GA 30004-2112

MAYA PROPERTIES ALPHARETTA LLC
4292 BLUEHOUSE LN
ALPHARETTA GA 30022

STRAY CAT LLC
325 MICHAEL DR
ALPHARETTA GA 30009

GUNTER LARRY R
390 JON SCOTT DR
ALPHARETTA GA 30004-2110

CREME PROPERTIES L P
8400 E PRENTICE AVE SUITE 1320
GREENWOOD VILLAGE CO 80111-2925

LEMEN JASON M
371 MICHAEL DR
ALPHARETTA GA 30009

EARTHLY MATTERS CONTRACTING INC
1360 UNION HILL RD SUITE 1E
ALPHARETTA GA 30004

ROSARIO CHARLES L & PORTILLO GIOVA
NNA D
159 WOODHAVEN WAY APT 100
ALPHARETTA GA 30009-2147

LUDWIG KENNETH B & ANGLIN GWENDOLY
N J
120 DALRYMPLE RD
ATLANTA GA 30328

ALPHA DEVELOPMENT CORP
1048 WINDING BRANCH CT
ATLANTA GA 30338

GOLD SANDRA S
165 WOODHAVEN WAY
ALPHARETTA GA 30009

HENDERSON SUSAN WEBB STANLEY T
311 ROCK FENCE RD NW
ADAIRSVILLE GA 30103

LOMAX JAMES W
404 MICHAEL DR
ALPHARETTA GA 30009

FOURIE HILDA
169 WOODHAVEN WAY
ALPHARETTA GA 30004

CARTER MILLARD T ET AL
884 DOCK LATHAM TRL
BALL GROUND GA 30107

CROSSON SEAN E & HEIDI L
410 JON SCOTT DR
ALPHARETTA GA 30004

CONTANT NICOLE
135 WOODHAVEN WAY
ALPHARETTA GA 30004

RICHMOND INVESTMENTS INC
371 ARC WAY
MARIETTA GA 30064

KIBARA HUMPHREY N
430 JON SCOTT DR
ALPHARETTA GA 30009

MC KENZIE MARK A
129 WOODHAVEN WAY
ALPHARETTA GA 30201

TWO TWELVE DEVORE ROAD TRUST
312 W MAIN ST
CUMMING GA 30040

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30009

HERNANDEZ PEDRO
125 WOODHAVEN WAY
ALPHARETTA GA 30004

PENDLEY CHARLES E B
387 JON SCOTT DR
ALPHARETTA GA 30004-2134

BURGESS B GAIL
11715 HAYNES BRIDGE RD
ALPH

HORWITZ ELANA
119 WOODHAVEN WAY
ALPHARETTA GA 30009

EXHIBIT
A
tabbies

QUEEN SANDRA R
114 WOODHAVEN WAY
ALPHARETTA GA 30004

HEDDEN ELAINE
140 WEATHERLY WAY
ALPHARETTA GA 30004

GRONHOLM SCOTT A & GINGER D
12200 KING CIR
ROSWELL GA 30075

MARKUTEN DEVON RAE
120 WOODHAVEN WAY
ALPHARETTA GA 30009

FELIX ALEJANDRA
144 WEATHERLY WAY
ALPHARETTA GA 30009

WRIGHT DAVID & WRIGHT ASHLEY
93 THOMPSON PL
ROSWELL GA 30075

PERKINS KATHERINE
124 WOODHAVEN WAY
ALPHARETTA GA 30009

KJM HOLDINGS LLC
895 MANSELL RD
ROSWELL GA 30076

HERRON CLAUD J & DEANNA G
351 JON SCOTT DR
ALPHARETTA GA 30004-2109

SMITH SHETETA
130 WOODHAVEN WAY
ALPHARETTA GA 30004

LEWIS LARRY & LEWIS DAWN V
1962 OLD DOMINION DR
SANDY SPRINGS GA 30350

PETRAKOPOULOS CHARLES GEORGE & ANG ELOS GEORGE
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

BRITT GREGORY C & HALSTEAD MEGHAN D
160 WOODHAVEN WAY
ALPHARETTA GA 30009

COOK RAYMA
345 MICHAEL DR
ALPHARETTA GA 30009

PETRAKOPOULOS CHARLES
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

ROGERS SANDRA L
164 WOODHAVEN WAY
ALPHARETTA GA 30009

MANSELL HARRY E
353 MICHAEL DR
ALPHARETTA GA 30009

OZER ALI
370 JON SCOTT DR
ALPHARETTA GA 30009

FREDERICKS KRIS DORIAN
100 WEATHERLY WAY
ALPHARETTA GA 30009

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

BOYER ADRIANNE V
104 WEATHERLY WAY
ALPHARETTA GA 30009

RENFROW DOUGLAS W
4055 COPPER LEAF LN
CUMMING GA 30040

PETTAS DEMETRIOS ET AL
350 JON SCOTT DR
ALPHARETTA GA 30004

MOORE CAROLYN M
130 WEATHERLY WAY
ALPHARETTA GA 30009

WILLIAMS MARGARET
10815 SHAGBARK TRL
ROSWELL GA 30075

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

SEKHON JASON S
134 WEATHERLY WAY
ALPHARETTA GA 30009

MIDWEST PROPERTIES LLC
2895 BROOKFIELD CIR
CUMMING GA 30040

RAUSCH MEGAN R & BROWN BRITTANY E
407 JON SCOTT DR
ALPHARETTA GA 30009

STEINER IMMANUEL
417 JON SCOTT DR
ALPHARETTA GA 30009

EDWARDS BRADLEY H & EDWARDS BRIDGE T T
155 WOODHAVEN WAY
ALPHARETTA GA 30009

EYRE GORDON D
144 WOODHAVEN WAY
ALPHARETTA GA 30009

SAMPLES F SUE
427 JON SCOTT DR
ALPHARETTA GA 30009-2111

BURGESS JOHN W
255 VAUGHAN DR APT 236
ALPHARETTA GA 30009

DUQUEMIN UTE S
150 WOODHAVEN WAY
ALPHARETTA GA 30009

JON R MARTIN REVOCABLE TRUST THE
404 JON SCOTT DR
ALPHARETTA GA 30009

CORDES ELIZABETH B
145 WOODHAVEN WAY
ALPHARETTA GA 30009-2147

CAMPBELL CHRISTINA
2118 PALIFOX DR NE
ATLANTA GA 30307-1816

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

BISPO JOSE M
139 WOODHAVEN WAY
ALPHARETTA GA 30004

KHAN MUHAMMAD SALAHUDDIN & KHAN AM NA SALAHUDDIN
110 WEATHERLY WAY
ALPHARETTA GA 30009

PARAMOUNT MEDICAL PROPERTIES LLC
1950 EVERGRACE DR
ALPHARETTA GA 30009

SCHIMMEL THOMAS CHARLES & CARRIE L EIGH
115 WOODHAVEN WAY
ALPHARETTA GA 30009

ELGENDY WESAM M
114 WEATHERLY WAY
ALPHARETTA GA 30009

DANYO DAN
730 COOPER SANDY COVE
ALPHARETTA GA 30004-0801

SHELTON ERIK QUINN
100 WOODHAVEN WAY
ALPHARETTA GA 30009

SIMPKINS SHEILA MARIE M & DAVID CH ARLES
120 WEATHERLY LN
ALPHARETTA GA 30004-2142

STRICKLAND MARCUS L & EDNA B
1235 OLD JONES RD
ALPHARETTA GA 30004

BREHM JOANNE
1350 PACES FORREST DR NW
ATLANTA GA 30327

REVOCABLE TR CREATED JACQUELINE KA LLAS THE
124 WEATHERLY WAY
ALPHARETTA GA 30009

B&O (140) LLC
812 HILLARY ST
NEW ORLEANS LA 70118

AES PROPERTY LLC
330 LAKE MANOR TRC
ALPHARETTA GA 30022

MARCUS BETTY S
150 WEATHERLY WAY
ALPHARETTA GA 30004

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

GORDON EARTHA M & MORRIS R
134 WOODHAVEN WAY
ALPHARETTA GA 30004

BALCH MARY L
154 WEATHERLY WAY
ALPHARETTA GA 30004-2142

BANKS KHIA C
149 WOODHAVEN WAY
ALPHARETTA GA 30004

DEEMER RONALD
140 WOODHAVEN WAY
ALPHARETTA GA 30009

NATIONAL PROPERTIES CORP
P.O. BOX 3475
TULSA OK 74101-3475

HAYNES PARK NEIGHBORHOOD ASSOCIATI
ON INC
500 SUGAR MILL RD BLDG/STE B200
SANDY SPRINGS GA 30350

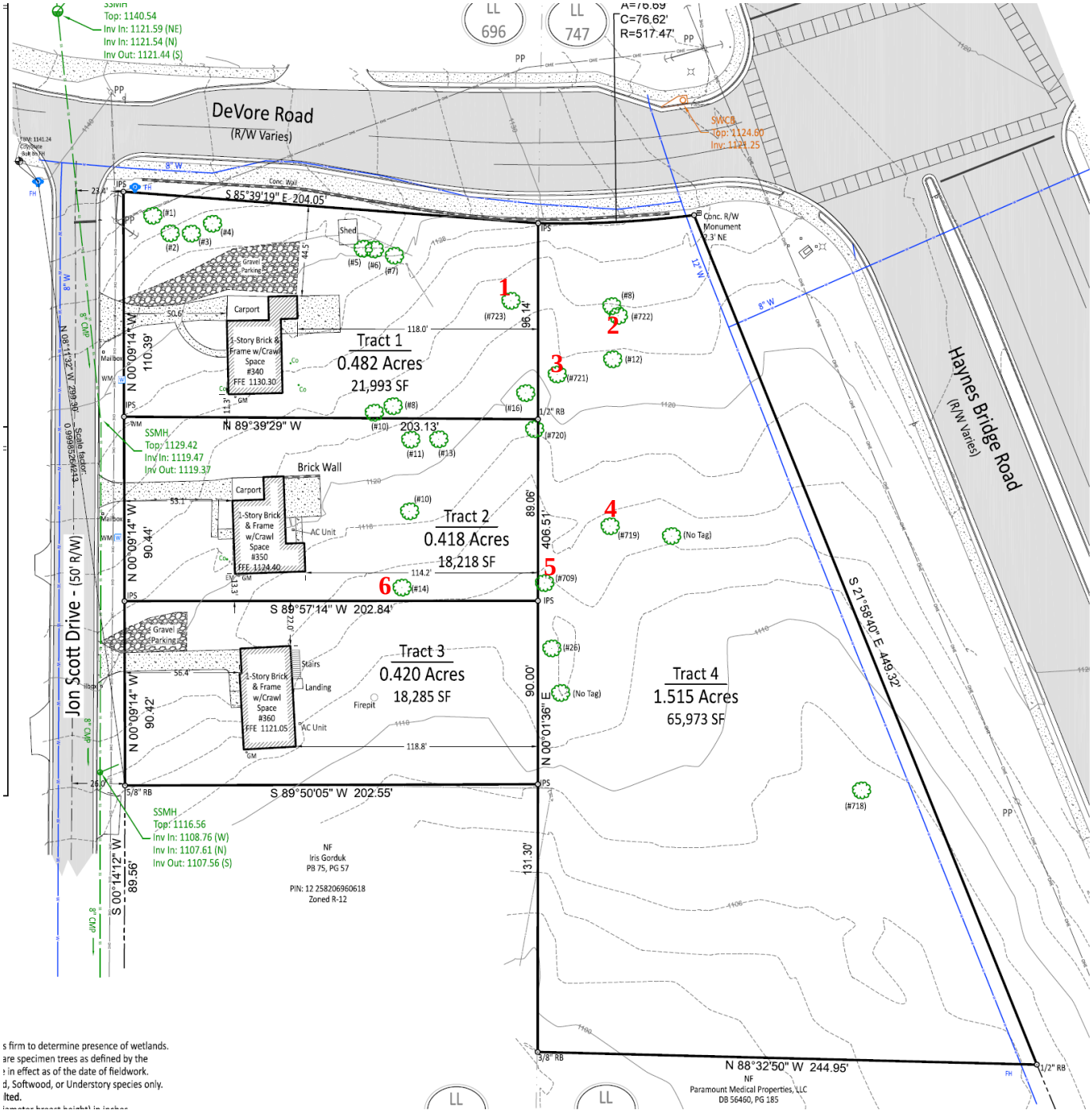
HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Tree Evaluation Report
Jon Scott Drive/DeVore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta

Overview:

HRH Trees, LLC was asked to verify the trees on a 4-tract site (Tract 1 – 340 Jon Scott Dr, Tract 2 – 350 Jon Scott Dr, Tract 3 – 360 Jon Scott Dr and Tract 4 – 1.515 corner of DeVore Road and Haynes Bridge Road) in Alpharetta. The site visit took place on March 17, 2022. The site plan was provided.



HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Page 2
Jon Scott/DeVore/Haynes Br

Observations:
All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above the ground (DBH) with a diameter tape.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	**38"**	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	**28" (below)**	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	**31" (below)**	Co-dominant, included bark, poor condition	No
4	719	Water Oak	**32"**	1 broken low limb - good condition	Yes
5	709	Red Oak	**41"**	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	**33"**	No issues, good condition	Yes

There are many trees already tagged on site. Only the six trees listed above are of specimen size in Alpharetta. Trees tagged 718 and 720 on site and on the site plan are not of specimen size for those species. All co-dominant or multi-trunked trees are measured below the trunk split in Alpharetta.

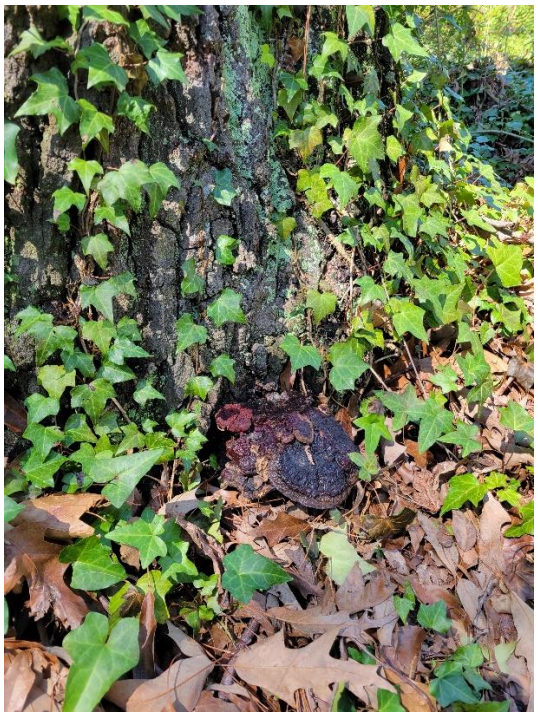
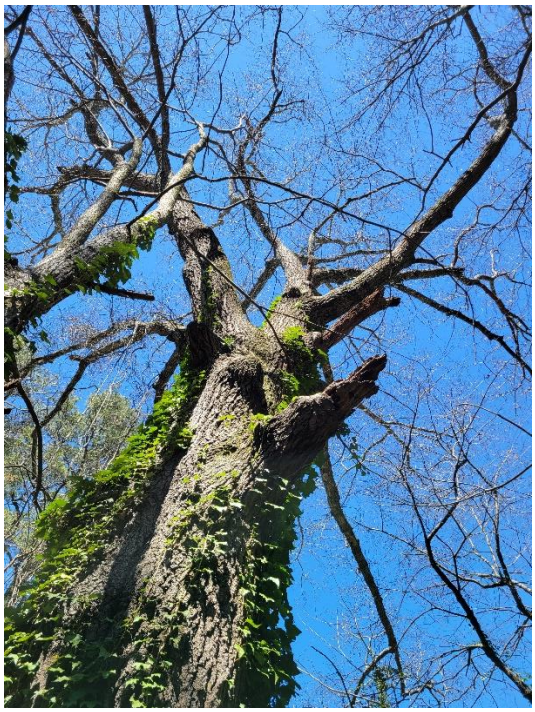
Alpharetta Specimen Tree Size Criteria

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar),
- 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40',
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger.
  10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Pictures in poor condition:

Tree 1 (Tag#723)

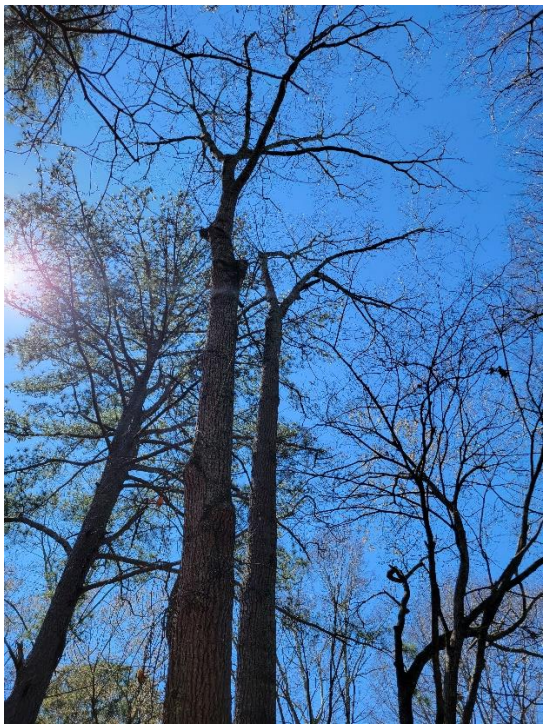



Tree 2 (Tag# 722)

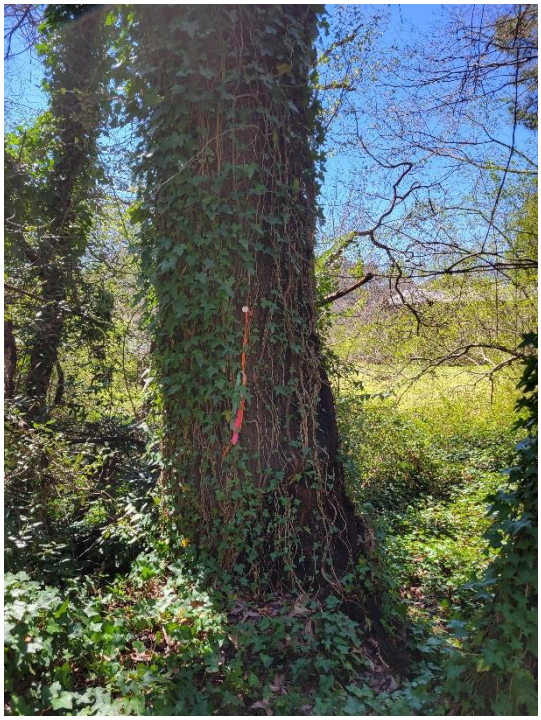
HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Page 4
Jon Scott/DeVore/Haynes Br

Tree 3 (Tag#721)



Tree 5 (Tag#709)



HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Final Remarks:
This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

If you have any questions or need more information, please contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)
HRH Trees, LLC

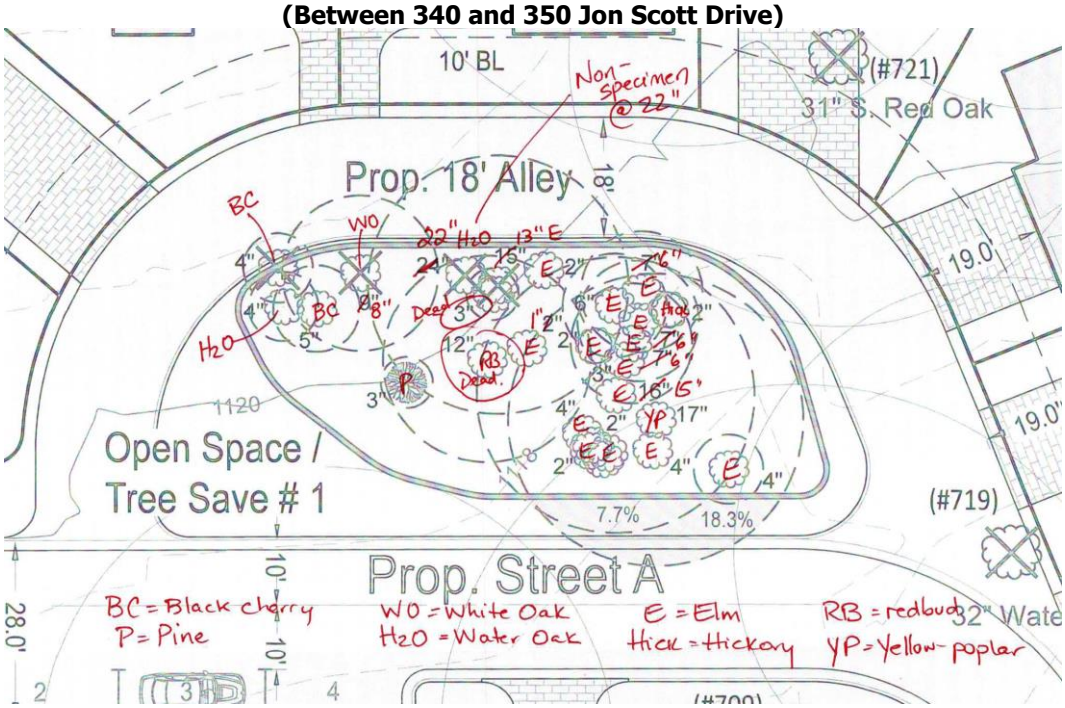
HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

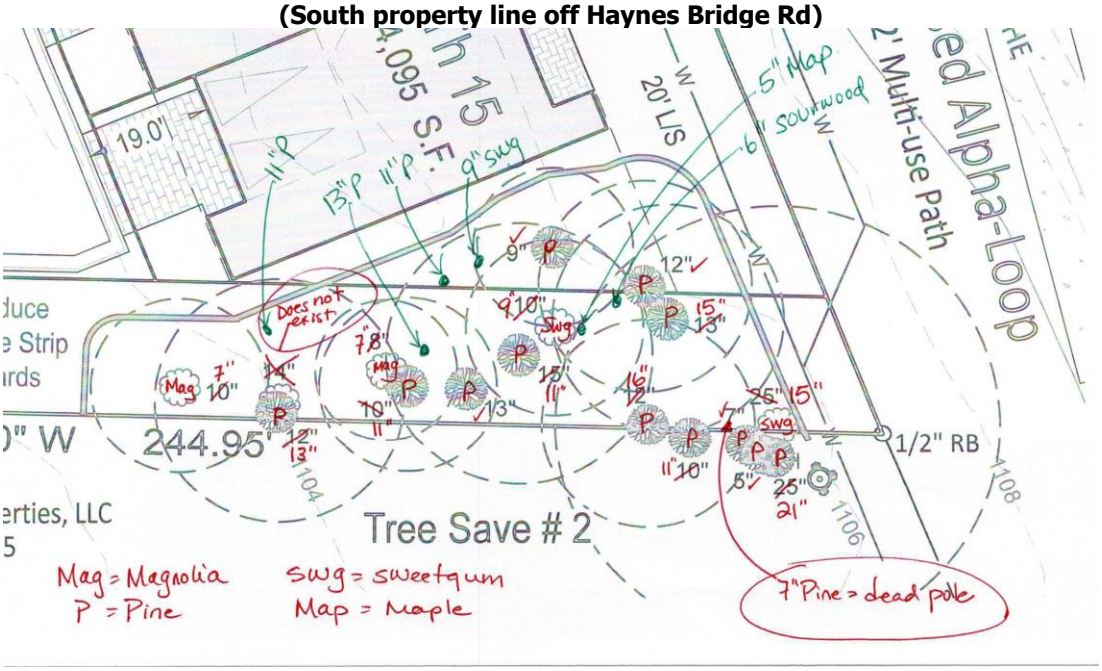
Tree Evaluation Report – Alcovy Estates
Jon Scott Drive/DeVore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta

Overview:
HRH Trees, LLC was asked to revisit the site to assess two proposed tree save/greenspace areas. This site visit took place on April 4, 2022. The site plan was provided of the 2 areas.

Area A
(Between 340 and 350 Jon Scott Drive)



Area B
(South property line off Haynes Bridge Rd)

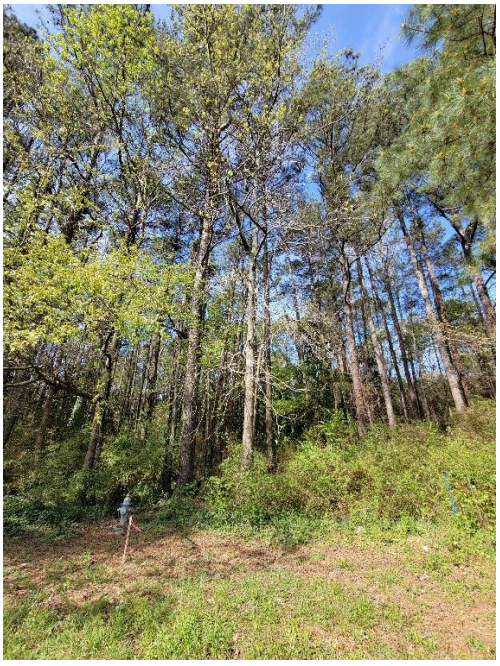


HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Alcovy Estates

Observations:
Area A – This area contains two very nice larger trees, a 15" DBH elm and a 17" DBH yellow-poplar. They are surrounded by smaller trees, mostly elm. Some of the smaller trees should be thinned out and removed allowing some of the other straighter, healthier (6-7" DBH) trees to mature with less competition. A few trees could then be added to this area including an overstory tree and a few understory trees.

Area B – This area contains a cluster of pines and a few magnolia and sweetgum trees. A few trees could be thinned and maybe a couple understory trees could be added, but that may not be necessary in this area. It is a good natural area as is with good density.



HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Final Remarks:
This letter serves as an assessment of the specified trees/areas. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

If you have any questions or need more information, please contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)
HRH Trees, LLC

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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

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

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

Contact Information:

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

Address: 1049 Saint Lily Pl Suite:

City Marietta State: GA Zip: 30068 Fax:

Mobile Tel: 678-736-0139 Email: mo@alcovy.com

Subject Property Information:

Address: 340, 350, 360 Jon Scott Dr Current Zoning: R-12

District: 1 Section: 2 Land Lot: 696 Parcel ID: 12 258206960 626,634, 642

Proposed Zoning: DT-R Current Use: Residential

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

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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

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

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6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

Address: 1049 Saint Lily Pl Suite:

City Marietta State: GA Zip: 30068 Fax:

Mobile Tel: 678-736-0139 Email: mo@alcovy.com

Subject Property Information:

Address: 0 Haynes Bridge rd Current Zoning: C-2

District: 1 Section: 2 Land Lot: 747 Parcel ID: 12 270107470209

Proposed Zoning: DT-R Current Use: Commercial

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?

Ten Single Family homes of attached and detached units in a sub division as per the site plan.

Applicant's Request (Please itemize the proposal):

Applicant is requesting that the property be rezoned from R-12 to DT-R (as per future land use) to permit the development of single family homes in a subdivision as shown on the attached site plan.

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

The Applicant's proposal will permit th construction of 10 new detached single family homes as allowed under the DT-R zoning classification in the alpharetta downtown overlay district.

Applicant intends to utilize the downtown overlay district architectural requirements with architect who has produced their works for the downtown overlay district

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dennis + Jennifer Pettas Telephone: 770-823-0696

Address: 2450 Cross Springs Dr. Suite:

City Cumming State: GA Zip: 30041

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: Mo Gayasuddin Telephone: 678-736-0139

Address: 622 , IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: Jennifer Pettas Date: 10/20/21

Jennifer Pettas

Notary:

Notary Signature: Nimesh J. Parikh Date: 10/20/2021

NIMESH J. PARIKH NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES February 27, 2022

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dennis & Jennifer Pettas Telephone:

Address: 2450 Cross Springs Dr. Suite:

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- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mo Gayasuddin Telephone: 678-736-0139

Address: 622 , IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: D. Pettas Date: 10-20-21

Notary:

Notary Signature: Nimesh J. Parikh Date: 10/20/2021

NIMESH J. PARIKH NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES February 27, 2022

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: Mo Gayasuddin

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A - None Made 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: M Gayasuddin Date: 10/20/2021

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The surrounding properties to the subject property are in Downtown Mixed Use, residential & commercial,. The future development road map shows subject property in the Downtown Residential category (DRD) with in Downtown Overlay district where DT-R zoning classification is appropriate category. This proposal to rezone to DT-R for 10 single family detached units is compatible and consistent with residential development that already exists or in development in the surrounding properties.

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

With detached single family family homes the proposal will bring in the mix to stacked flats and town homes of the recent development in the surrounding area. The value of the surrounding properties will be enhanced by premium design and downtown elevation requirements for detached single family homes. The Alpha Loop trail on the north& east side of the subject property enhances and provides interconnectivity to surrounding properties This proposal thus positively affects the use and value of surrounding properties.

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

No. As the subject properties is currently zoned as Residential with commercial abetting to it which is part of proposed subdivision, these zonings will prohibit any rjoint development of the properties and any enhancement to the property. Therefore subject properties cannot be developed for a reasonable economic use with current zoning and ever increasing development costs and land prices.

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

The increase to population and traffic would be very minimal if this proposal were approved. This has 10 units which 25 people approximately (assuming 2.5 people per unit) and traffic would be approximately 58 trips per 24 hours (10 residences multiplied by 5.75 vehicle trips per residence for 24 hours)

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

The impact to schools and utilities if the proposal were approved would be minimal. The number of new students that would be in this property will be 7 (assuming 0.75 student per residence) spread across all grades. The impact of public utilities - Sanitary, water, sewer, gas, electricity and cable (available to the subject property) - will be in the growth projected by the utility providers.

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

The Alpharetta Comprehensive Plan designates the Subject Property as lying within the Alpharetta DownTown overlay, where one of the goals is to "create opportunities for.. medium and high density resident developments" and 'adding and/or linking sidewalks". This proposal is consistent with Alpharetta Comprehensive Plan and Future Land Use Map/Future Development Map.

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

All properties along side of Jon Scott Dr are zoned Residential with future land use as downtown residential Thus, rezoning subject property to DT-R zoning category will ensure that high-quality development is consistent with usage as envisioned in the Alpharetta Comprehensive Plan

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Daniel A. Denyo Telephone: 770 318 4319

Address: 0 Haynes Bridge Rd Suite:

City Alpharetta State: GA Zip: 30009

Authorization:

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

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- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mo Gayasuddin Telephone: 678-736-0139

Address: 622 , IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: Date: 10/21/21

Notary:

Notary Signature: Date: October 21st 2021

HAZEL BEJARANO NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES July 10, 2023

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: Alcovy Estates

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

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

Owners of Properties within 500 Ft of subject property	Affected Government departments
Interested parties noted on any list provided by the city	City officials

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	[x]	Other *(Please Specify)*

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

Individuals can contact Mo Gayasuddin Via telephone 678-736-0139 or via email at mo@alcovy.com as well as during public participation process.

MAILING LIST			
Parcel ID	NAME	ADDRESS	CITY, STATE, ZIP CODE
12 258106930059	HOLIDAY ENTERTAINMENT LLC	1827 POWERS FERRY RD # 5	ATLANTA GA 30339
12 258106930281	HOLIDAY ENTERTAINMENT LLC	1827 POWERS FERRY RD # 5	ATLANTA GA 30339
12 258106930372	WICKS RONALD S & MARY A	270 S MAIN ST	ALPHARETTA GA 30009
12 258106930380	PURE TAQUERIA LLC	103 ROSWELL ST	ALPHARETTA GA 30009
12 258206960048	M V P INVESTMENT CO	4710 LOU IVY RD	DULUTH GA 30096
12 258206960071	TRIBBLE DONNA E	285 KAREN DR	ALPHARETTA GA 30009
12 258206960089	THOMPSON RICHARD L	14315 WYNDHAM FARMS DR	MILTON GA 30004-3264
12 258206960097	PERLING JONATHAN & ALLYSON	P O BOX 92	ALPHARETTA GA 30009
12 258206960154	STAPLER ALTON E & MARY F	P O BOX 109	ALPHARETTA GA 30009
12 258206960162	KINGRY PHILLIP A SR	359 KAREN DR	ALPHARETTA GA 30009-2115
12 258206960170	LEWIS DAWN VILET	1962 OLD DOMINION DR	SANDY SPRINGS GA 30350
12 258206960188	BRAHMBATT KAPIL	3771 ARC WAY	LAWRENCEVILLE GA 30044
12 258206960238	TROY KIMBRELL N & CHRISTA M	372 KAREN DR	ALPHARETTA GA 30004-2116
12 258206960246	DENNEY C ANDREW & DENNEY SARAH ANN	145 SHADY GROVE LANE	ALPHARETTA GA 30009
12 258206960253	LAI NHIEM	354 KAREN DR	ALPHARETTA GA 30004
12 258206960261	TRANOR GARY & STEPHEN GARY	346 KAREN DR	ALPHARETTA GA 30004-2116
12 258206960311	HFT INVESTMENT HOLDINGS LLC	304 KAREN DR	ALPHARETTA GA 30009
12 258206960329	KENT RONALD & ELIZABETH	294 KAREN DR	ALPHARETTA GA 30009-2114
12 258206960337	JMA HOMES ONE SIXTY LLC	PO BOX 768731	ROSWELL GA 30076
12 258206960345	VLM HOLDINGS LLC	1 KING ST APT 202	CHARLESTON SC 29401
12 258206960352	STRAY CAT LLC	325 MICHAEL DR	ALPHARETTA GA 30009
12 258206960402	LEMEN JASON M	371 MICHAEL DR	ALPHARETTA GA 30009
12 258206960410	EQUITY TRUST COMPANY CUSTODIAN FBO JOAN DARNELL IRA	361 MILTON AVE	ALPHARETTA GA 30009
12 258206960428	HARRIS RUSSELL & HILARY	2375 SANDY CREEK FARM RD	ALPHARETTA GA 30004-3636
12 258206960436	LUDWIG KENNETH B & ANGLIN GWENDOLYN J	120 DALRYMPLE RD	ATLANTA GA 30328
12 258206960485	HENDERSON SUSAN WEBB STANLEY T	311 ROCK FENCE RD NW	ADAIRSVILLE GA 30103
12 258206960493	CARTER MILLARD T ET AL	884 DOCK LATHAM TRL	BALL GROUND GA 30107
12 258206960501	RICHMOND INVESTMENTS INC	371 ARC WAY	MARIETTA GA 30064
12 258206960519	TWO TWELVE DEVORE ROAD TRUST	312 W MAIN ST	CUMMING GA 30040
12 258206960568	PENDLEY CHARLES E B	387 JON SCOTT DR	ALPHARETTA GA 30004-2134
12 258206960576	DHOLE ASHWINI & RATHI GHAZAL	5835 CRESTWICK WAY	CUMMING GA 30040
12 258206960584	JONES RANDALL BURNER	400 JON SCOTT DR	ALPHARETTA GA 30004-2112
12 258206960592	GUNTER LARRY R	390 JON SCOTT DR	ALPHARETTA GA 30004-2110
12 258206960600	EARTHLY MATTERS CONTRACTING INC	1360 UNION HILL RD SUITE 1E	ALPHARETTA GA 30004
12 258206960667	ALPHA DEVELOPMENT CORP	1048 WINDING BRANCH CT	ATLANTA GA 30338
12 258206960717	DALTEX ALPHARETTA LLC	3715 NORTHSIDE PKWY	ATLANTA GA 30327
12 258306940411	KARTOS JOHN L	P.O. BOX 22147	KNOXVILLE TN 37933
12 258306940452	FULTON COUNTY BANK	101 N TRYON ST	CHARLOTTE NC 28255
12 258306940460	J & J PROPERTIES INC	P.O. BOX 22147	KNOXVILLE TN 37933
12 258406950815	ALPHA DEVELOPMENT CORP	P O BOX 92	ALPHARETTA GA 30009
12 259106970368	BALIAN ROBERT & WONG KAH LEE	454 MICHAEL DR	ALPHARETTA GA 30009
12 259106970376	464 MICHAEL DRIVE LLC	12100 N HICKORY TRCE	ALPHARETTA GA 30004
12 259106970384	DOBSON STEVEN A & CAREY T	19 LENOX PARK AVE	CARTERSVILLE GA 30120-8302
12 259106970392	WALKER JUDY	484 MICHAEL DR	ALPHARETTA GA 30004
12 259106970541	467 MICHAEL DRIVE LLC	12100 N HICKORY TRCE	ALPHARETTA GA 30004
12 259106970558	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 259106970566	ACREE TONI & WEST DAWN	447 MICHAEL DR	ALPHARETTA GA 30004
12 259106970574	GOLDEN TERRA PROPERTIES LLC	3930 BROOKLINE DR	ALPHARETTA GA 30022
12 259106970657	REID SCOTT	440 KAREN DR	ALPHARETTA GA 30009
12 259106970665	DAVES JO ANNE WALL	450 KAREN DR	ALPHARETTA GA 30009
12 259106970921	HARNER CHARLES W & LETITIA	427 MICHAEL DR	ALPHARETTA GA 30004
12 259106970939	TUSTIAN GRAHAM R & PATRICIA A	417 MICHAEL DR	ALPHARETTA GA 30004
12 259106970947	DAVIES KIMBERLY C	407 N MICHAEL DR	ALPHARETTA GA 30004
12 259106970954	LOMAX JAMES W	404 MICHAEL DR	ALPHARETTA GA 30009
12 259106971002	WATERS CAREY L	4868 BETHELVIEW RD	CUMMING GA 30040
12 259106971010	TRUSTEE IRREVOCABLE SPECIAL NEEDS TRUST AGREEMENT FOR WILLIAM F MONDI	447 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971028	GILBERT GARY L & KAREN	5435 HILLGATE XING	ALPHARETTA GA 30005
12 259106971036	AVREN MARK	467 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971044	SCOTT BARBARA	477 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971127	ZUNIGA LEONILA F & EDITH ET AL	450 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971135	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 259106971226	BLALOCK KATHY ELAINE & NORMAN	66 KATYDID LANE	DAWSONVILLE GA 30534
12 259106971234	BOURNE BETTY L	517 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971473	CROSSON SEAN E & HEIDI L	410 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971481	KIBARA HUMPHREY N	430 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971556	GUTHMAN BILLIE B	470 GREENLAUREL DR	ATLANTA GA 30342
12 259106971564	HOLGATE REBECCA MARY	407 ALLYSON CIR	ALPHARETTA GA 30009
12 270107470159	KNIGHT ELSIE BURGESS	11725 HAYNES BRIDGE RD	ALPHARETTA GA 30009
12 270107470167	BURGESS B GAIL	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30009-1928
12 270107470175	BATES PEGGY B	13480 HOPEWELL RD	ALPHARETTA GA 30004-3519
12 270107470183	BURGESS LOUNETTE S	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30004-1928
12 270307480164	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480180	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 270307480230	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 270307480347	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093

12 270307480545	MILTON HALL LLC	2365 OLD MILTON PKY SUITE 200	ALPHARETTA GA 30009
12 270307480552	MILTON HALL LLC	2365 OLD MILTON PKY SUITE 200	ALPHARETTA GA 30009
12 270307480578	SEISAN MFA PROPERTIES LLC	2425 OLD MILTON PKWY	ALPHARETTA GA 30009
12 270407490402	CHESTER CHARLES E	2465 OLD MILTON PKWY	ALPHARETTA GA 30004
12 271007460050	MAYA PROPERTIES ALPHARETTA LLC	42912 BLUEHOUSE LN	ALPHARETTA GA 30022
12 271007460084	MAYA PROPERTIES ALPHARETTA LLC	4292 BLUEHOUSE LN	ALPHARETTA GA 30022
12 271007470562	CREME PROPERTIES L P	8400 E PRENTICE AVE SUITE 1320	GREENWOOD VILLAGE CO 80111-2925
12 270307480560	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 271107460216	ROSARIO CHARLES L & PORTILLO GIOVANNA D	159 WOODHAVEN WAY APT 100	ALPHARETTA GA 30009-2147
12 271107460208	GOLD SANDRA S	165 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460190	FOURIE HILDA	169 WOODHAVEN WAY	ALPHARETTA GA 30004
12 270007470754	ROBERT E STOFFEL JR REVOC TRUST & THERESA S STOFFEL REVOC TRUST THE	710 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470762	WARD ALICE & WARD JAMES	708 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470770	O LEARY DENNIS J & O LEARY JEANNE M	706 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470788	MOORE JOHN G & MOORE THERESA J	704 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470655	QUINTRELL WILLIAM H	128 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470796	WARNER THOMAS F	301 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470804	WOLF GEORGE R & WOLF URSULA V	303 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470812	ALEXANDRE AMORIM RAFAEL A	305 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470820	PARKER JAMES S & JODIE L	307 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470861	KAUFFMAN STANFORD & KORNSWIET LINDA	405 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470887	DESOUSA THOMAS J & DESOUSA KAREN E	409 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470879	REYNOLDS JAMES E & BARBARA J	407 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258106931826	BRIARGATE TOWNHOME ASSOC INC	500 SUGAR MILL RD	ATLANTA GA 30350
12 258406950641	MULKEY LAWRENCE W	13630 BIRMINGHAM HWY	ALPHARETTA GA 30004
12 258406951052	DALTEX ALPHARETTA LLC	3715 NORTHSIDE PKWY	ATLANTA GA 30327
12 259106971143	HALL PATRICK & AMANDA	470 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971150	JON SCOTT LLC	5755 N POINT PKWY SUITE 213	ALPHARETTA GA 30022
12 259106971168	ELEY MILTON W	1171 CROFTON LNDG	SUWANEE GA 30024
12 270007490059	GLUCK PROPERTIES LLC	2455 OLD MILTON PKWY	ALPHARETTA GA 30004
12 270007500097	GARDNER DRIVE L L C	200 W MONROE ST STE 2200	CHICAGO IL 60606
12 270307480487	MC KNIGHT CAROLYN S	910 DOGWOOD TRL	HIAWASSEE GA 30546-3815
12 270407490394	OLD MILTON LEASING ENTERPRISES LLC & NORRIS PROPERTY HOLDINGS LLC	1645 EVERSEDGE DR	ALPHARETTA GA 30004
12 270407490451	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 271107460703	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460752	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460760	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460778	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460786	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460794	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460844	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460851	BUIJJI 2550 LLC	5755 N POINT PKWY STE 85	ALPHARETTA GA 30022
12 271107460869	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460877	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 284208010301	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 271007450325	MORRISON W LEE JR & ANNE R	271 15TH ST NE	ATLANTA GA 30309-3512
12 271107460265	CONTANT NICOLE	135 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460273	MC KENZIE MARK A	129 WOODHAVEN WAY	ALPHARETTA GA 30201
12 271107460281	HERNANDEZ PEDRO	125 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460299	HORWITZ ELANA	119 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460349	QUEEN SANDRA R	114 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460356	MARKUTEN DEVON RAE	120 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460364	PERKINS KATHERINE	124 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460372	SMITH SHETETA	130 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460430	BRITT GREGORY C & HALSTEAD MEGHAN D	160 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460448	ROGERS SANDRA L	164 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460570	FREDERICKS KRIS DORIAN	100 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460588	BOYER ADRIANNE V	104 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460638	MOORE CAROLYN M	130 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460646	SEKHON JASON S	134 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460653	HEDDEN ELAINE	140 WEATHERLY WAY	ALPHARETTA GA 30004
12 271107460661	FELIX ALEJANDRA	144 WEATHERLY WAY	ALPHARETTA GA 30009
12 259006980558	SEALY ALPHARETTA L L C	333 TEXAS ST STE 1050	SHREVEPORT LA 71101
12 258206960733	KJM HOLDINGS LLC	895 MANSELL RD	ROSWELL GA 30076
12 270007470911	SCHOLES EDWARD J III & SCHOLES MARIA B	211 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470903	SMOTHERS ERIC W & SMOTHERS SHANNON L	209 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470986	OU YI-CHUNG & CHUO YUN-FANG	123 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471026	GUPTA SATHY & MAYURA S	608 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470960	MASSE JOSEPH W & ROSEMARY E	502 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470952	VANDERBILT KRISTIN	504 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471141	COLLINGS MICHAEL T & COLLINGS LAURA D	121 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471125	KIRBO STEVEN W & WALKER MELISSA	117 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471117	BAILEY JAMES R & BAILEY MARY M	115 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471109	DASTHAGIR GULAM & NGUYEN THAO T	113 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471091	DESMOND KERRY M & SHANLEY CATHERINE M	111 NOTTAWAY LANE	ALPHARETTA GA 30009

12 270007471182	JACOB STEVEN & JACOB IVONNE	617 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471190	SMITH JOSEPH T & HORNE BARBARA J	310 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471208	SPRIGGS ALICIA C	308 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471216	GOREN MARLENE S	306 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471224	METZLER ROBERT A & METZLER CYNTHIA R	304 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258106930844	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930810	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930901	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930927	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930893	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930919	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930984	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930935	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930976	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930992	KREIKEMEIER JOHN E & JEAN	292 SOUTH MAIN ST #100	ALPHARETTA GA 30004-1950
12 258106931032	DOVE JAMES D	292 S. MAIN ST SUITE 500	ALPHARETTA GA 30009
12 258106931065	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931107	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931099	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931123	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009
12 258106931131	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009
12 258106930398	ALPHA DEVELOPMENT CORP	P O BOX 92	ALPHARETTA GA 30009
12 258206960105	NAHSER DONALD P	305 KAREN DR	ALPHARETTA GA 30004-2115
12 258206960113	LAMBERT DANNY R	315 KAREN DR	ALPHARETTA GA 30009
12 258206960121	NEWSOME BARBARA S & RONALD J	1500 CUMBERLAND CT	ALPHARETTA GA 30009-3120
12 258206960139	VLAHIOTIS JOHN & SOFIA	5310 HUNTERS OAK DR	ALPHARETTA GA 30201-1463
12 258206960147	GARMON JOY E	5336 AMBER COVE WAY	FLOWERY BRANCH GA 30542
12 258206960196	CRIFASI MICHAEL L & STEEGH JEFFREY VER	14792 HOPEWELL RD	MILTON GA 30004
12 258206960204	NEWBERRY COSETTE	397 KAREN DR	ALPHARETTA GA 30009
12 258206960212	JONES MACK P	398 KAREN DR	ALPHARETTA GA 30004-2137
12 258206960220	388 KAREN DRIVE LAND TRUST THE	1 BISCAYNE DR NW UNIT 101	ATLANTA GA 30309
12 258206960279	FLESHER STEVE R II	336 KAREN DR	ALPHARETTA GA 30009
12 258206960287	PETRAKOPOULOS ANGELOS & CHARLES G	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960295	SHANNI ELSIE D	320 KAREN DR	ALPHARETTA GA 30004
12 258206960303	ORDWAY IAN C	14741 BIRMINGHAM HIGHWAY	MILTON GA 30004
12 258206960360	LEWIS LARRY & LEWIS DAWN V	1962 OLD DOMINION DR	SANDY SPRINGS GA 30350
12 258206960378	COOK RAYMA	345 MICHAEL DR	ALPHARETTA GA 30009
12 258206960386	MANSELL HARRY E	353 MICHAEL DR	ALPHARETTA GA 30009
12 258206960394	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258206960444	RENFROW DOUGLAS W	4055 COPPER LEAF LN	CUMMING GA 30040
12 258206960451	WILLIAMS MARGARET	10815 SHAGBARK TRL	ROSWELL GA 30075
12 258206960469	MIDWEST PROPERTIES LLC	2895 BROOKFIELD CIR	CUMMING GA 30040
12 258206960477	GRONHOLM SCOTT A & GINGER D	12200 KING CIR	ROSWELL GA 30075
12 258206960527	WRIGHT DAVID & WRIGHT ASHLEY	93 THOMPSON PL	ROSWELL GA 30075
12 258206960535	HERRON CLAUD J & DEANNA G	351 JON SCOTT DR	ALPHARETTA GA 30004-2109
12 258206960543	PETRAKOPOULOS CHARLES GEORGE & ANGELOS GEORGE	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960550	PETRAKOPOULOS CHARLES	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960618	OZER ALI	370 JON SCOTT DR	ALPHARETTA GA 30009
12 258206960626	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258206960634	PETTAS DEMETRIOS ET AL	350 JON SCOTT DR	ALPHARETTA GA 30004
12 258206960642	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258306940478	KARTOS JOHN L	P.O. BOX 22147	KNOXVILLE TN 37933
12 258306940536	BRAMBHATT KANAIYALAI S & SAROJINI K	3771 ARC WAY	LAWRENCEVILLE GA 30044
12 258306940601	WILSON WALTER D SR TR	217 S MAIN ST	ALPHARETTA GA 30004
12 258406951060	M V P INVESTMENT CO	4710 LOU IVY RD	DULUTH GA 30096
12 258406951078	ALPHARETTA BK VENTURE LLC	6400 POWERS FERRY RD SUITE 100	ATLANTA GA 30339
12 258406951086	ARC CAFEUSA001 LLC	2325 E CAMELBACK RD SUITE 1100	PHOENIX AZ 85016
12 259106970343	NASH DONALD C & LILLIE S	434 MICHAEL DR	ALPHARETTA GA 30004
12 259106970350	POTTS TIMOTHY C & DENISE A	444 MICHAEL DR	ALPHARETTA GA 30009-2122
12 259106970400	MC KAY BAILEY B & STEPHEN P	494 MICHAEL DR	ALPHARETTA GA 30004
12 259106970533	SLP INVESTMENT PROPERTIES LLC	2775 LAURELWOOD LANE	ALPHARETTA GA 30009
12 259106970616	ROSS DANIELLE F	6515 NW 32ND TER	BOCA RATON FL 33496
12 259106970624	NESJE SUSAN C	410 KAREN DR	ALPHARETTA GA 30004
12 259106970632	HAMILTON CANDACE MANSELL HAMILTON ROBERT	420 KAREN DR	ALPHARETTA GA 30009
12 259106970640	IH3 PROPERTY GEORGIA LP	950 N POINT PKWY SUITE 350	ALPHARETTA GA 30005
12 259106970889	PETE DIANE & BRIAN J	5625 SURREY CT	ALPHARETTA GA 30004
12 259106970897	OSBORNE GLENN M & EMILY	413 KAREN DR	ALPHARETTA GA 30009-2117
12 259106970905	FREEPORT TITLE & GUARANTY INC TR	2570 FAIRVIEW DR	CUMMING GA 30041
12 259106970913	MOCK DAVID T & MELINDA S	424 MICHAEL DR	ALPHARETTA GA 30004-2122
12 259106970962	GALINDO APRIL M SPIVEY	414 MICHAEL DR	ALPHARETTA GA 30009
12 259106970970	RAUSCH MEGAN R & BROWN BRITTANY E	407 JON SCOTT DR	ALPHARETTA GA 30009
12 259106970988	STEINER IMMANUEL	417 JON SCOTT DR	ALPHARETTA GA 30009
12 259106970996	SAMPLES F SUE	427 JON SCOTT DR	ALPHARETTA GA 30009-2111
12 259106971051	CAPITAL REALTY ADVISOR LLC	P O BOX 2322	CUMMING GA 30028

12 259106971069	FALCO ANNETTE E	497 JON SCOTT DR	ALPHARETTA GA 30004-2111
12 259106971077	JON R MARTIN REVOCABLE TRUST THE	404 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971119	DIAMOND GROUP LLC THE	2265 FLINT CREEK DR	CUMMING GA 30041
12 259106971309	NAGY SANDOR I & KATALIN K REVOCABLE LIVING TRUST THE	514 MICHAEL DR	ALPHARETTA GA 30009-2129
12 259106971317	MUELLER ASTRID A	504 MICHAEL DR	ALPHARETTA GA 30005
12 270107470126	BURGESS B GAIL	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30004-1928
12 270107470142	KNIGHT ELSIE BURGESS	11725 HAYNES BRIDGE RD	ALPHARETTA GA 30201
12 270107470191	PARAMOUNT MEDICAL PROPERTIES LLC	1950 EVERGRACE DR	ALPHARETTA GA 30009
12 270107470209	DANYO DAN	730 COOPER SANDY COVE	ALPHARETTA GA 30004-0801
12 270107470233	STRICKLAND MARCUS L & EDNA B	1235 OLD JONES RD	ALPHARETTA GA 30004
12 270307480149	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480586	SEISAN MFA PROPERTIES LLC	2425 OLD MILTON PKWY	ALPHARETTA GA 30009
12 270307480636	MULL JAMES R	2385 OLD MILTON PKY	ALPHARETTA GA 30009
12 270307480644	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093
12 271007460456	F7 NWO LLC	3455 PEACHTREE RD NE STE 1700	ATLANTA GA 30326
12 271007460498	B&O (140) LLC	812 HILLARY ST	NEW ORLEANS LA 70118
12 271007460571	F7 NWO LLC	3455 PEACHTREE RD NE STE 650	ATLANTA GA 30326
12 271007460605	DELTA COMMUNITY CREDIT UNION	3250 RIVERWOOD PKWY	ATLANTA GA 30339
12 284208010293	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 271107460232	BANKS KHIA C	149 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460224	EDWARDS BRADLEY H & EDWARDS BRIDGET T	155 WOODHAVEN WAY	ALPHARETTA GA 30009
12 270007470721	BRUCHEY MICHAEL J & MARCHAI B	716 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470739	HARPER TERRENCE P & TRACEY S	714 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470747	BOARDMAN GAYE	712 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470663	VOEGELI KATHERINE TREADWAY	126 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007480688	RUSCIANO REVOCABLE LIVING TRUST	122 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470671	MC BETH LAIRD G & JOHANNA V	124 NOTTAWAY LN	ALPHARETTA GA 30009-2284
12 270007480696	FINEIS JAMES L & BAILEY ELLEN J	120 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007500063	CITY OF ALPHARETTA	2 S SOUTH MAIN ST	ALPHARETTA GA 30004
12 270007470838	SPIEZIO KIMBERLY E	309 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470929	MULL RONALD C & MULL JACQUELINE D	213 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470846	KRUPP ARMIN H & KRUPP DEBORAH MARIE	401 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470853	DICKERSON SIMON G & DICKERSON ALICE F	403 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258406950997	C S H F OF GA INC	1800 CENTURY BLVD NE	ATLANTA GA 30345
12 259106971176	GOTTLIEB TAMSA	500 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971184	KETTLES CAROL B	510 JON SCOTT DR	ALPHARETTA GA 30004-2125
12 259106971192	DERENTHAL MARK & A LISA	530 JON SCOTT DR	ALPHARETTA GA 30004-2125
12 259106971200	DERENTHAL MARK & ANNA LISA	530 JON SCOTT DR	ALPHARETTA GA 30004
12 270107470092	BURGESS JOHN W	255 VAUGHAN DR APT 236	ALPHARETTA GA 30009
12 270307480305	BUCKLEY KERRY M TR	1985 SOUTHERS CIR	SUWANEE GA 30024
12 270307480800	UNITED STATES POSTAL SERVICE	1735 NORTH BROWN RD SUITE 200	LAWRENCEVILLE GA 30043-8153
12 270407490469	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 270407490535	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 271007460480	F7 NWO LLC	3455 PEACHTREE RD NE SUITE 1700	ATLANTA GA 30326
12 271107460711	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460729	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460737	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460745	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460802	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460810	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460828	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460836	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 270407490428	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093
12 271107460240	CORDES ELIZABETH B	145 WOODHAVEN WAY	ALPHARETTA GA 30009-2147
12 271107460257	BISPO JOSE M	139 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460307	SCHIMMEL THOMAS CHARLES & CARRIE LEIGH	115 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460315	SHELTON ERIK QUINN	100 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460323	BREHM JOANNE	1350 PACES FORREST DR NW	ATLANTA GA 30327
12 271107460331	AES PROPERTY LLC	330 LAKE MANOR TRC	ALPHARETTA GA 30022
12 271107460380	GORDON EARTHA M & MORRIS R	134 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460398	DEEMER RONALD	140 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460406	EYRE GORDON D	144 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460414	DUQUEMIN UTE S	150 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460422	CAMPBELL CHRISTINA	2118 PALIFOX DR NE	ATLANTA GA 30307-1816
12 271107460596	KHAN MUHAMMAD SALAHUDDIN & KHAN AMNA SALAHUDDIN	110 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460604	ELGENDY WESAM M	114 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460612	SIMPKINS SHEILA MARIE M & DAVID CHARLES	120 WEATHERLY LN	ALPHARETTA GA 30004-2142
12 271107460620	REVOCABLE TR CREATED JACQUELINE KALLAS THE	124 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460679	MARCUS BETTY S	150 WEATHERLY WAY	ALPHARETTA GA 30004
12 271107460687	BALCH MARY L	154 WEATHERLY WAY	ALPHARETTA GA 30004-2142
12 271107460885	PARSI CAPITAL VENTURES LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 270007470978	WELLMAN GLENN A & ANNE M	500 NOTTAWAY LN	ALPHARETTA GA 30009
12 25810693C01			
12 258206960725	NATIONAL PROPERTIES CORP	P.O. BOX 3475	TULSA OK 74101-3475

12 270007470895	DAMERON JULIA	207 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471018	FOX DIANA M	205 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471000	FREDO JILL A	203 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470994	FORD DEMARCO D	201 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470945	GRATZER DONALD J & PAGE D	506 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470937	LAKE BLAIR & LAKE BARBARA	508 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471034	DUNLAP JAMES	606 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471042	SHELDON KEVIN D & DIANA REIS	604 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471059	COVINGTON ALEC C & MARILYN G	602 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007471067	ANDREW WEIDENER FAMILY TRUST	600 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471133	JOHNSON GREAG & JOHNSON LYNN PAULETTE BECKMAN	119 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471083	JANUS PAUL S & KARIN L	109 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471075	SCHLEICHER MARY A	107 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471158	HOGAN SHIRLEY	611 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471166	VINH HIEP SR	613 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471174	COLE TIMOTHY T & COLE MYLEIN N	615 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471232	THOMPSON RICHARD H & THOMPSON ANGELA D	142 LAKOTA PASS	AUSTIN TX 78738-6563
12 270007471240	HAEFNER DANIEL E	300 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470713	HAYNES PARK NEIGHBORHOOD ASSOCIATION INC	500 SUGAR MILL RD BLDG/STE B200	SANDY SPRINGS GA 30350
12 259006920646	FULTON COUNTY	141 PRYOR ST SW SUITE 7000	ATLANTA GA 30303
12 258106930836	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930869	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930828	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930851	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930877	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930885	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930950	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930943	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930968	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106931016	SOURCE CAPITAL INVESTMENTS L L C	330 RHODES CHASE CT	ALPHARETTA GA 30004
12 258106931008	JDR HOLDINGS LLLP	292 SOUTH MAIN ST # 200	ALPHARETTA GA 30004
12 258106931024	SOURCE CAPITAL INVESTMENTS L L C	330 RHODES CHASE CT	ALPHARETTA GA 30004
12 258106931040	DOVE PAUL F	292 S MAIN ST STE 600	ALPHARETTA GA 30009-1985
12 258106931073	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931057	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931081	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931115	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009

Compiled Plat Legal Description:

All that tract or parcel of land lying and being in Land Lots 696 and 747 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southern right of way of DeVore Road (R/W varies) and the eastern right of way of Haynes Bridge Road (R/W varies); said intersection being the POINT OF BEGINNING;

Thence, along the eastern right of way of Haynes Bridge Road (R/W varies), S 22°00'49" E a distance of 449.32 feet to the corner common to the lands now or formerly held by Paramount Medical Properties, LLC;

Thence, along the line common to the lands now or formerly held by Paramount Medical Properties, LLC, N 88°34'15" W a distance of 244.86 feet to the corner common to the lands now or formerly held by Mark D. Stalica;

Thence, continuing along the line common to the lands now or formerly held by Mark D. Stalica, N 00°00'00" E a distance of 38.05 feet to the corner common to the lands now or formerly held by Iris Gorduk;

Thence, continuing along the line common to the lands now or formerly held by Iris Gorduk, the following courses and distances;

N 00°00'00" E a distance of 90.00 feet to a point;

N 90°00'00" W a distance of 203.00 feet to a point on the eastern right of way of Jon Scott Drive (50' R/W);

Thence, continuing along the eastern right of way of Jon Scott Drive (50' R/W), N 00°00'00" W a distance of 291.20 feet to the intersection of the southern right of way of DeVore Road (R/W Varies);

Thence, continuing along the southern right of way of DeVore Road (R/W Varies), the following courses and distances;

S 86°23'31" E a distance of 203.40 feet to a point;

Along a curve turn left with an arc distance of 76.54 feet and a radius of 517.47 feet, being subtended by a chord bearing of N 86°59'52" E a chord distance of 76.47 feet to the intersection of the eastern right of way of Haynes Bridge Road, said intersection being the POINT OF BEGINNING;

Said tract contains 2.84 +/- acres and is the same as the 4 tracts shown on the Exhibit and Compiled Plat prepared by Engineering303, LLC for Alcovy Group dated 10/19/21. This legal description is not to be used to transact property.

CONSTITUTIONAL OBJECTIONS:

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section m, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/ or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property. attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

Exhibit B

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1908

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Deed Book 56373 Pg 181
Filed and Recorded Jul-18-2016 12:02pm
2016-0228412
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Parcel Number: 12258206960634
Property: 350 Jon Scott Drive
Alpharetta, GA 30009

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION] [SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DEMETRIOS PETTAS, DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT PARCEL OF LAND LYING AND BEING IN LAND LOT 696, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 2, BLOCK D, ALPHA PARK SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 75, PAGE 57, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF JON SCOTT DRIVE 111.2 FEET SOUTHERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF JON SCOTT DRIVE AND THE SOUTHERLY SIDE OF DEVORE ROAD, AS MEASURED ALONG THE EASTERLY SIDE OF JON SCOTT DRIVE; RUNNING THENCE NORTH 89 DEGREES 58 MINUTES EAST 203.0 FEET TO AN IRON PIN ON THE EAST LINE OF LAND LOT 696; THENCE SOUTHERLY ALONG SAID LAND LOT LINE 90.0 FEET TO AN IRON PIN; THENCE WESTERLY 203.0 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF JON SCOTT DRIVE; THENCE NORHTERLY ALONG THE EASTERLY SIDE OF JON SCOTT DRIVE 90.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. BEING IMPROVED PROPERTY WITH A RESIDENCE THERE ON KNOWN AS 350 JON SCOTT DRIVE UNDER THE PRESENT SYSTEM OF NUMBERING HOUSES IN ALPHARETTA, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

DOREENA MARQUE
NOTARY PUBLIC
MY COMMISSION

Notary Public

NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025 SCOTT THOMAS

09/16/21
12:07 PM EDT
dotloop verified

09/16/21
4:20 PM EDT
dotloop verified

09/15/21
8:19 PM EDT
dotloop verified

09/15/21
6:23 PM EDT
dotloop verified

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1308

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Deed Book 56373 Pg 178
Filed and Recorded Jul-18-2016 12:02pm
2016-0228409
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Parcel Number: 12258206960642
Property:340 JON SCOTT DRIVE
Alpharetta, GA 30009

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION] [SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 696 OF THE 1ST DISTRICT, 2NO SECTION, FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK D, ALPHA PARK SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 1, AS REVISED PLAT BOOK 75, PAGE 57, FULTON COUNTY, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE POINT OF INTERSECTION OF THE EAST SIDE OF JON SCOTT DRIVE (50 FOOT RIGHT OF WAY) WITH THE SOUTH SIDE OF DEVORE ROAD (60 FOOT RIGHT OF WAY), RUNNING THENCE SOUTH ALONG THE EAST SIDE OF JON SCOTT DRIVE A DISTANCE OF 111.2 FEET TO AN IRON PIN LOCATED AT THE NORTHWEST CORNER OF LOT 2, SAID UNIT, BLOCK, AND SUBDIVISION; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 AD DISTANCE OF 203 FEET TO AN IRON PIN LOCATEDON THE EAST LAND LOT LINE OF SAID LAND LOT 696; RUNNING THENCE NORTH ALONG SAID EAST LAND LOT LINEOF LAND LOT 696 A DISTANCE OF 98.4 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF DEVORE ROAD; RUNNING THENCE WEST ALONG THE SOUTH SIDE OF DEVORE ROAD A DISTANCE OF 203.5 FEET TO AN IRON PIN AND BEING THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

NOTARY

Notary Public

DJP
09/16/21
12:07 PM EDT
dotloop verified

JP
09/16/21
4:20 PM EDT
dotloop verified

MM
09/15/21
8:19 PM EDT
dotloop verified

MG
09/15/21
6:23 PM EDT
dotloop verified

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1908

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Parcel Number: 12258206980626
Property:360 JON SCOTT DRIVE
Alpharetta, GA 30009

Deed Book 56373 Pg 179
Filed and Recorded Jul-18-2016 12:02pm
2016-0228410
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION] [SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 696 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 3, BLOCK D, ALPHA PARK SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 57, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 360 JON SCOTT DRIVE ACCORDING TO THE PRESENT SYSTEM OFNUMBERING PROPERTY IN FULTON COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

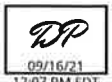
Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

Notary Public

DOREENA MARQUETT THOMAS NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES FEBRUARY 8, 2020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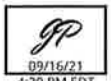

09/16/21
4:20 PM EDT
dotloop verified

09/15/21
8:19 PM EDT
dotloop verified

09/15/21
6:23 PM EDT
dotloop verified

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2020

Owner Name	Parcel Identification	Account Number
PETTAS DENNIS & **PETTAS JENNIFER**	12 -2582-0696-064-2	0681041

Property Location		Tax District
340 JON SCOTT DRIVE		10 - ALPHARETTA

Fair Market Value	Assessed Value	Temporary Assessment
173,100	69,240	Not Found

City Exemption:

County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	69,240	0	69,240	X	.000220	$0.00	$15.23
FULTON OPER	69,240	0	69,240	X	.009776	$0.00	$676.89
FULTON SCHOOL GEN	69,240	0	69,240	X	.017796	$0.00	$1,232.20
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 9/25/2020			**Total Amount Billed**				**$1,924.32**
			Less Amount Paid				**$1,924.32**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**
TAXES DUE FOR OTHER YEARS = $2,068.39. After 10/20/2021 additional interest of 1% per month will continue to accrue until paid in full.							

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill |

TAX BILL

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
PETTAS DEMETRIOS ET AL	12 -2582-0696-063-4	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
350 JON SCOTT DRIVE	0681032	173,000	69,200

City Exemption:
County Exemption: Fulton O/A + L1 + L2 + S1 + S2
City Sales Tax Credit: $0.00
County Sales Tax Credit: $0.00

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2018	County	40.57	0.00	0.00	40.57	0.00	10/31/2018
2017	County	0.00	0.00	0.00	0.00	0.00	1/15/2018
2015	County	0.00	0.00	0.00	0.00	0.00	10/15/2015
2014	County	0.00	0.00	0.00	0.00	0.00	10/31/2014

Grand Total Due: $0.00

Mailing Address:
PETTAS DEMETRIOS ET AL
350 JON SCOTT DR
ALPHARETTA GA 30004

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Sign up For E-Billing

Return to Search Results

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2021

Owner Name
PETTAS DENNIS &
PETTAS JENNIFER

Parcel Identification
12 -2582-0696-062-6

Account Number
0681024

Property Location
360 JON SCOTT DRIVE

Tax District
10 - ALPHARETTA

Fair Market Value
240,000

Assessed Value
96,000

Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	96,000	0	96,000	X	.000210	$0.00	$20.16
FULTON OPER	96,000	0	96,000	X	.009330	$0.00	$895.68
FULTON SCHOOL GEN	96,000	0	96,000	X	.017590	$0.00	$1,688.64
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 10/11/2021			**Total Amount Billed**				**$2,604.48**
			Less Amount Paid				**$2,604.48**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill | Return to Search Results

PARID: 12 270107470209

DANYO DAN 0 HAYNES BRIDGE RD

Parcel

Parcel ID:	12 270107470209
Property Location:	0 HAYNES BRIDGE RD
Unit:	
City:	ALPHARETTA
Neighborhood:	C108
Improvement Strata:	VA
Property Class:	C3
Land Use Code:	300-Vacant Commercial Land **
Living Units:	
Acres:	1.5915
Zoning:	C2-
Location	4
Fronting:	2 - 2
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	10

Owners

Owners:	DANYO DAN

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
DANYO DAN 730 COOPER SANDY COVE ALPHARETTA GA 30004-0801		

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2020

Owner Name
DANYO DAN

Parcel Identification
12 -2701-0747-020-9

Account Number
2510439

Property Location
0 HAYNES BRIDGE ROAD

Tax District
10 - ALPHARETTA

Fair Market Value
631,400

Assessed Value
252,560

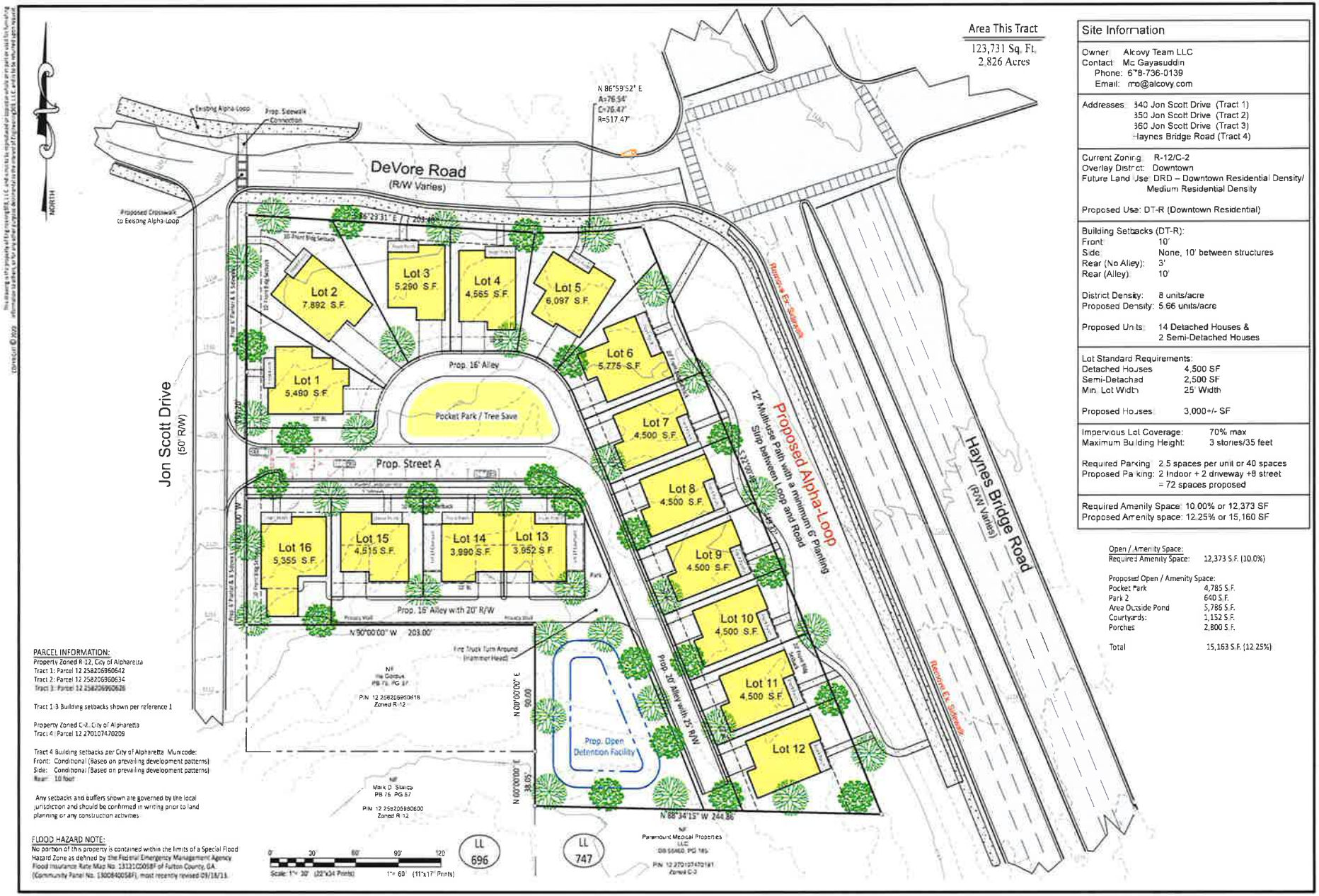
Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	252,560	0	252,560	X	.000220	$0.00	$55.56
FULTON OPER	252,560	0	252,560	X	.009776	$0.00	$2,469.03
FULTON SCHOOL GEN	252,560	0	252,560	X	.017796	$0.00	$4,494.56
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 11/13/2020			**Total Amount Billed**				**$7,019.15**
			Less Amount Paid				**$7,019.15**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**
TAXES DUE FOR OTHER YEARS = $6,851.95. After 10/22/2021 additional interest of 1% per month will continue to accrue until paid in full.							

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill |



Site Information

Owner: Alcovy Team LLC
Contact: Mc Gayasuddin
Phone: 678-736-0139
Email: mg@alcovy.com

Addresses: 340 Jon Scott Drive (Tract 1)
350 Jon Scott Drive (Tract 2)
360 Jon Scott Drive (Tract 3)
Haynes Bridge Road (Tract 4)

Current Zoning: R-12/C-2
Overlay District: Downtown
Future Land Use: DRD – Downtown Residential Density/ Medium Residential Density

Proposed Use: DT-R (Downtown Residential)

Building Setbacks (DT-R):
Front: 10'
Side: None, 10' between structures
Rear (No Alley): 3'
Rear (Alley): 10'

District Density: 8 units/acre
Proposed Density: 5.66 units/acre

Proposed Units: 14 Detached Houses & 2 Semi-Detached Houses

Lot Standard Requirements:
Detached Houses: 4,500 SF
Semi-Detached: 2,500 SF
Min. Lot Width: 25' Width

Proposed Houses: 3,000+/- SF

Impervious Lot Coverage: 70% max
Maximum Building Height: 3 stories/35 feet

Required Parking: 2.5 spaces per unit or 40 spaces
Proposed Parking: 2 Indoor + 2 driveway +8 street = 72 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity space: 12.25% or 15,160 SF

Open / Amenity Space:
Required Amenity Space: 12,373 S.F. (10.0%)

Proposed Open / Amenity Space:
Pocket Park: 4,785 S.F.
Park 2: 640 S.F.
Area Outside Pond: 5,786 S.F.
Courtyards: 1,152 S.F.
Porches: 2,800 S.F.

Total: 15,163 S.F. (12.25%)

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

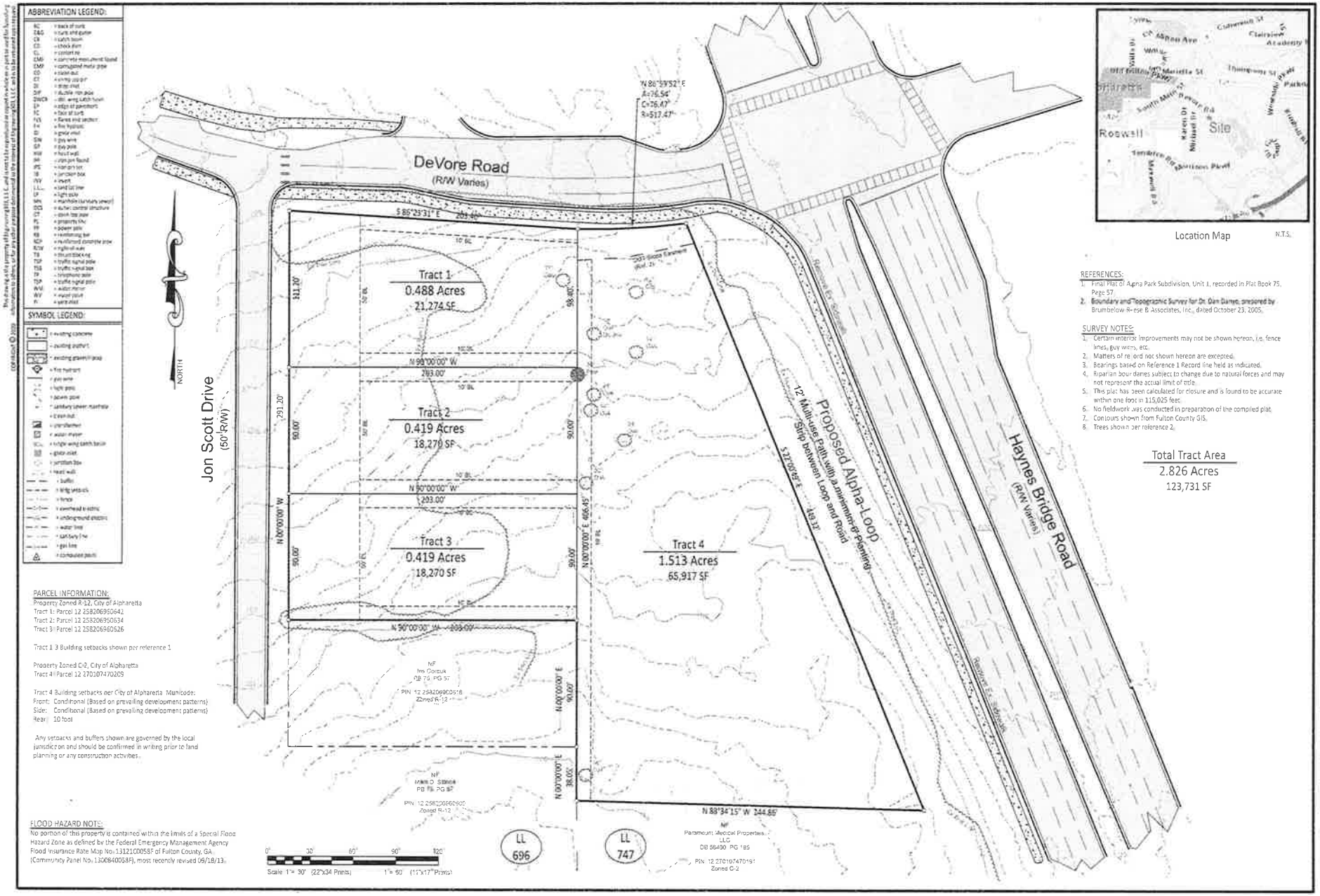
Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

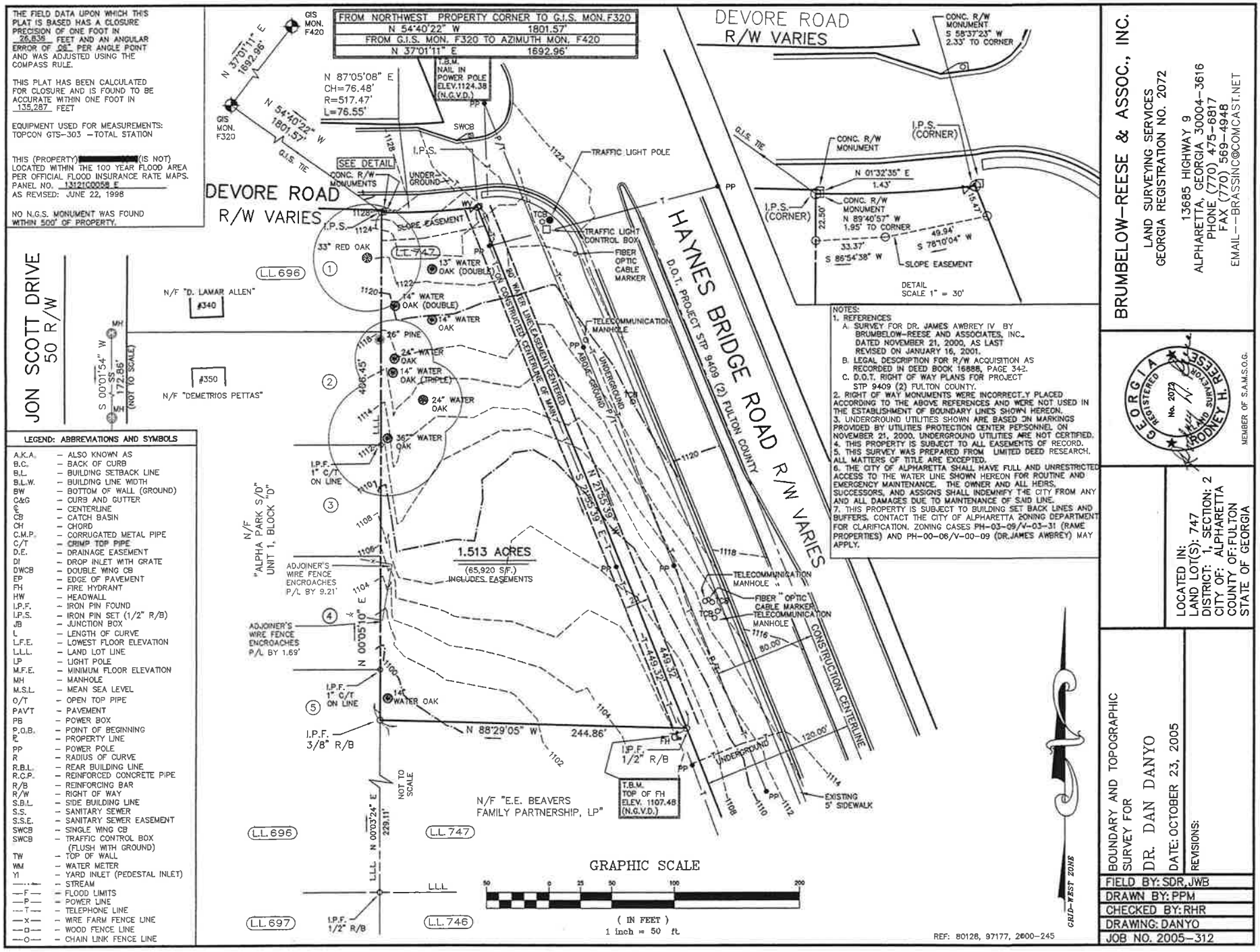
Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 feet

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 13067840058F), most recently revised 09/18/13.

This drawing and the property and engineering ideas, designs, and plans shown thereon are the property of Engineering 303, LLC, and are not to be reproduced or copied in whole or in part or used in any way whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Engineering 303, LLC. Any unauthorized reuse, without the express written permission of Engineering 303, LLC, will be at the user's sole risk and without liability to Engineering 303, LLC. Under the copyright laws, unauthorized reuse includes, but is not limited to, creating a derivative work based on the plans, such as a similar or modified design, or a design for an addition to the project depicted in the plans. Unauthorized reuse also includes copying the plans for use on a project other than the project depicted in the plans, even if the project is substantially similar to the project depicted in the plans. Unauthorized reuse also includes using the plans to create any other derivative work, including but not limited to, an architectural work, a plan, a design, a drawing, a picture, a rendering, a computer image, a computer model, or a sculpture. Unauthorized reuse also includes using the plans to create any other work that is substantially similar to the plans, even if the work is not a derivative work. Unauthorized reuse also includes using the plans to create any other work that is substantially similar to the project depicted in

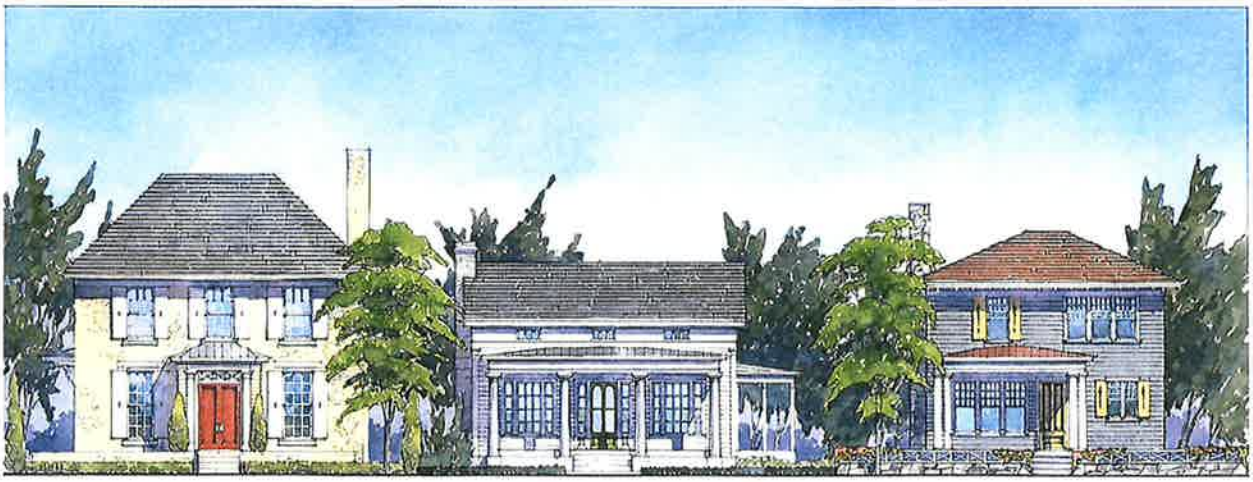

ABBREVIATION LEGEND:
SYMBOL LEGEND:
DeVore Road
(R/W Varies)
Jon Scott Drive
(50' R/W)
NORTH
Tract 1
0.488 Acres
21,274 SF
Tract 2
0.419 Acres
18,270 SF
Tract 3
0.419 Acres
18,270 SF
Tract 4
1.513 Acres
65,917 SF
Proposed Alpha-Loop
12' Multi-use Path with a minimum 4' Planting Strip between Loop and Road
Haynes Bridge Road
(R/W Varies)
Location Map
N.T.S.
Roswell
Site
REFERENCES:
1. Final Plat of Agna Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57.
2. Boundary and Topographic Survey for Dr. Dan Banye, prepared by Brumbelow Reese & Associates, Inc., dated October 23, 2005.
SURVEY NOTES:
1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Record line held as indicated.
4. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
5. This plat has been calculated for closure and is found to be accurate within one foot in 115,025 feet.
6. No fieldwork was conducted in preparation of the compiled plat.
7. Contours shown from Fulton County GIS.
8. Trees shown per reference 2.
Total Tract Area
2.826 Acres
123,731 SF
PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 2582069606
Tract 2: Parcel 12 2582069606
Tract 3: Parcel 12 2582069605
Tract 1-3 Building setbacks shown per reference 1.
Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 2701074702
Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot
Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.
FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 13060840058F), most recently revised 09/18/13.
Scale 1" = 30' (22"X34" Prints) 1" = 60' (11"X17" Prints)
LL 696
LL 747
N 88°34'15" W 244.85'
NF Paramount Medical Properties, LLC DB 56400 PG 185 PIN 12 2701074702 Zoned C-2
N 86°59'52" E A=76.94' C=76.47' R=517.47'
S 86°29'31" E 203.40'
N 90°00'00" W 293.00'
N 00°00'00" W 406.45'
N 90°00'00" W 203.00'
N 90°00'00" W 203.00'
S 27°09'29" E 449.37'
Engineering E3
Compiled Plat for:
Alcovy Estates
City of Alpharetta
Fulton County, GA
1st District, 2nd Section
Land Lot 696 & 747
Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770.442.0600 www.engineering3d3.com
Drawn: KFT
Date: 10-30-2021
Sheet: Compiled Plat
Project Number: 21-4883


THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,836 FEET AND AN ANGULAR ERROR OF 08" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,287 FEET
EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-303 -TOTAL STATION
THIS (PROPERTY) [redacted] (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL FLOOD INSURANCE RATE MAPS. PANEL NO. 13121C0058 E AS REVISED: JUNE 22, 1998
NO N.G.S. MONUMENT WAS FOUND WITHIN 500' OF PROPERTY.
FROM NORTHWEST PROPERTY CORNER TO G.I.S. MON. F320
N 54°40'22" W 1801.57'
FROM G.I.S. MON. F320 TO AZIMUTH MON. F420
N 37°01'11" E 1692.96'
GIS MON. F420
GIS MON. F320
N 37°01'11" E 1692.96'
N 54°40'22" W 1801.57'
G.I.S. TIE
T.B.M. NAIL IN POWER POLE ELEV.1124.38 (N.G.V.D.)
N 87°05'08" E CH=76.48' R=517.47' L=76.55'
SWCB
I.P.S.
SEE DETAIL
CONC. R/W MONUMENTS
UNDER-GROUND
DEVORE ROAD R/W VARIES
TRAFFIC LIGHT POLE
TRAFFIC LIGHT CONTROL BOX
FIBER OPTIC CABLE MARKER
SLOPE EASEMENT
TCB
HAYNES BRIDGE ROAD R/W VARIES
D.O.T. PROJECT STP 9409 (2) FULTON COUNTY
CONSTRUCTION CENTERLINE
DEVORE ROAD R/W VARIES
CONC. R/W MONUMENT S 58°37'23" W 2.33' TO CORNER
I.P.S. (CORNER)
CONC. R/W MONUMENT
N 01°32'35" E 1.43'
CONC. R/W MONUMENT N 89°40'57" W 1.95' TO CORNER
22.50'
15.47'
49.94'
S 78°10'04" W
33.37'
S 86°54'38" W
SLOPE EASEMENT
DETAIL SCALE 1" = 30'
JON SCOTT DRIVE 50 R/W
S 00°01'54" W 172.86' (NOT TO SCALE)
MH
SS
N/F "D. LAMAR ALLEN" #340
N/F "DEMETRIOS PETTAS" #350
L.L.696
L.L.747
L.L.746
L.L.697
33" RED OAK
13" WATER OAK (DOUBLE)
14" WATER OAK (DOUBLE)
14" WATER OAK
36" PINE
24" WATER OAK
14" WATER OAK (TRIPLE)
24" WATER OAK
36" WATER OAK
14" WATER OAK
20' WATER LINE EASEMENT (CENTERED ON CONSTRUCTED CENTERLINE OF MAIN)
TELECOMMUNICATION MANHOLE
UNDERGROUND
ABOVE GROUND
405.45'
N/F "ALPHA PARK S/D" UNIT 1, BLOCK "D"
I.P.F. 1" C/T ON LINE
1.513 ACRES (65,920 S/F.) INCLUDES EASEMENTS
S 21°55'39" W 449.32'
ADJOINER'S WIRE FENCE ENCROACHES P/L BY 9.21'
ADJOINER'S WIRE FENCE ENCROACHES P/L BY 1.69'
N 00°05'10" E
I.P.F. 1" C/T ON LINE
14" WATER OAK
I.P.F. 3/8" R/B
N 88°29'05" W 244.86'
I.P.F. 1/2" R/B
T.B.M. TOP OF FH ELEV. 1107.48 (N.G.V.D.)
N/F "E.E. BEAVERS FAMILY PARTNERSHIP, LP"
N 00°03'24" E 229.11'
NOT TO SCALE
I.P.F. 1/2" R/B
TELECOMMUNICATION MANHOLE
FIBER OPTIC CABLE MARKER
TELECOMMUNICATION MANHOLE
80.00'
120.00'
EXISTING 5' SIDEWALK
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET) 1 inch = 50 ft
GRID-WEST ZONE
REF: 80128, 97177, 2600-245
NOTES:
1. REFERENCES
A. SURVEY FOR DR. JAMES AWBREY IV BY BRUMBELOW-REESE AND ASSOCIATES, INC., DATED NOVEMBER 21, 2000, AS LAST REVISED ON JANUARY 16, 2001.
B. LEGAL DESCRIPTION FOR R/W ACQUISITION AS RECORDED IN DEED BOOK 16888, PAGE 342.
C. D.O.T. RIGHT OF WAY PLANS FOR PROJECT STP 9409 (2) FULTON COUNTY.
2. RIGHT OF WAY MONUMENTS WERE INCORRECTLY PLACED ACCORDING TO THE ABOVE REFERENCES AND WERE NOT USED IN THE ESTABLISHMENT OF BOUNDARY LINES SHOWN HEREON.
3. UNDERGROUND UTILITIES SHOWN ARE BASED ON MARKINGS PROVIDED BY UTILITIES PROTECTION CENTER PERSONNEL ON NOVEMBER 21, 2000. UNDERGROUND UTILITIES ARE NOT CERTIFIED.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD.
5. THIS SURVEY WAS PREPARED FROM LIMITED DEED RESEARCH. ALL MATTERS OF TITLE ARE EXCEPTED.
6. THE CITY OF ALPHARETTA SHALL HAVE FULL AND UNRESTRICTED ACCESS TO THE WATER LINE SHOWN HEREON FOR ROUTINE AND EMERGENCY MAINTENANCE. THE OWNER AND ALL HEIRS, SUCCESSORS, AND ASSIGNS SHALL INDEMNIFY THE CITY FROM ANY AND ALL DAMAGES DUE TO MAINTENANCE OF SAID LINE.
7. THIS PROPERTY IS SUBJECT TO BUILDING SET BACK LINES AND BUFFERS. CONTACT THE CITY OF ALPHARETTA ZONING DEPARTMENT FOR CLARIFICATION. ZONING CASES PH-03-09/V-03-31 (RAME PROPERTIES) AND PH-00-06/V-00-09 (DR.JAMES AWBREY) MAY APPLY.
LEGEND: ABBREVIATIONS AND SYMBOLS
A.K.A. - ALSO KNOWN AS
B.C. - BACK OF CURB
B.L. - BUILDING SETBACK LINE
B.L.W. - BUILDING LINE WIDTH
BW - BOTTOM OF WALL (GROUND)
C&G - CURB AND GUTTER
℄ - CENTERLINE
CB - CATCH BASIN
CH - CHORD
C.M.P. - CORRUGATED METAL PIPE
C/T - CRIMP TOP PIPE
D.E. - DRAINAGE EASEMENT
DI - DROP INLET WITH GRATE
DWCB - DOUBLE WING CB
EP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
HW - HEADWALL
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET (1/2" R/B)
JB - JUNCTION BOX
L - LENGTH OF CURVE
L.F.E. - LOWEST FLOOR ELEVATION
L.L.L. - LAND LOT LINE
LP - LIGHT POLE
M.F.E. - MINIMUM FLOOR ELEVATION
MH - MANHOLE
M.S.L. - MEAN SEA LEVEL
O/T - OPEN TOP PIPE
PAV'T - PAVEMENT
PB - POWER BOX
P.O.B. - POINT OF BEGINNING
P - PROPERTY LINE
PP - POWER POLE
R - RADIUS OF CURVE
R.B.L. - REAR BUILDING LINE
R.C.P. - REINFORCED CONCRETE PIPE
R/B - REINFORCING BAR
R/W - RIGHT OF WAY
S.B.L. - SIDE BUILDING LINE
S.S. - SANITARY SEWER
S.S.E. - SANITARY SEWER EASEMENT
SWCB - SINGLE WING CB
SWCB - TRAFFIC CONTROL BOX (FLUSH WITH GROUND)
TW - TOP OF WALL
WM - WATER METER
YI - YARD INLET (PEDESTAL INLET)
STREAM
FLOOD LIMITS
POWER LINE
TELEPHONE LINE
WIRE FARM FENCE LINE
WOOD FENCE LINE
CHAIN LINK FENCE LINE
BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET
GEORGIA REGISTERED No. 2072 RODNEY H. REESE LAND SURVEYOR
MEMBER OF S.A.M.S.O.G.
LOCATED IN:
LAND LOT(S): 747
DISTRICT: 1, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA
BOUNDARY AND TOPOGRAPHIC SURVEY FOR
DR. DAN DANYO
DATE: OCTOBER 23, 2005
REVISIONS:
FIELD BY: SDR,JWB
DRAWN BY: PPM
CHECKED BY: RHR
DRAWING: DANYO
JOB NO. 2005-312
G:\Land Projects\2005-312\dwg\DANYO.dwg, 11/22/2005 3:51:29 PM, 1:50

ALOCOVY ESTATES – ELEVATIONS

It is our intention to retain renowned designer Lew Oliver for the elevations of this Project. We are impressed with Lew's work in Downtown Alpharetta; Pinewood studios etc and believe he will bring in the enhancements to south part of the Alpharetta downtown as well.

All Elevations will meet the requirements of the city for downtown overlay. All elevations will have uniqueness, which is hallmark of Lew Oliver designs. We intend to create open spaces for the homes giving a community feeling.



Date: 10/20/2021

LETTER OF INTENT

Applicant:	Alcovy Team LLC
Subject Property:	340, 350, 360 Jon Scott Dr, Alpharetta, 30009 Parcel ID 12 258206960 626 Parcel ID 12 258206960 634 Parcel ID 12 258206960 642 Total 1.326 Acres.
Current Zoning:	R-12
Proposed Zoning:	DT-R
Proposed Use:	10 Residential Dwellings (Single Family Units) Density Request: 7.54 Units / Acre
ROW Access:	Jon Scott Dr through Alcovy estates drive way.

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant submitted with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

mo@alcovy.com
www.alcovy.com
(678) 736-0139

PROPOSED ZONING AND USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. The Applicant intends to develop 10 Residential Single Family detached and/or attached homes within a subdivision with sidewalk and other amenities and site features. The Applicant also intends to develop the connecting walkway abetting the property of the proposed Alpha Loop use as required by City of Alpharetta.

The Proposed Use incorporates the design standards of the Downtown Overlay District and will increase the vibrancy of Downtown Alpharetta. The Proposed Use is compatible with the surrounding properties because the surrounding properties are also zoned for Downtown Residential. The DT-R zoning category is also consistent with the Future Development Map, which shows the Subject Property in the Downtown Residential District (DRD) category within the Downtown Overlay District.

Like the Subject Property, the adjacent properties to the all directions are located within the DRD, Mixed Use and commercial category; The Proposed Use to rezone to DT-R is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties. The Proposed Use will also provide pedestrian and cyclist interconnectivity via a public sidewalk-connecting alpha loop trail.

The Proposed Use will result in only a minor population increase of approximately 20 people (assuming 2.5 people per residence minus existing dwellings residence) and only a minor increase to traffic: approximately 46 trips per 24 hours (10 residences multiplied by 5.75 vehicle trips per residence minus existing dwellings trips). Likewise, the impact to schools would be minimal: approximately 6 new students (assuming 0.75 students per residence) spread across all grades. Sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property and the impact on public utilities will be in keeping with growth projected by utility providers.

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ARCHITECTURE:

Alcovy Estates – architectural narrative:

The Downtown Design Guidelines allow for a "village" style, which we believe is best suited for this residential project. As the Guidelines explain –

"Nineteenth and early 20th century variations are included in this "style" which is characterized by primarily brick/masonry construction and minimal ornamentation. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks.

We expect to introduce and utilize many of the specifics as highlighted above in the project details, materials, textures and colors. Our goal when completed is to blend with the quiet elegant nature of Alpharetta Downtown and to feel as if it's been here all along.

The Architectural information are conceptual at this time. Final plans and elevations will be designed after the Land Disturbance Permit (LDP) documents are substantially complete. Any reference to retaining walls, elevations, driveways, rooflines, etc. shown on the renderings are stylistic and conceptual. Similarly, the number of flat or gable rooflines is conceptual for rendering purposes. It is the intent of the developer at this time to provide a variety of architectural styles and rooflines. The exact mix will be determined after approval of the LDP.

Alcovy Estates Subdivision

The proposed Alcovy Estates Subdivision consists of 16 homes as shown in site plan and will utilize assemblage of following properties:

340 Jon Scott Dr ...	0.488 acres ...	Current Zoning R-12 ...	Future land use DT-R
350 Jon Scott Dr ...	0.419 acres ...	Current Zoning R-12 ...	Future land use DT-R
360 Jon Scott Dr ...	0.419 acres ...	Current Zoning R-12 ...	Future land use DT-R
0 Haynes Bridge Rd...	1.513 acres ...	Current Zoning C-2 ...	Future land use MD-R

mo@alcovy.com
www.alcovy.com
(678) 736-0139

The zoning request is in two applications

Application # 1: Request to rezone 340, 350, 360 Jon Scott Dr from R-12 to DT-R.
This assemblage totals 1.326 Acres.

Application # 2: Request to rezone 0 Haynes bridge Rd from C-2 to DT-R.
We are requesting a change in future land use and rezoning to DT-R per our application.
This property is 1.513 Acres

Overall Subdivision project:

Total Land	...	2.84 acres (1.326 + 1.513)
Total Homes	...	16
Overall Density	...	5.64 units per acre.

The proposed subdivision stays within the possible total number of units of Future land use.

The Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

Respectfully,

Mo Gayasuddin
Managing Partner

mo@alcovy.com
www.alcovy.com
(678) 736-0139

CONSTITUTIONAL OBJECTIONS:

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section m, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/ or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property. attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ATLANTA CLASSIC TREE SERVICE

Preserving Your Future...One Tree At A Time...

ARBORIST REPORT

0 Haynes Bridge Rd. Alpharetta GA

All of the following information is based upon a visual field observation and 34 years of practical Arboricultural experience. No lab or scientific tests have been performed. I certify that all information in this report is true to the best of my knowledge and is prepared in good faith.

Peter C. Bond
Certified Arborist SO-0116A

Tree #	Size/Species	Health Condition	Structural Condition	Classification	Comments
#701	16in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#702	14in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#703	15in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#704	18in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Fusiform Canker
#705	16in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Column of Decay
#706	14in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Fusiform Canker
#722	28in. Water Oak	Fair	Poor	Specimen	Included Bark
#723	38in. Red Oak	Good	Fair	Specimen	Conks at Base
#721	22in. Red Oak	Good	Good	Non-Specimen	
#707	14in. dbh Water Oak	Good	Good	Non-Specimen	
#708	12in. Ash	Good	Good	Non-Specimen	
#710	26in. Loblolly Pine	Good	Fair	Non-Specimen	Included Bark
#719	29in. Water Oak	Good	Good	Specimen	
#709	36in. Red Oak	Good	Good	Specimen	
#711	16in. Water Oak	Good	Good	Non-Specimen	
#712	18in. Water Oak	Good	Good	Non-Specimen	
#713	16in. Box Elder	Good	Fair	Non-Specimen	Unbalanced leans

Haynes Bridge Road
(R/W Varies)
Proposed Alpha-Loop
12' Multi-use Path with a minimum 6' Planting Strip between Loop and Road
Remove Ex. Sidewalk
Remove Ex. Sidewalk
Tract 4
1.513 Acres
65,917 SF
N 88°34'15" W 244.86'
LL
747

Definitions:

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

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity. Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4-inch

caliper and 12 inches above the ground for trees larger than -inch caliper.

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

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

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

Diameter Breast-Height {DBH}: The standard measure of tree size (for trees existing on a site). The tree
trunk is measured at a height af 41,/2 feet above the ground. If a tree splits into multiple trunks below 4
L/2 f eet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications
to requirements with examples and additionaltechnical standards about tree protection, tree planting,

species selection, and other information relevant to the protection and replanting of trees in the City of
Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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

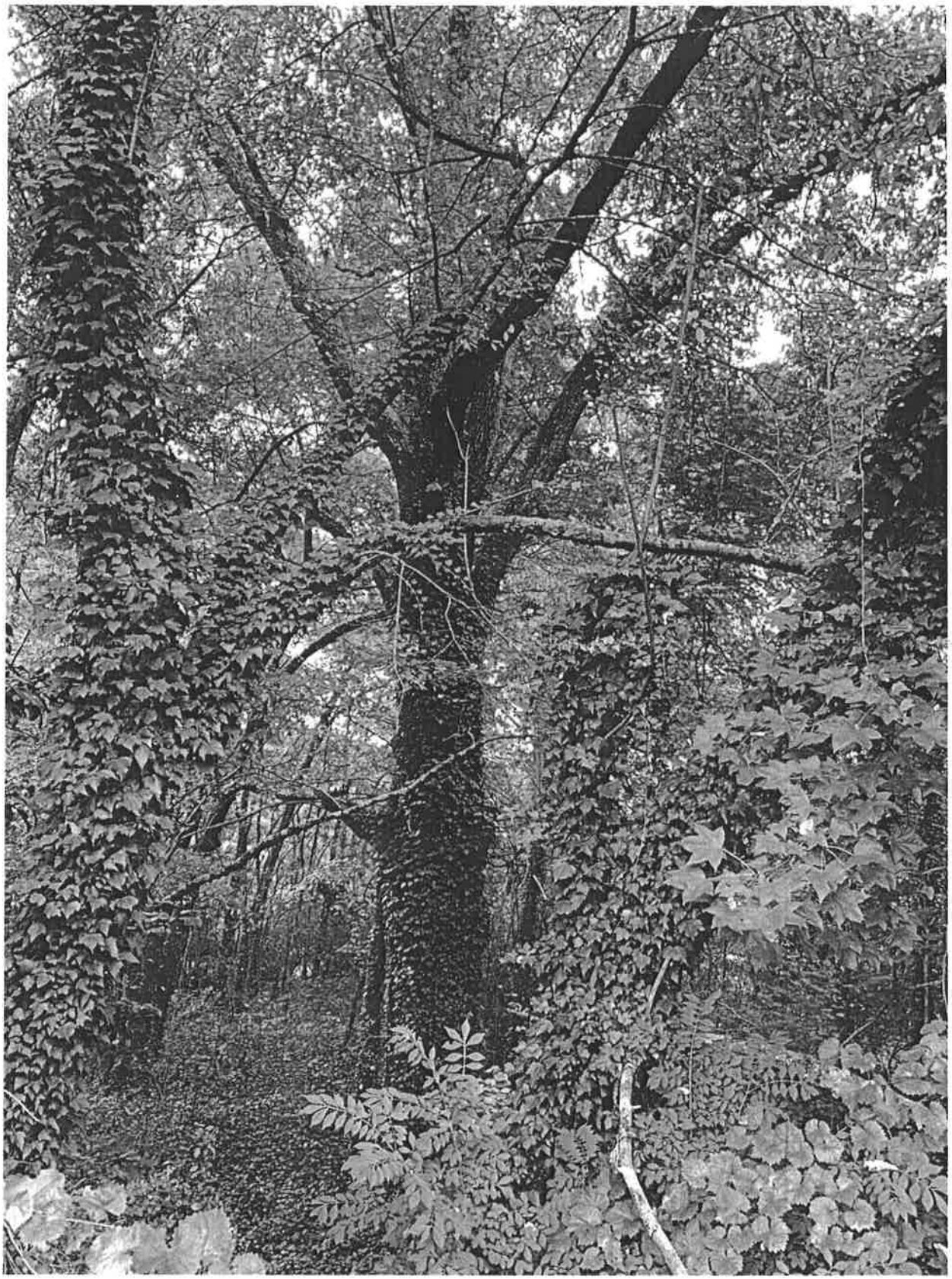
International Society of Arboriculture (ISA): A professional organization that promotes the professional
practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes
best practices for tree care, pruning, and protection

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

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

#701

#702



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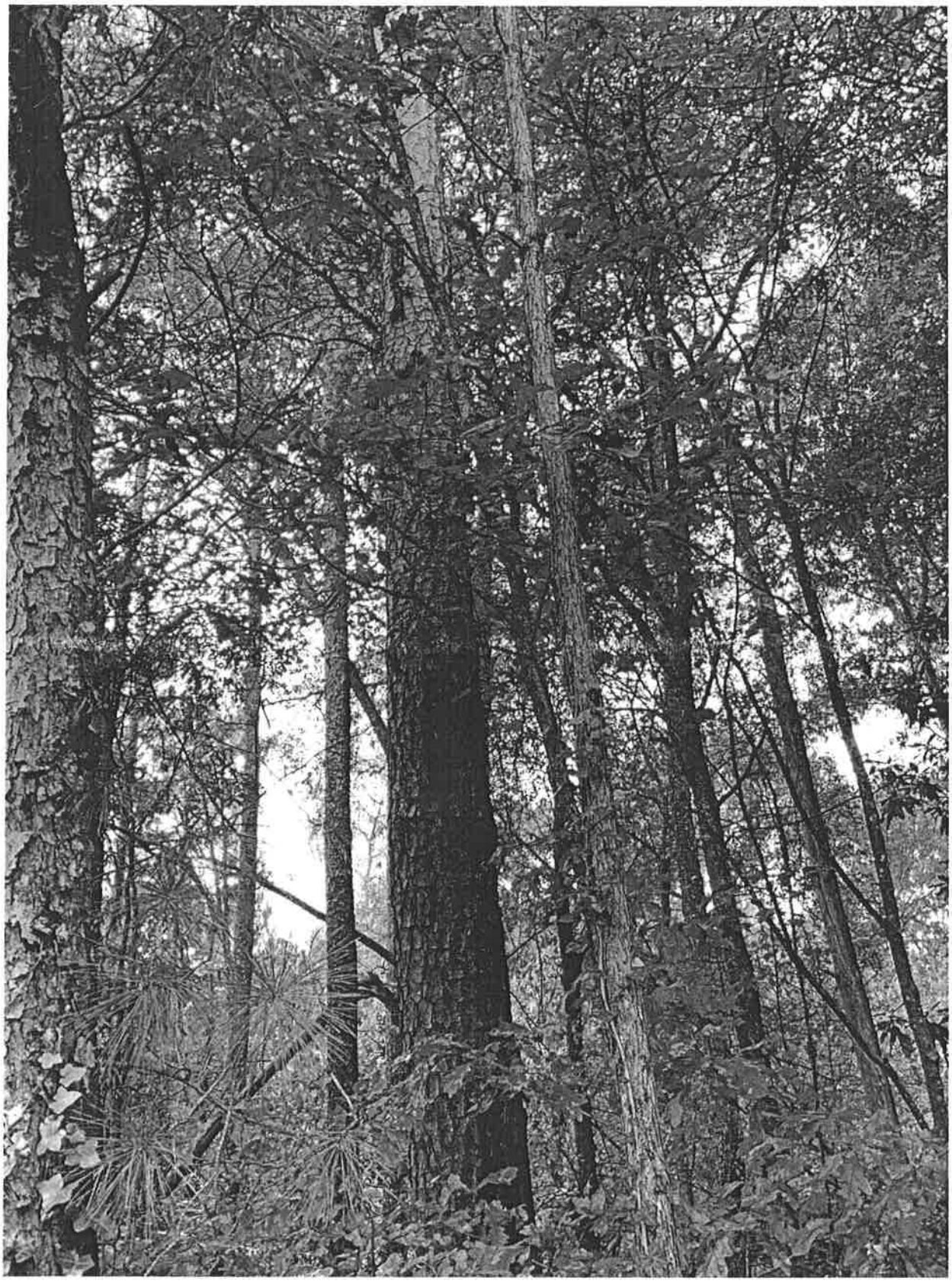

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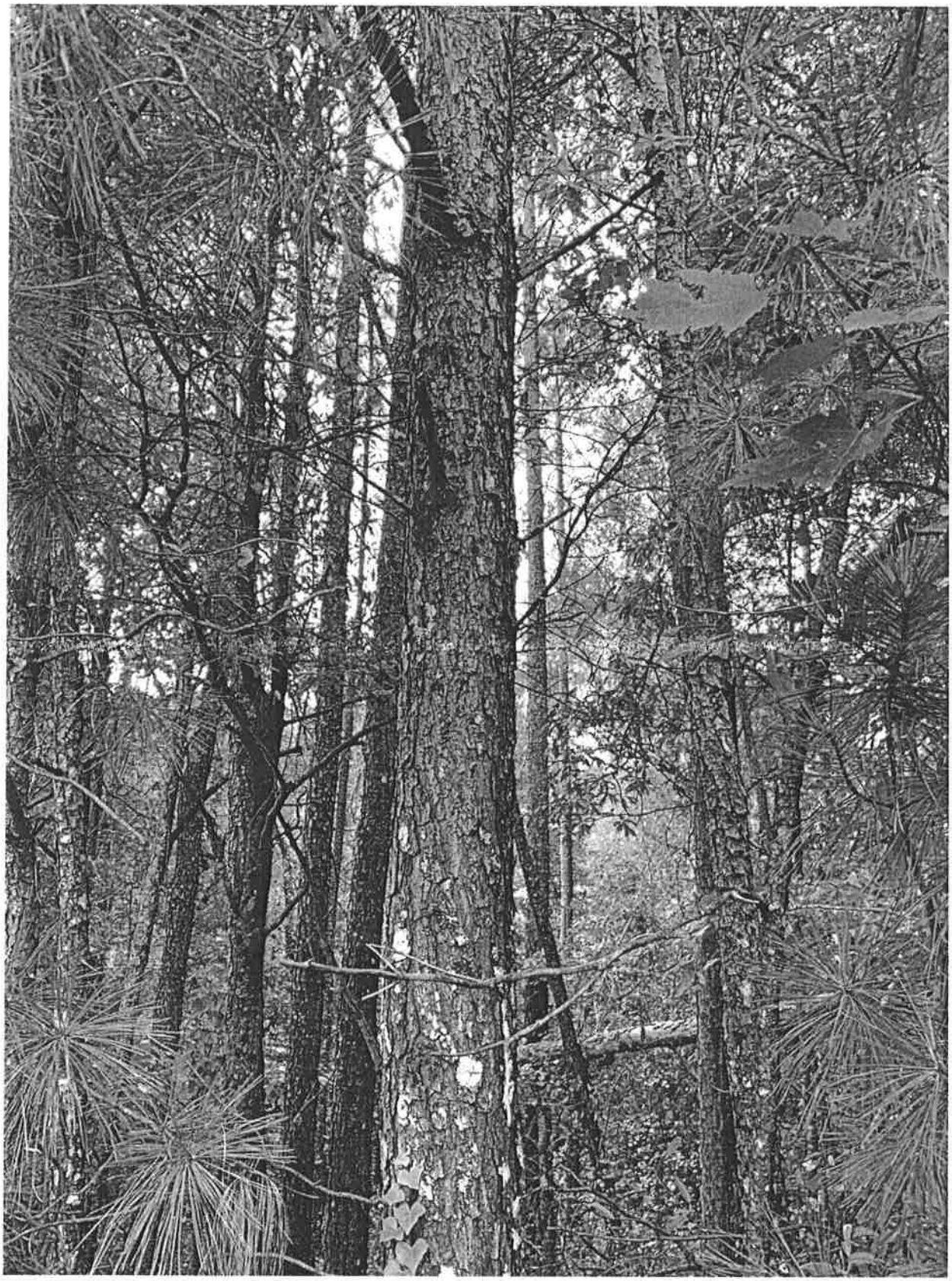

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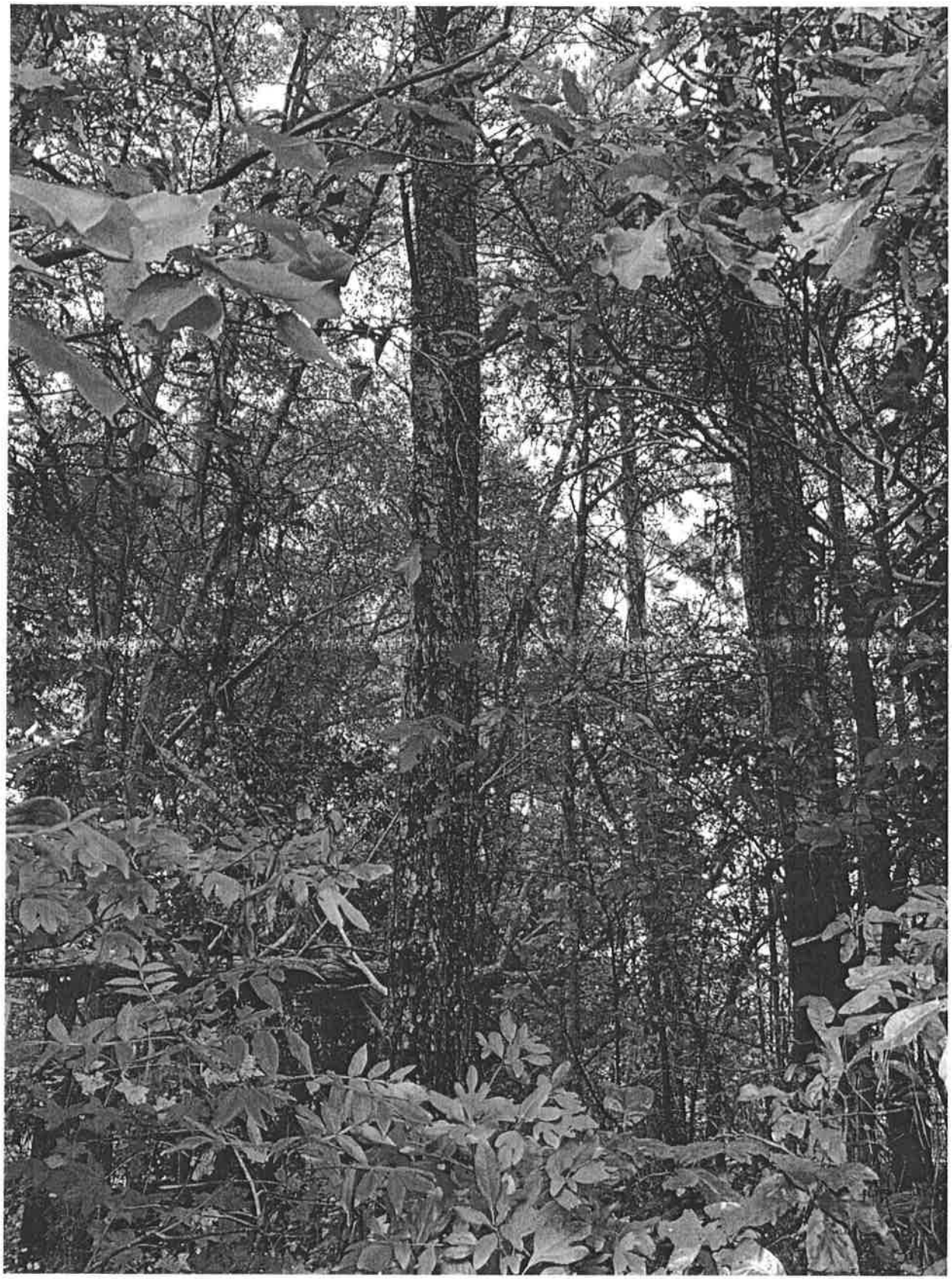

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711

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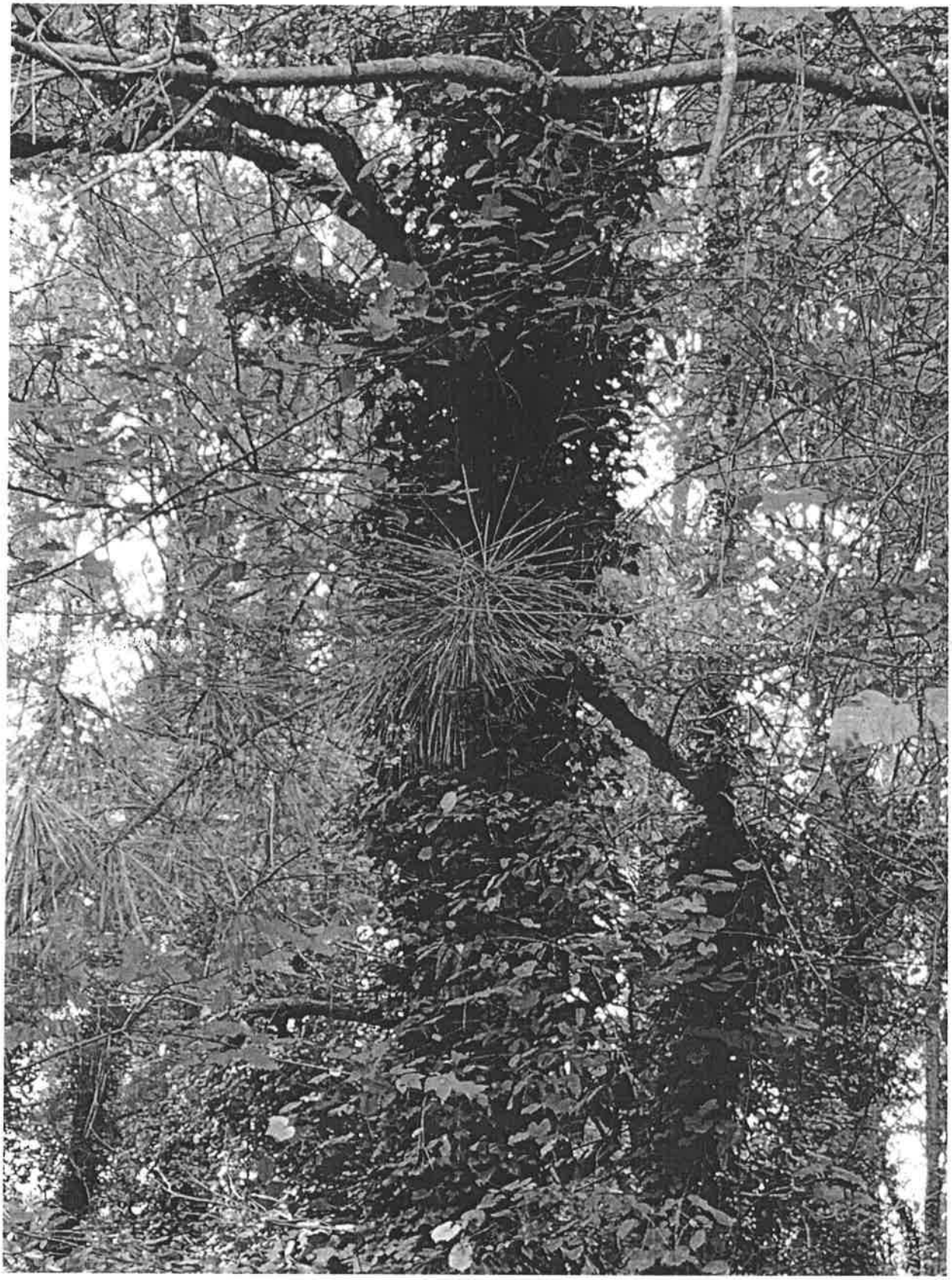

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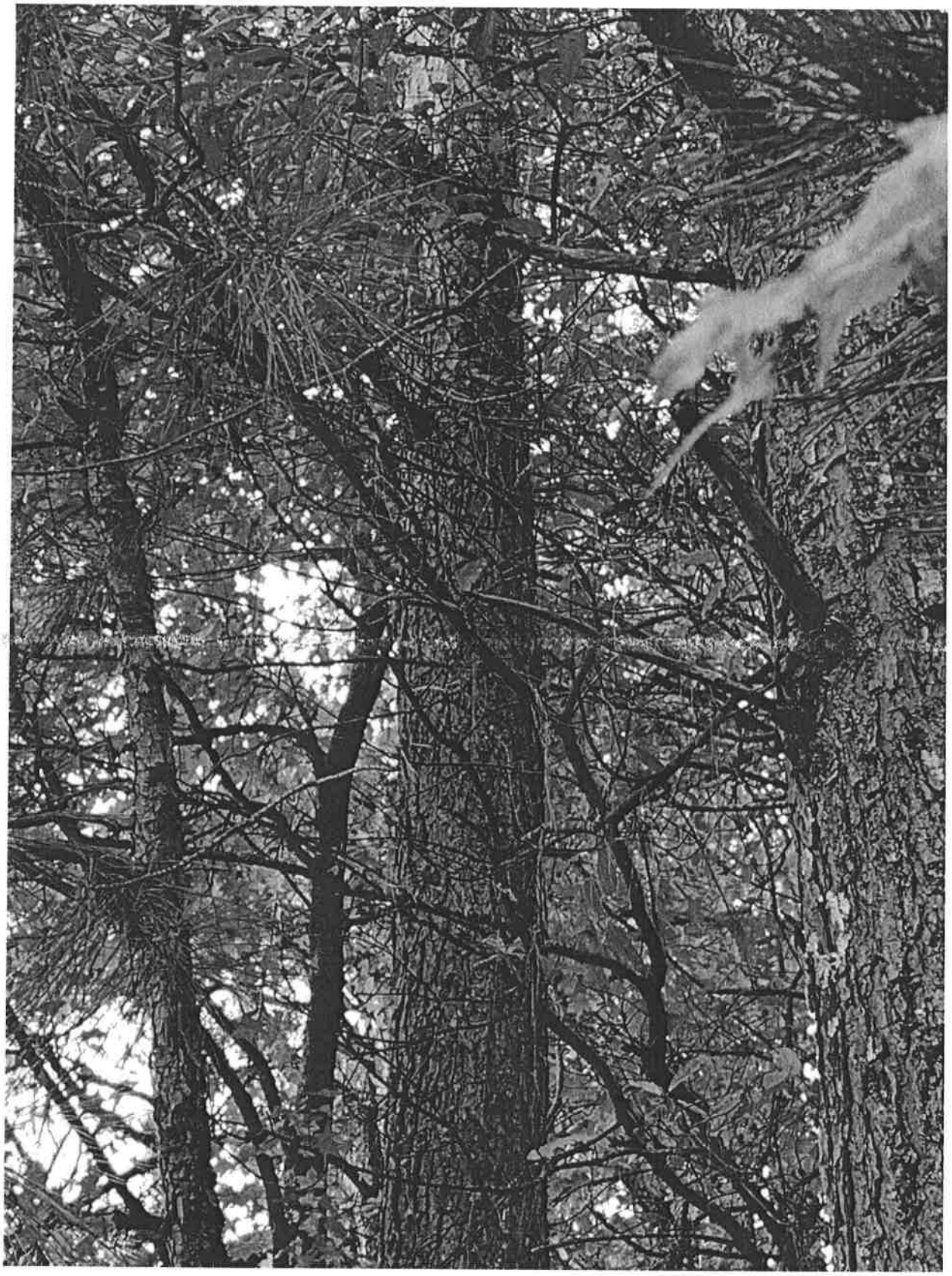

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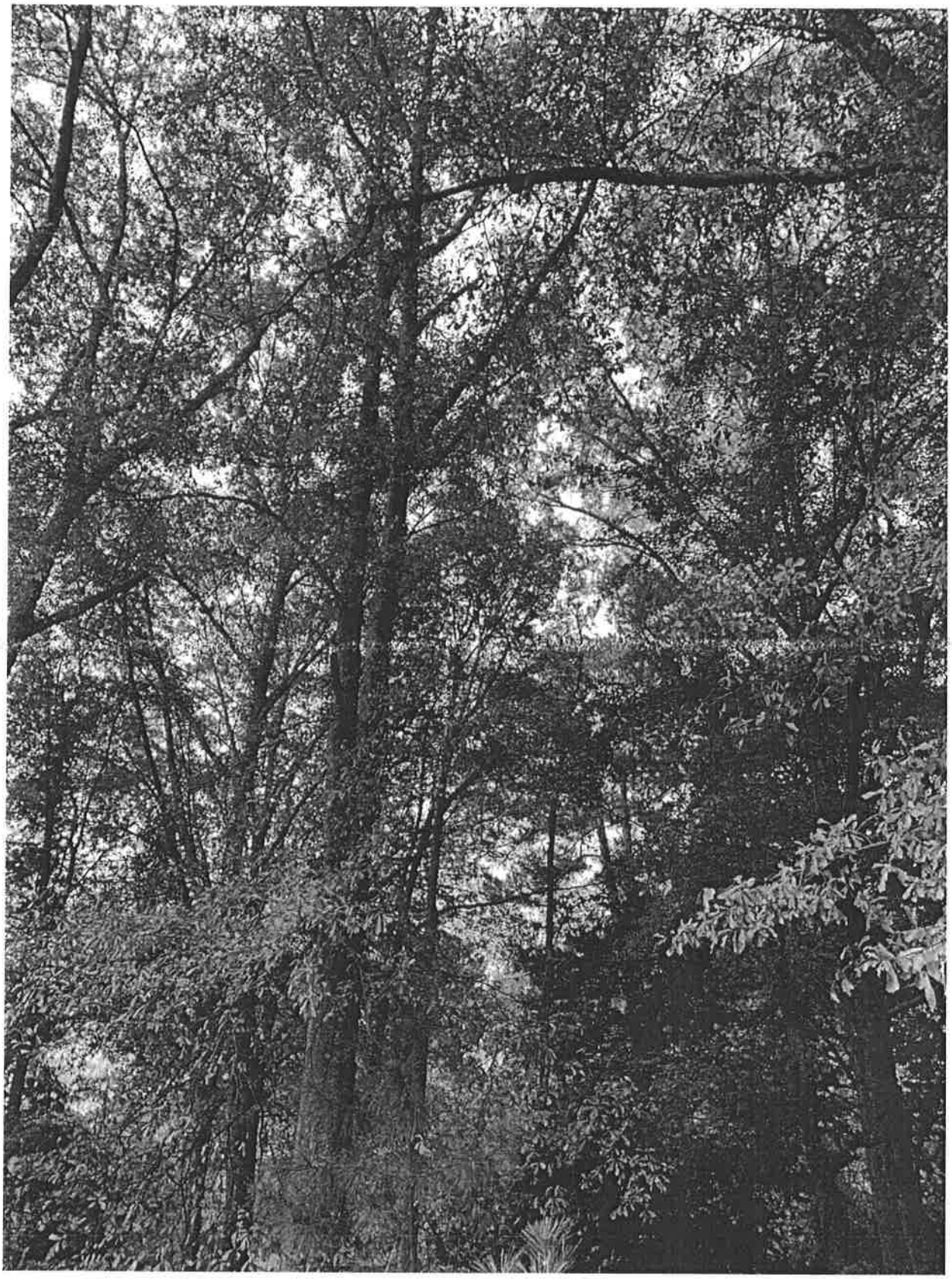

#713

JARVIS TREE EXPERTS

Jon Scott Drive

Arborist Report Alpharetta

Alpharetta, GA

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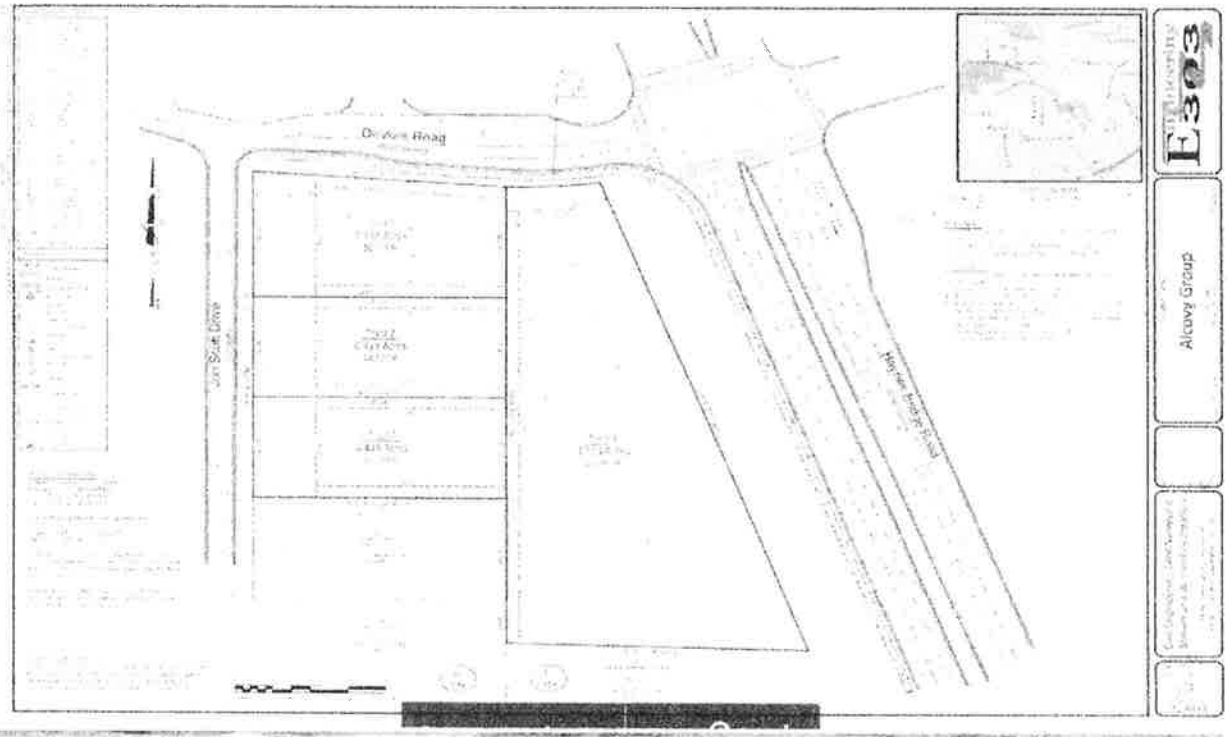
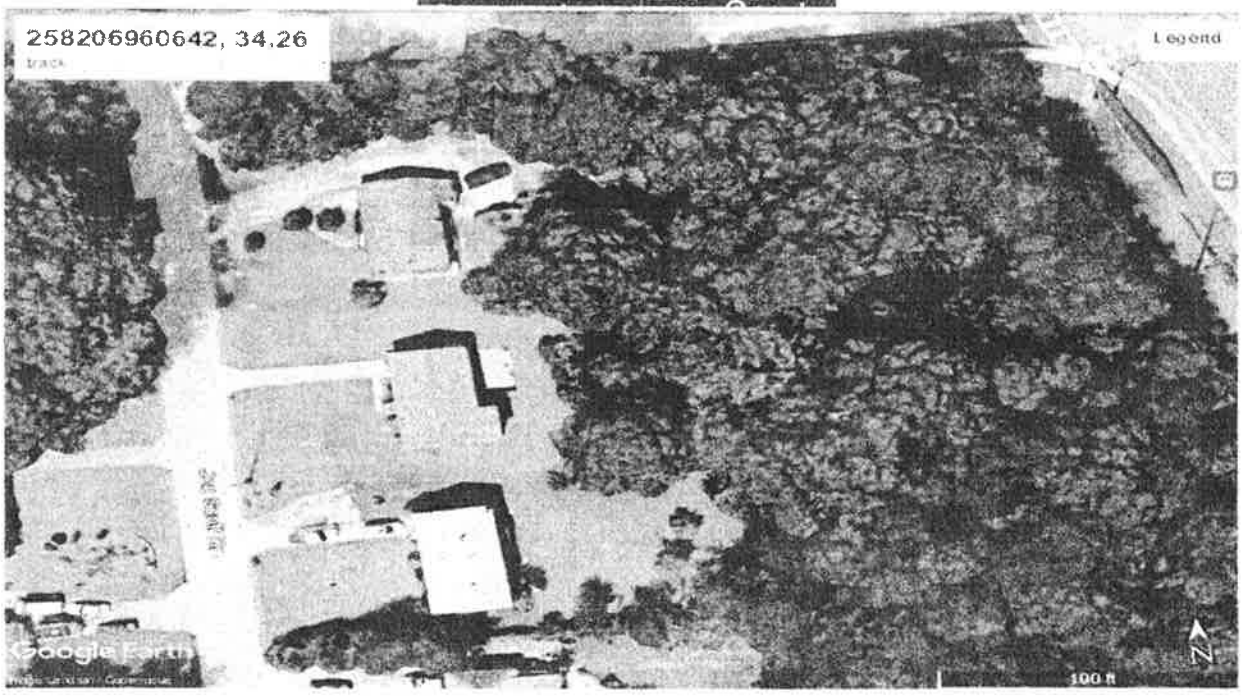
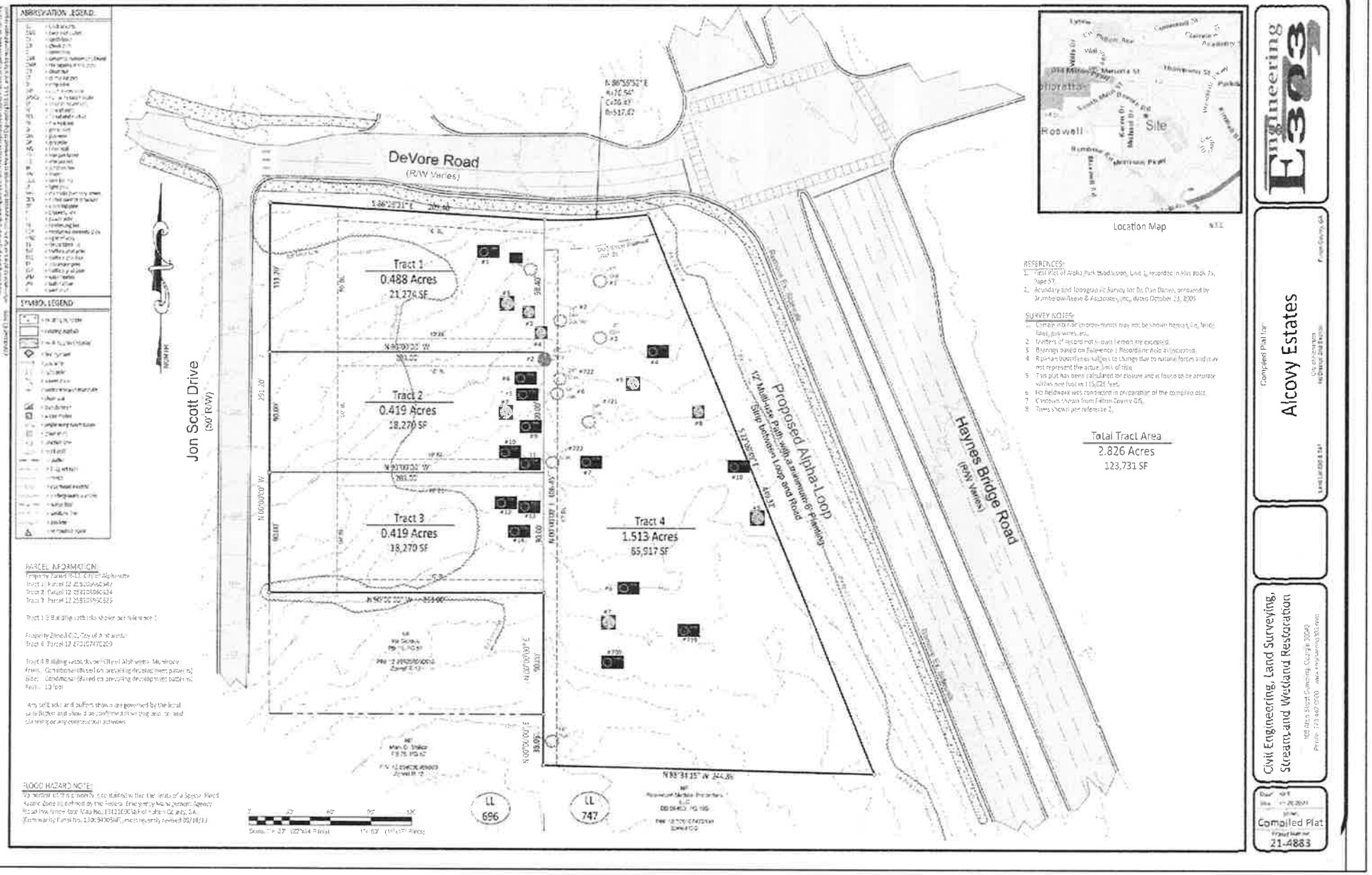
Track: 258206960634

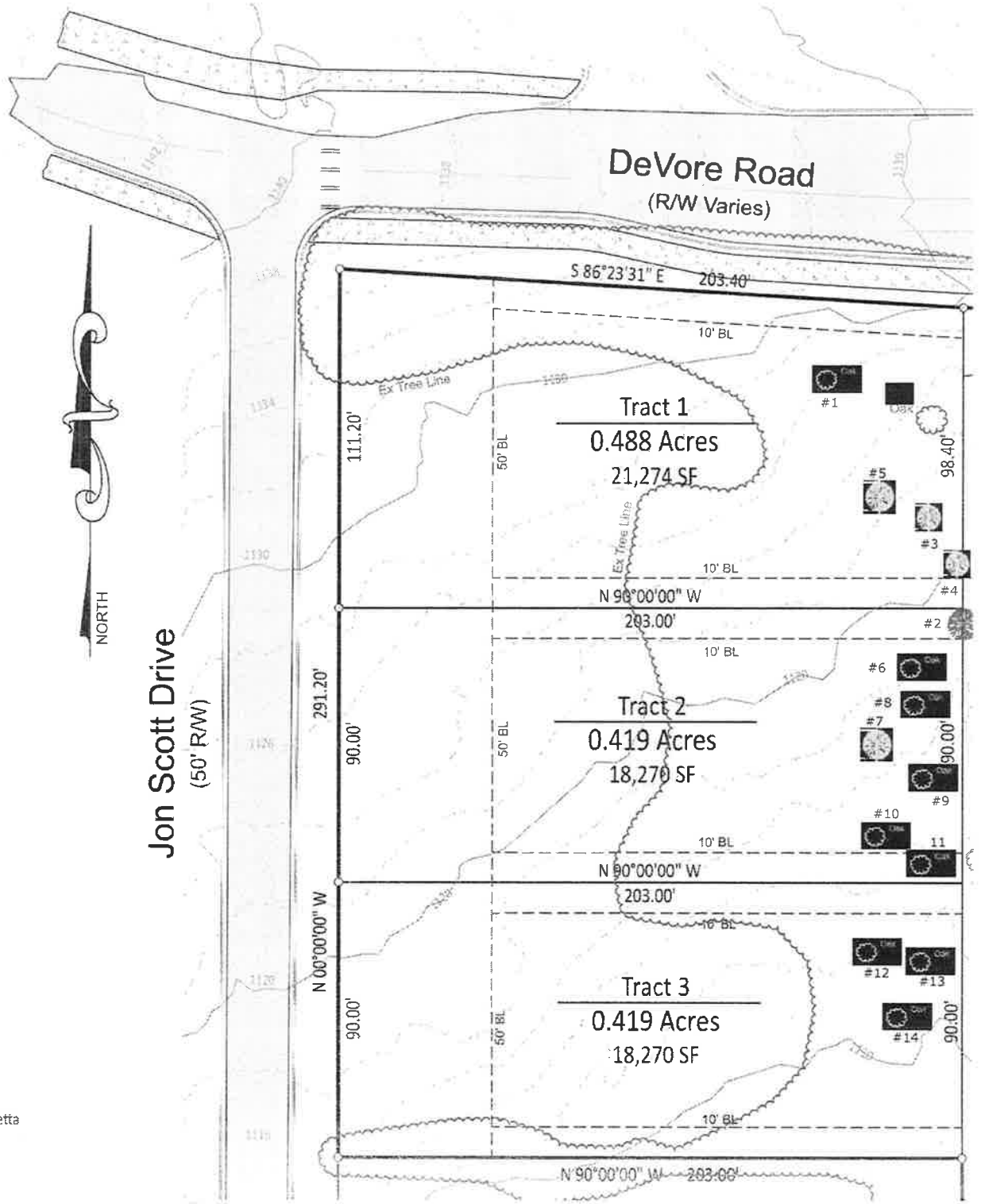
Track: 258206960626





Tree #	Size / Species	Health Condition	Structural Condition	Classification	Comments	Photo #
1	18" Water oak	Fair	Fair	Non-Specimen	Phototropic lean	
2	26" Pine	Poor	Hazard	Non-Specimen	Diseased / Canker	
3	12" Pine	Poor	Hazard	Non-Specimen	Diseased / Pine Beetle	
4	12" Pine	Poor	Hazard	Non-Specimen	Diseased / Pine Beetle	
5	20" Pine	Poor	Hazard	Non-Specimen	Diseased / Canker	1
6	18" Water oak	Fair	Fair	Non-Specimen	Phototropic lean	
7	12" Pine	Poor	Fair	Non-Specimen	Phototropic lean	
8	28" Water oak	Fair	Hazard	Non-Specimen	Decay in root flare	2
9	22" Water oak	Fair	Poor	Non-Specimen	Phototropic lean	
10	12" Water oak	Poor	Poor	Non-Specimen	Phototropic lean	5
11	10" Post oak	Fair	Fair	Non-Specimen	Phototropic lean	
12	14" Red oak	Fair	Fair	Non-Specimen	Phototropic lean	
13	22" Water oak	Fair	Poor	Non-Specimen	Phototropic lean	3
14	42" Pine	Good	Good	specimen	Some storm damage in crown	4


DeVore Road
(R/W Varies)
Jon Scott Drive
(50' R/W)
Haynes Bridge Road
(R/W Varies)
Proposed Alpha-Loop
12' Multi-use Path with a minimum 6' Planting Strip between Loop and Road
Tract 1
0.488 Acres
21,270 SF
Tract 2
0.419 Acres
18,270 SF
Tract 3
0.419 Acres
18,270 SF
Tract 4
1.513 Acres
65,917 SF
Location Map
Roswell
Site
Total Tract Area
2.826 Acres
123,731 SF
REFERENCES:
1. Final Plat of Alpha Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57.
2. Boundary and Topographic Survey for Dr. Dan Davies, prepared by Smallwood Reeve & Associates, Inc., dated October 23, 2005
SURVEY NOTES:
1. Certain interior improvements may not be shown hereon (i.e. fences, lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Recordable Plat as indicated.
4. Riparian boundaries subject to changes due to natural forces and may not represent the actual limit of title.
5. This plat has been calculated for closure and is found to be accurate within one foot in 115,025 feet.
6. No fieldwork was conducted in preparation of the compiled plat.
7. Contours shown from Fulton County GIS.
8. Trees shown per reference 2.
PARCEL INFORMATION:
Property Zoned O-I, City of Alpharetta
Tract 1 Parcel 12 252305960842
Tract 2 Parcel 12 252305960834
Tract 3 Parcel 12 252305960826
Tract 1 & Building setbacks shown per reference 1.
Property Zoned O-I, City of Alpharetta
Tract 4 Parcel 12 270107970269
Tract 4 Building setbacks per City of Alpharetta Ordinance:
Front: Conditional (Based on prevailing development pattern)
Side: Conditional (Based on prevailing development pattern)
Rear: 10 feet
Any setback and buffers shown are governed by the local jurisdiction and should be confirmed prior to grading and/or land disturbing or any construction activities.
FLOOD HAZARD NOTE:
No portion of this property lies within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0063F of Fulton County, GA. (Community Panel No. 13089C0063F) dated revised 08/18/13
LL 696
LL 747
Engineering
Alcovy Estates
Compiled Plat
Civil Engineering, Land Surveying, Stream and Wetland Restoration
Compiled Plat
21-4883


DeVore Road
(R/W Varies)
S 86°23'31" E 203.40'
Jon Scott Drive
(50' R/W)
NORTH
Tract 1
0.488 Acres
21,274 SF
Tract 2
0.419 Acres
18,270 SF
Tract 3
0.419 Acres
18,270 SF
111.20'
98.40'
291.20'
90.00'
90.00'
90.00'
N 90°00'00" W
203.00'
N 00°00'00" W
10' BL
50' BL
60' BL
Ex Tree Line
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
11
#12
#13
#14

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

Inspection Date: 10/20/2021

Senior Consulting Arborist: Joshua Jarvis

ISA Certified Arborist: Thomas Dossett SO-1844A

Warranty Disclaimer

Although, this report will determine whether a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not. All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor. No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

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

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

Definitions:

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

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity. Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4-inch caliper and 12 inches above the ground for trees larger than 4-inch caliper.

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

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

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

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

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

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

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

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

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

characteristics

Please reach out if you have any questions about the table or the photos.

Kind regards,

Joshua Jarvis, CEO
Senior Consulting Arborist
Jarvis Tree Experts

1 photo

Tree # 5 ; 20" pine

2 PHOTO – TREE #. 8, 28..
WATER OAK

3 PHOTO. TREE # 13 22" WATER OAK

4 Photo Tree # 14 42" pine

5 PHOTO TREE #10 12" WATER
COLOR

STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By: There are no direct fiscal impacts associated with the adoption of the recommended ordinance amendment.
Meeting Date: April 25, 2022

I. AGENDA ITEM TITLE: THE CODE OF THE CITY OF ALPHARETTA, GEORGIA TEXT AMENDMENTS - CITY PARKS RULES AND REGULATIONS AND DESIGNATION OF THE ALPHALOOP AS A CITY PARK
FIRST READING
AN ORDINANCE TO AMEND ARTICLE I, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE RULES AND REGULATIONS FOR PARKS OWNED AND OPERATED BY THE CITY; TO DESIGNATE THE ALPHALOOP AS A CITY PARK; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES
SPONSORS: COUNCIL MEMBER HIPES, MAYOR GILVIN

II. RECOMMENDATION:

Approve, as presented, the first reading of an Ordinance to Amend Article I, Chapter 32 of the Code Of Ordinances of the City of Alpharetta, Georgia; to amend the Rules And Regulations For Parks owned and operated by the City; to Designate the AlphaLoop as a City Park; to repeal conflicting ordinances; and for other purposes.

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: $0.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The primary purpose of the recommended ordinance is to designate the AlphaLoop as a City park so that the rules commonly applicable in our parks are applicable. Secondarily, the amendment updates the Park Rules, last updated in 1991, to more specifically address current needs such as the need to regulate the use of motorized vehicles on paths and trails.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Ordinance

AN ORDINANCE TO AMEND ARTICLE 1, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE RULES AND REGULATIONS FOR PARKS OWNED AND OPERATED BY THE CITY; TO DESIGNATE THE ALPHALOOP AS A CITY PARK; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

WHEREAS, the City of Alpharetta (the "City") adopted the Code of Ordinances of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the "Code of Ordinances"); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the "City Council" or "Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Code of Ordinances was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs; and

WHEREAS, the Mayor and City Council desires to amend Article 1, Chapter 32 of the Code of Ordinances for the foregoing purposes; and

WHEREAS, the Mayor and Council finds that the following amendments to the Code of Ordinances promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW, THEREFORE, the Mayor and City Council of the City of Alpharetta, Georgia hereby ordain as follows:

Section 1: Article 1, Chapter 32 of the Code of Ordinances is hereby amended by striking Section 32-4 in its entirety and replacing with the following:

Sec. 32-4. Rules and regulations for parks owned and operated by City.

(a) *Adopted.* There shall be a set of rules and regulations developed to set standards of conduct in the parks and recreational facilities owned or operated by the City of Alpharetta. These rules shall be designed to assure the safety and enjoyment of park participants.

1. No person shall serve, consume, or transport in open containers any alcoholic beverage within a City park or recreation facility except in designated event venues during City sponsored events. For purposes of this section, the Department of Recreation, Parks, and Cultural Services shall define “event venue” for each such event.
2. It shall be unlawful for any person to use tobacco products within a City park. Examples of tobacco products include, but are not limited to, cigarettes, e-cigarettes, cigars, chewing tobacco, snuff, pipes, etc.
3. No person shall operate a motorized vehicle of any kind or nature in or on a City park, bicycle path, trail, or any other area owned or operated by the City for recreational purposes.
    a. This section does not prohibit persons with disabilities from using a motorized wheelchair, as an auxiliary aid, in a City park or on a bicycle path, or any other area owned or operated by the City for recreational purposes.

b. This section does not prohibit the use of motorized vehicles for maintenance purposes or motorized vehicles using marked roads, driveways, or parking areas.

c. The use of golf carts, ATVs, LSVs and PTVs, motorized scooters, motorized skateboards, class 3 electric bicycles, hover boards, and similar devices is prohibited on the Greenway, AlphaLoop, or any other trail.

4. The use of bicycles on sidewalks and trails is prohibited within City parks, except as follows:

   a. Bicycles, including Class 1 and 2 electric bicycles, may be used at a maximum speed of fifteen (15) miles per hour on the Greenway, AlphaLoop, marked roads, driveways, or parking areas.

   b. Children under the age of six (6) may use bikes with training wheels on park trails, when accompanied by an adult.

5. The use of skateboards is prohibited in City parks except on the Greenway, AlphaLoop, and in areas expressly designated for the use of skateboards.

   a. Designated areas will be posted with proper signage.

6. Park hours are set according to park categories and are posted at each park. Park categories and a listing of all park hours can be found on the City of Alpharetta's website. Park categories and their respective park hours are also provided below:

   a. Active Parks: 5:00 a.m. to 11:00 p.m.

   b. Greenway, Greenway Access Parks, and the AlphaLoop: Dawn to Dusk

   c. Neighborhood Parks: Dawn to Dusk

   d. Downtown Parks: Dawn to Midnight

7. Littering, vandalism, and the damage or removal of City property is prohibited.

8. All pets must be on-leash and under physical control at all times, except at designated off-leash areas. Additionally, park guests must adhere to the following:

   a. No pets or animals are allowed on athletic fields;

   b. Animals are prohibited inside buildings, in City swimming areas, the areas inside fencing around pools, and in concession and restroom facilities at swimming pools;

   c. This section does not prohibit persons with disabilities from bringing service animals as defined under the Americans with Disabilities Act (ADA) into any such areas or into any City park or area owned or operated by the City for recreational purposes; and

   d. Pet waste must be picked up and disposed of properly in designated pet waste containers.

9. All organized programs and activities must be approved by the City.

   a. Organized assemblies or groups of twenty-five (25) or more persons are prohibited, unless approved by prior issuance of a permit by the Director of Recreation, Parks, and Cultural Services.

   b. When using an athletic field, a group of ten (10) or more persons and private instruction require prior issuance of a permit by the Director of Recreation, Parks, and Cultural Services.

10. It shall be unlawful for any person to build or maintain a fire in any park, except in City-provided pavilion grills.
11. The following are prohibited, except by permit issued by the City:
    a. Hunting;
    b. Camping, urban camping, and/or tents;
    c. Open fires, fireworks, and/or explosives;
    d. Golf;
    e. Archery;
    f. Soliciting, vending, peddling, or selling;
    g. Cutting of trees, shrubs, or other plantings;
    h. Removal or attachments of any kind to trees, plants, or structures;
    i. Public address systems, loudspeakers, or amplifying devices;
    j. Overnight parking;
    k. Drones, unmanned aerial vehicles, rockets, or model aircraft;
    l. Inflatables;
    m. Petting zoos;
    n. Metal detecting; or
    o. Construction of any structure (temporary or permanent)
12. Disorderly conduct is not permitted in any City park or any other area owned or operated by the City for recreation purposes. For purposes of Code Section 32-4, disorderly conduct includes any conduct or behavior tending to a breach of the public peace, such as, but not limited to:
    a. Engaging in fighting or threatening, violent or tumultuous behavior;
    b. Jostling or roughly crowding persons unnecessarily;
    c. Creating a hazardous condition by any act which serves no legitimate purpose;
    d. Causing or risking public inconvenience, annoyance or alarm; or
    e. Making an obscene communication or display.

(b) *Greenway and AlphaLoop Designated Parks.* For all purposes of Code Section 32-4, the City of Alpharetta Greenway system and the AlphaLoop shall be deemed as a park.

(c) *Enforcement.*

1. All City law enforcement officers, City officials, and other City officers are authorized, empowered, and directed to enforce compliance with this section.
2. Nothing in this section shall prevent the enforcement of City and county ordinances and regulations or state statutes or codes in any park or recreation facility owned or operated by the City.
3. Any person who violates any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be fined according to the penalties described in section 1-8, or

sentenced to labor under City supervision on the streets, sidewalks, parks or other public works for a period not to exceed 45 days.

(d) *Public notification.*

1. The Director of Recreation, Parks, and Cultural Services shall reproduce the rules in a format suitable for public distribution. Such copies of the park rules and regulations shall be available to the public at all city recreation buildings and other city locations, as deemed necessary by the Director of Recreation, Parks, and Cultural Services.
2. The Director of Public Works shall have the rules and regulations reproduced on all-weather signs and shall post the signs in the City's parks. Locations of such signs shall be determined by the Director of Recreation, Parks, and Cultural Services and shall be placed in plain public view.

Section 2 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 3 of Amendment. This Ordinance amendment shall be effective immediately upon adoption and shall become part of the Code of the City of Alpharetta, Georgia.

Adopted this _____ day of _____, 2022.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO ORDINANCE AMENDING ARTICLE 1, CHAPTER 32]

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Jason Binder

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Mike Stacy, City Attorney

STAFF REPORT

Submitting Department: Public Safety
Submitted By:
Sponsored By:
Meeting Date: April 25, 2022

I. AGENDA ITEM TITLE: 2008 RESERVE FIRE ENGINE SALE TO LANIER TECHNICAL COLLEGE

II. RECOMMENDATION:

Approve the sale of a reserve fire engine to Lanier Technical College in the amount of $35,000.00.

III. REPORT IN BRIEF:

We are seeking approval to sell one of the Reserve Engines to Lanier Tech for a value that is reflective of market valuations per the comps provided. This engine is being sold pursuant to our typical process and we found a way to foster a program that the public and Alpharetta will benefit from moving forward while ensuring market value in return for our public.

The new Fire Science Technology program at Lanier Technical College is conducted in cooperation with the Georgia Fire Academy and Georgia Firefighter Standards and Training to ensure graduates have the skills, knowledge, and credentials to serve as firefighters in paid and volunteer fire departments. Students vary from high school aged to adults who are looking to join or advance in the fire service.

As many of you know, it has become increasingly difficult to recruit public safety candidates. We are hopeful that with this new partnership we can identify future candidates for openings within the agency.

With the assistance of the Finance Department, we pulled three comps. The closet comp was the same model but with more miles. That unit sold for $34,500 and we felt that our 2008 Pierce Velocity Fire Engine (with 104,000 miles) we had to offer was in a little bit better shape. We offered the selling price of $35,000.00 and Lanier Tech accepted.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Fire PO, 2008 Pierce Velocity Comp, 2009 Pierce Velocity Comp, 2010 PIERCE VELOCITY Comp

Business Unit: 83400
Requisition: 0000012133
Requisition Name: Alpharetta fire engine-OEQPY

Requester: PHAGA834
Requested By: Kathy Phagan 770/531-6313
Entered Date : 4/12/22

Status: Pending Approval
Currency: USD
Requisition Total: 35,000.00

Header Comments:
2022-02-03 knowakowski@laniertech.edu K NOWAKOWSKI OEQPY/722018 INTERGOVERNMENTAL AGREEMENT

FIRE ENGINE FOR FIRE SCIENCE TECHNOLOGY

USED EQUIPMENT PAPERWORK, INCLUDING EMAIL WITH OFFICE OF FLEET MANAGEMENT APPROVAL, ATTACHED

ASSET VEHICLE

PER ATTACHED QUOTE

PLEASE CONTACT KAREN NOWAKOWSKI TO SCHEDULE DELIVERY

Deliveries accepted Monday through Thursday. Closed on holidays.
Deliveries not accepted on Friday.

Line: 1 **Item Description:** 2008 Pierce Velocity Fire Engine **Quantity:** 1.0000 **UOM:** EA **Price:** 35,000.00 **Line Total:** 35,000.00
Contract No: **Line Status:** Pending

Line Comments:
QUOTE AND USED EQUIPMENT PAPERWORK

Ship Line: 1
Attention: Kathy Phagan 770/531-6313

Ship To: PO_200001
Due Date:

Address:
Lanier Technical College Hall Campus/
Deal Hall 770-533
2535 Lanier Tech DriveGainesville GA
30507 United State

Shipping Quantity: 1.0000
Shipping Total: 35,000.00

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

More Photos

2008 Pierce Velocity Rear Pumper Fire Truck

Auction Closed

High Bidder:	**g****e**
Sold Amount:	**$34,500.00**
Buyer's Premium (12.50%):	**$4,312.50**
Total Price:	**$38,812.50**

View Bid History

Terms and Conditions

2,762 visitors

Feedback

Year	Make/Brand	Model	VIN/Serial	Miles	Title Restriction
2008	Pierce	Velocity	4P1CV01EX8A008807	112,041	No Title Restriction

Condition	Category	Inventory ID
Used/See Description	Fire Trucks	4587A

2008 Pierce Velocity Rear Pumper Fire Truck, Cummins ISM, 500 hp, 1550 Torque.

This unit starts, run, and operators as it should. It just came out service last month. It has been well maintained per the manufacture specifications.

9063 hours.

Waterous pump, S100, 1500 gpm, with 750 gal water tank. The pump has been pump tested every year.

Foam Pro 2002 foam system with 30 gal tank. The foam system is connected to tree per-connected lines off the back of the truck and one to the front bumper.

Harrison 10 KW hydraulic generator.

Command Light Tower on top of the cab.

The truck does have some rust on the frame and a minor engine oil leak. Also, you can see the outline of the decals that were removed.

Questions and Answers

Q: can you post a pic of the rust on the frame or pics curious about the rust (7/21/21 10:33 AM)
A: I have added 2 more pictures of the rust on the rear of the frame rails by the rear tires. (7/21/21 1:38 PM)

Seller Information

Seller Name	Burnsville, MN
Asset Location	13713 Frontier Ct Burnsville, Minnesota 55337-4720 Map to this location

Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please use the “Ask a Question” feature to schedule an appointment for Inspection.

Payment

Wire Transfer

Wire Transfer is the only payment option for this item. The Wire Transfer Transaction Summary page will provide payment and account information. The Wire Transfer must be completed within 5 days unless otherwise specified below.
PAYMENT MUST BE MADE ONLINE-- To make online payment, Log into your Liquidity Services account and select “My Bids”. Please follow the instructions there.

Payment in full is due not later than five (5) business days from the time and date of the close of the auction. Payment must be made electronically via the payment methods listed below.

TAX CALCULATION & EXEMPTIONS

TAX CALCULATION: Sale Tax, where applicable, will be calculated and added at the end of the auction.

TAX EXEMPTION: Where taxes are applicable (see the Buyer’s Certificate), Tax Exempt documents must be provided to Bidder Services at tax@govdeals.com within 24 hours of the auctions close and before payment is made. Bidders are encouraged to submit their Tax Exempt Documentation prior to the Auction’s close to expedite this process. Please contact Bidder Services for all tax exemption questions.

Removal

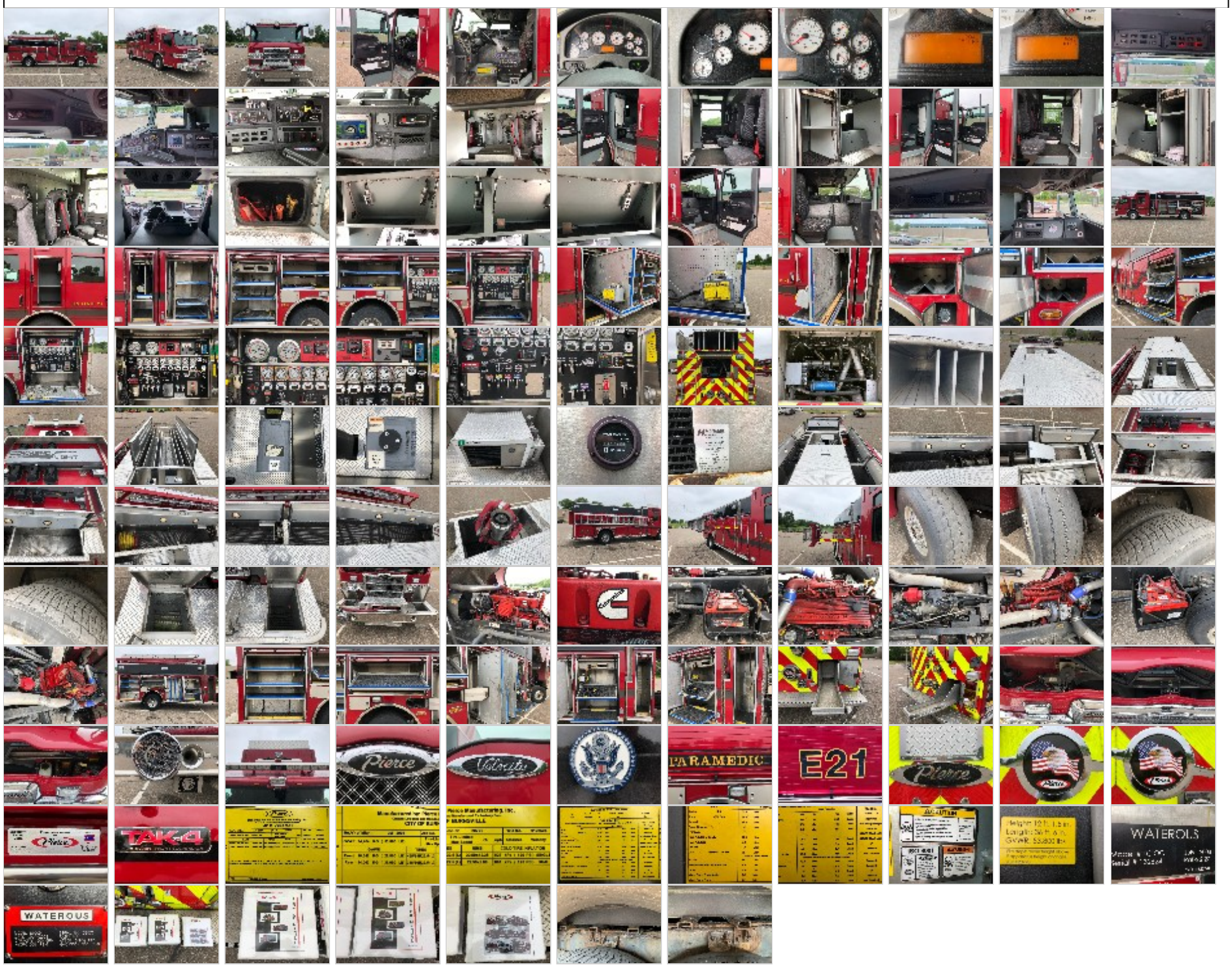
Property may be removed by appointment only and appointments must be made at least 24 hours in advance. All items must be removed within ten (10) business days from the time and date of issuance of the Buyer's Certificate.

The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. No Assistance will be provided. A daily storage fee of $10.00 may be charged for any item not removed within the 10 business days allowed and stated on the Buyer's Certificate.

Media

Feedback

GovDeals: 2008 Pierce Velocity



Feedback

Special Instructions

NOTICE: If you are the winning bidder and default by failing to adhere to this sellers terms and conditions your account with Liquidity Services WILL BE LOCKED.

Guaranty Waiver. All property is offered for sale 'AS IS, WHERE IS.' Burnsville, MN makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. Please note that upon removal of the property, all sales are final.

Description Warranty. Seller warrants to the Buyer that the property offered for sale will conform to its description. Any claim for misdescription must be made prior to removal of the property. If Seller confirms that the property does not conform to the description, Seller will keep the property and refund any money paid. The liability of the seller shall not exceed the actual purchase price of the property.

Quick Asset Lookup (QAL) #: 5080-17 (GD)

Help Desk Hours: Monday - Friday, 8 am - 7 pm ET.
Contact us with any questions, comments or concerns.
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Feedback

LIQUIDITY SERVICES
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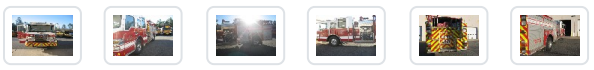

More Photos

2009 Pierce Velocity

Auction Closed

High Bidder:	**j****7
Sold Amount:	**$45,500.00**
Buyer's Premium (12.50%):	**$5,687.50**
Total Price:	**$51,187.50**

View Bid History

Terms and Conditions

2,475 visitors

Feedback

Year	Make/Brand	Model	VIN/Serial	Miles	Title Restriction
2009	Pierce	Velocity	4P1CV01E39A009718	108,123	No Title Restriction

Condition	Category	Inventory ID
Used/See Description	Fire Trucks	FR-114

2009 Pierce Velocity FIRE TRUCK, 10.8L L6 DIESEL.
THIS VEHICLE STARTS AND RUNS WITH A BOOST

ENGINE IS CUMMINS ISM

THIS VEHICLE WAS MAINTAINED EVERY 180 DAYS

TRANSMISSION IS AUTOMATIC 2 WHEEL DRIVE

EXTERIOR COLOR RED NO CRACKED GLASS

MINOR SCRATCHES AND DINGS TIRE CONDITION IS GOOD

DECALS HAVE BEEN REMOVED AND SOME IMPRESSIONS REMAIN

EMERGENCY EQUIPMENT NONE

INTERIOR COLOR GREY/BLACK SEATS ARE WORN

HAS AC CONDITION UNKNOWN, TILT STEERING, REMOTE MIRRORS, POWER STEERING, WINDOWS

SOLD AS IS WHERE IS

BUYER IS RESPONSIBLE FOR PICK UP/TOW

THIS IS ALL INFORMATION THAT I HAVE

Additional Info: FR-114.pdf

Questions and Answers

Q: Pump and tank size (1/13/22 7:45 PM)
A: Hale QMAX 150 1500 GPM Tank holds 750 gallons (1/14/22 8:31 AM)

Q: Last pump Test ? Water tank leaks ? Any issue with engine or tranny ? Do you include manuals with sale ? any misc item included ? (1/14/22 11:09 AM)
A: I have attached additional information about the pump/test. It is a PDF file. No to the water leaks, no issues with engine or tranny, no we do not have manuals, whatever is in the truck goes with it. So what you see in the pics is what you get (1/14/22 12:54 PM)

Q: What is the over all length. (1/14/22 3:05 PM)
A: 33 ft 5 inches (1/14/22 3:13 PM)

Q: What is the height of the truck? (1/18/22 12:19 PM)
A: 10 ft 5 inches (1/18/22 12:52 PM)

Q: Can we get pictures of the compartments and their layout? (1/18/22 1:05 PM)
A: Sorry but they do not have the time to take pictures of the compartment. (1/18/22 2:55 PM)

Q: Can you provide a picture of the motor? Also does the truck have tak4 (IFS) or leaf spring suspension? (1/18/22 2:52 PM)
A: No they do not have time to take pictures. It has leaf spring suspension (1/18/22 2:54 PM)

Seller Information

Seller Name	Spotsylvania County Fleet Services, VA
Asset Contact	Tanja Steele (Phone: 540-582-5125 ext. 1847)
Asset Location	6921 N Roxbury Mill Rd Spotsylvania, Virginia 22551 Map to this location

Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

Payment

Wire Transfer

Wire Transfer is the only payment option for this item. The Wire Transfer Transaction Summary page will provide payment and account information. The Wire Transfer must be completed within 5 days unless otherwise specified below.
PAYMENT MUST BE MADE ONLINE-- To make online payment, Log into your Liquidity Services account and select “My Bids”. Please follow the instructions there.

Payment in full is due not later than five (5) business days from the time and date of the close of the auction. Payment must be made electronically via the payment methods listed below.

TAX CALCULATION & EXEMPTIONS

TAX CALCULATION: Sale Tax, where applicable, will be calculated and added at the end of the auction.

TAX EXEMPTION: Where taxes are applicable (see the Buyer's Certificate), Tax Exempt documents must be provided to Bidder Services at tax@govdeals.com within 24 hours of the auctions close and before payment is made. Bidders are encouraged to submit their Tax Exempt Documentation prior to the Auction's close to expedite this process. Please contact Bidder Services for all tax exemption questions.

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Removal

Property may be removed by appointment only and appointments must be made at least 24 hours in advance. All items must be removed within ten (10) business days from the time and date of issuance of the Buyer's Certificate.
The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. No Assistance will be provided. ITEMS AUCTIONED ARE FOR PICKUP ONLY. PACKAGING AND SHIPPING ARE THE SOLE RESPONSIBILITY OF THE BIDDER. NO EXCEPTIONS WILL BE CONSIDERED. A daily storage fee of $10.00 may be charged for any item not removed within the 10 business days allowed and stated on the Buyer's Certificate. For additional information, please see contact below for any questions. Person removing asset must provide copy of Buyers Certificate at time of removal.
The Buyer's Certificate serves as Proof-of-Purchase and must be presented at the time of item removal.** If using a 3rd-Party agent; Buyer must provide agent with a faxed copy including their signed authorization to release their items. Buyer must notify Seller if using a Third-Party Agent.
Vehicle Titles will be issued at the time of removal.

Media

Special Instructions

NOTICE: If you are the winning bidder and default by failing to adhere to this sellers terms and conditions your account with Liquidity Services WILL BE LOCKED.
Guaranty Waiver. All property is offered for sale "AS IS, WHERE IS." (Seller) makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. Please note that upon removal of the property, all sales are final.
Description Warranty. Seller warrants to the Buyer that the property offered for sale will conform to its description. Any claim for incorrect description must be made prior to removal of the property. If Seller confirms that the property does not conform to the description, Seller will keep the property and refund any money paid. The liability of the seller shall not exceed the actual purchase price of the property.

Quick Asset Lookup (QAL) #: 3561-277 (GD)

Help Desk Hours: Monday - Friday, 8 am - 7 pm ET.
Contact us with any questions, comments or concerns.
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More Photos

2010 PIERCE VELOCITY

Auction Closed

High Bidder:	**f********1**
Sold Amount:	**$47,000.00**
Total Price:	**$47,000.00**

View Bid History

Terms and Conditions

3,706 visitors

Year	Make/Brand	Model	VIN/Serial	Miles
2010	PIERCE	VELOCITY	4PCV01E7BA011476	81,944 (Accurate?: Unknown)

Condition	Category	Inventory ID
Used/See Description	Fire Trucks	003584

2010 PIERCE VELOCITY PUMPER
Cummings pre-DEF engine, 6524 engine hours shown. Engine was fully rebuilt by Cummins dealer in 10/2014. 1500 Hale pump. 500 gallon booster. On-board hydraulic generator. CAFS system equipped, we did not use compressor last several years, unknown compressor condition, foam proportioner worked when removed from service. Full depth compartments on all sides. Hosebed carried 1200 ft of 5" hose when in service. Hydraulic ladder rack. Extra-raise on cab, EMS compartments in cab.

Removed from service August 2020, part of fleet replacement. No known issues. Last pump test March 2020. Vehicle and all components are AS-IS, WHERE IS. No warranties expressed or implied. Buyers may schedule inspection on site. Contact Greg Lockard at greg.lockard@cityofscottsboro.com or 256-912-0523 to set up inspection or with further questions.

Additional Info: Pump Test Eng 1-1.pdf

Seller Information

Feedback

Seller Name	Scottsboro, AL
Asset Location	APPLETREE STREET SCOTTSBORO, Alabama 35768 Map to this location

Inspection

Inspection. Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding.

Payment

The Buyer's Certificate will contain information to schedule payment & removal.
Payment in full is due not later than 5 business days from the time and date of the Buyer's Certificate. Acceptable forms of payment are: U.S. Currency, Certified Check

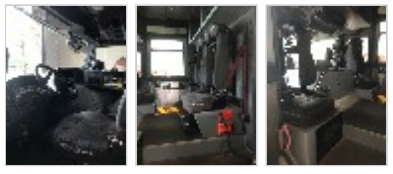
Checks shall be made payable to: City of Scottsboro. Payments shall be made at the location listed in the Buyer's Certificate. Bidder forfeits sale of merchandise if payment is not received at the close of 5 (five) business days

Payments to be made between hours of 8:30 AM and 4:00 PM M-F. For further information contact Rick Wheeler @ 256-912-0500

Removal

All items must be removed within 10 business days from the time and date of issuance of the Buyer's Certificate. Purchases will be released only upon receipt of payment as specified. Successful bidders are responsible for loading and removal and any and all property awarded to them from the place where the property is located as indicated on the website and in the Buyer's Certificate. The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. Under no circumstances will City of Scottsboro assume responsibility for packing, loading or shipping. Please call in advance of arrival to schedule all pick-ups. Property may be removed between the hours of 8:00am and 2:00pm, Monday through Friday, excluding legal holidays unless special accomodations are made.

Media



Special Instructions

For further information regarding this asset please contact

Quick Asset Lookup (QAL) #: 82-315 (GD)

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Feedback

STAFF REPORT

Submitting Department: Community & Economic Development
Submitted By: Eric Graves
Sponsored By:
Meeting Date: April 25, 2022

I. AGENDA ITEM TITLE: NORTH POINT PARKWAY STREETSCAPE PROJECT

II. RECOMMENDATION:

This item is for information. No action is required.

III. REPORT IN BRIEF:

The vision for the redevelopment of the North Point Activity Center started with the North Point LCI plan in 2008. Key to this plan is enhanced pedestrian and bicycle infrastructure and connectivity within the corridor. These goals were affirmed in 2018 with the North Point LCI Update and again in 2019 within the North Point Placemaking plan.

The North Point Parkway Streetscape project is a major step toward realizing the goals of the previous planning efforts by rightsizing the transportation corridor and emphasizing the pedestrian and bicycle connectivity currently missing. In addition, this project will seek to better manage stormwater by providing opportunities to infiltrate surface runoff, measures not required when the corridor was originally constructed.

Based on our planning efforts, the City has been awarded grant funding from the Atlanta Regional Commission. Currently, $1,600,000 has been awarded for design and $5,000,000 for construction. Both awards require 20% funding match from local resources.

For this workshop item, the consultant team will be presenting the status of the design efforts and discuss typical section recommendations based on the traffic analysis and project goals.

IV. ALTERNATIVES:

V. ATTACHMENTS:

PROJECT SCOPING DOCUMENT
CD-21-NPDRI PHASE 2: NORTH POINT LCI STREETSCAPE

DEFINE YOUR PROJECT

What problem or issue is the proposed project seeking to resolve, address, or improve?

Significant changes in economic trends and consumer behavior is impacting the retail sector in the North Point District. As consumers shift their preferences from traditional malls and retail power or strip centers towards outdoor, mixed-use developments offering public gathering areas and activities designed to bring the community together, North Point Mall and other retail centers along the North Point Corridor is experiencing rising vacancy rates and plummeting sales and consumer activity compared to other commercial areas within the City. These negative impacts along the corridor are exacerbated by the economic downturn and movement to online consumer activity brought on by the COVID-19 pandemic.

If the course is not significantly altered, the downward spiral of the North Point District creates economic impacts that negatively affect the community as a whole in ways that threaten the quality of life of all Alpharetta residents.

Additionally, the North Point Corridor as currently designed is almost completely auto-centric in its transportation focus. While this segment of North Point services the majority of bus transit routes in the City, few pedestrian and bike routes connect the existing transit stops to businesses. In addition, the focus on automobiles results in inefficient land use comprised of acres of paved parking. At the time of development, minimal Stormwater runoff from impervious surfaces was required to be treated. Current regulations require runoff reduction and prefers more point source stormwater management practices such as bioretention facilities like raingardens and enhanced swales integrated within required planting areas.

What are the key goals of the proposed project?

To reverse the negative economic impacts on the community, it is necessary for the North Point District to be reimagined and redeveloped in a way that will align with consumer preferences and market forces both now and for many years into the future. That change begins with the altering of the physical environment as outlined in the North Point Livable Centers Initiative Plan adopted by the City of Alpharetta in February 2018 and the supporting placemaking and connectivity studies that were subsequently adopted in 2019 and 2020. Implementation of the concepts and projects called for in those planning documents result in a North Point District built on an environmentally responsible, human scale focus, that appeals to modern consumers now and the foreseeable future. These public investments encourage the redevelopment of private properties thereby revitalizing the North Point District.

The projects defined in the aforementioned planning documents will improve mobility by enhancing transit services, offer much-improved facilities for pedestrians and bicyclists, and improve vehicular traffic operations and safety by improving signal operations and encouraging lower speeds. In addition, the public projects along the corridor are designed to focus on celebrating the natural environment by implementing low impact stormwater management techniques to mitigate potential flooding and enhance the quality of stormwater as it passes through the built environment.

The first step in the process is to finalize designs for and construct a road and streetscape segment in accordance with the concepts outlined in the adopted planning documents. This is the purpose and intent of the North Point Parkway LCI Streetscape Project. Along the 1.5 mile segment of North Point Parkway, Phase 1 of the project will maximize the implement the following components within the programmed construction funding ($5M Federal Aid, $1.25M City):

- Minimum 12-foot-wide multi-use side-paths
- Enhanced pedestrian crossings of North Point Parkway
- Enhanced shelters and amenities for transit riders, pedestrians and cyclists
- Installation of improved low impact stormwater management infrastructure

Phase 1, a segment to be identified during the concept design, will establish the streetscape standard for the entire corridor and will also demonstrate to the private sector the City of Alpharetta's commitment to the revitalization and redevelopment of the North Point District. As we have seen in Downtown Alpharetta and other areas of the city, once the City begins to make these types of infrastructure investments the private sector follows suit, and the realization of the overall revitalization plan advances at a rapid pace.

Please note the anticipated completion date of the project and or the span of time necessary to complete the project.

Realization of the entire North Point Livable Centers Initiative Plan is a long-term project that will likely span 20 years or more and will be divided into numerous sub-projects of which the North Point Parkway LCI Streetscape is only one. The streetscape project will be further subdivided into phases that are defined by geographic segments of the corridor.

Phase 1 of the North Point LCI Streetscape Project will include:

- Development of Concept Design plans for North Point Parkway from Haynes Bridge Road to Mansell Road
- Development of construction plans for the Phase 1 Section of North Point Parkway (limits to be identified during concept plan development)
- Construction of the Phase 1 section of North Point Parkway LCI Streetscape

Because the City has been awarded federal dollars in the form of a grant from the Atlanta Regional Commission that will partially fund Phase 1, the Federal Highway Administration Process must be followed in completing this project. This adds significant time to usual project timelines due to requirements for environmental studies and the inability to begin negotiations for acquisition of any needed right-of-way until a certain stage in the process.

While the timelines for each of the activities comprising Phase 1 will be refined as additional information is obtained during the process, based upon the currently available information it is estimated that completion of all elements of Phase 1 will require 48 to 90 months once a contract for design has been awarded. Below is a breakdown of that timeframe based upon the various main elements of Phase 1 (note that some overlap of activities is anticipated).

Project Component	Minimum Time (In Months)	Maximum Time (In Months)
Engineered Design	18	30
Right-Of-Way Acquisition	12	24
Construction Design	6	12
Construction	12	24

Given current funding opportunities, the earliest that bidding could begin for the construction element of Phase 1 would be sometime in FY2025.

MEASURING PROJECT PERFORMANCE

Please note specific project deliverables and features that will be provided or accomplished.

This project should at a minimum provide sidewalks along both sides of North Point Parkway, accommodating sitting areas, places for public art, enhanced transit stops, and enhanced pedestrian crossings of North Point Parkway as well as smart city technology. Stormwater management practices including bioretention areas incorporated into the planting spaces should also be provided in order to incorporate runoff reduction and enhance water quality as rainwater is conveyed to Big Creek.

By what success criteria (measurable terms of what must be done for the project to be acceptable to the client, stakeholders and end-users who will be affected by the project) will the project be evaluated upon completion? In other words, define the metrics by which you will know whether or not the project is a success.

A successful project will be one that encourages redevelopment and fulfills the following:

- Missing pedestrian and bike infrastructure is provided;
- Connections between office, retail, and residential uses are enhanced;

- Impervious area is reduced, native plantings and natural areas are increased, and/or water quality treatment is improved over the existing condition; and,
- Gathering spaces, enhanced access to transit, and art are incorporated into the corridor development.

PROJECT COST INFORMATION

What is the current estimated cost to complete the project as currently envisioned / defined? It is understood that the estimate provided is based upon the information presently available and current market conditions and will be subject to change based upon factors such as additional information learned during the project process, market shifts, changes in project scope or deliverables desired, and/or other factors beyond the City's control.

Preliminary planning stage costs have been estimated between $16,000,000 and $23,000,000.

Based on the typical section in the NPP LCI and accounting for all of the arbors, dual lighting (street and sconce for pedestrian), landscaping approximately 400,000 square feet of landscape, utility relocations (City is responsible since we are not installing measure to improve traffic), a 6 lane road cost is $40M and a 4 lane is $36M. A cost contingency of 30% was utilized as well as $2.5M in utility relocations and $7M for arbors. The arbors were based on an 80' O.C spacing (200 for the corridor) and at a cost of $35k.

Also included in the estimate is removing all of the soil cement from the existing far right vehicular lanes and backfilling with the appropriate soil for bioretention for infiltration and survivability of landscape. The remaining lanes are all proposed to have soil cement to handle the truck traffic as well as to meet current standards.

The small cost difference between the 6 lane and 4 lane roadways is due to the only component changing is the amount of soil cement and asphalt being installed. Both scenarios include 10' landscaping on both sides of the 12' sidewalk (both sides of the road) as well as installing landscape within the median.

One cost not known currently is associated with the acquisition of right-of way and or easements. North Point Parkway currently has 120' ROW and the 4 lane section encompasses approximately 120'. Though no ROW may be needed in this scenario, a 10' construction easement along the corridor will most likely be needed. The 6 lane option would require 10' of ROW on both sides as well as a 10' construction easement.

Will this project create a physical or other asset (road, trail, park, software, etc.) for which ongoing maintenance will be required?

Yes

What is the anticipated annual cost of maintenance for years 1 - 3 following project completion?

When it comes to maintenance, the cost is the same (4 lanes or 6 lanes) and we are looking at $350-$500k, for Mansell to Haynes Bridge. The key variables are the type of landscape to be installed as well as all of the bioretention areas that requires more frequent cleanings. Not to mention the cost associated with maintaining the equipment for green infrastructure and roadway monitoring. The maintenance cost also takes into consideration electrical cost and associated maintenance for illuminating the corridor as well as trash pick-up due to the additional trash cans. Like everything, the further we get into development of the plans the more concise maintenance and construction cost can be developed.

IDENTIFY THE PROJECT TEAM

What department will "own" the project upon its completion?

Public Works

Who is the individual who will serve as the project owner's representative throughout the duration of the active project?

Arash Moradkhani

What department will serve as the project manager from project initiation to completion?

Community Development

Who is the individual who will serve as the Project Manager throughout the duration of the active project?

Eric Graves

What departments will be impacted by the proposed project, both during and after the project?

Community Development
Finance
Information Technology
Public Works

Please list the individuals who will serve on the project team as representatives of each of the impacted departments.

Comm Dev - Eric Graves,
PW - Arash Moradkhani,
Finance - Debora Westbrook
IT-Erik Wideman

Please note any additional individuals who will serve on the project team, who they represent, and the reason they should be on the project team.

Nikki Parris representing Atkins, the City's project management consultant on the project.

Columbia Engineering

LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

Solving complex problems since 1963

North Point Parkway
Progress Update
PI No. 0017814; Fulton County

Thomas Ziegler, PE
Project Manager
Columbia Engineering

Overview

- Introductions
- Project Goals
- Location Map
- Existing Roadway
- Concept Development/Alternatives
- Traffic Considerations
- Low Impact Development/Green Infrastructure
- Schedule
- Recommendation

Team Introductions

Columbia Engineering

- Thomas Ziegler, PE (CES Project Manager)
- Randy Strunk, PE (CES Stormwater Lead)
- Michael Crawford, PE (Traffic Analysis Lead)
- Jacob Lange, RLA LEED AP (Landscape Architect)
- Jennie Lynn Rudder, PLA (Landscape Architect)

THE CITY OF ALPHARETTA GEORGIA

- Eric Graves, PE (Community & Economic Development Senior Engineer/Planner)
- Nikki Parris, PE (Atkins Program Manager)

Project Goals

- Create pedestrian friendly environment
- Evaluate potential for lane reduction(s) - both number and width
- Incorporate Low Impact Development/Green Infrastructure
- Maintain and/or improve landscape and hardscape features
- Minimize right-of-way impacts
- ***Encourage redevelopment in the area!***

Location Map

- North Point Parkway (NPP) is approximately 1.4 miles from Mansell Road to Haynes Bridge Road
- NPP is primarily a north – south corridor parallel to SR 400
- Existing roadway is six (6) lanes with dedicated turn left turn lanes, a raised median, and urban shoulders

Existing roadway has numerous intersections/driveway connects

Existing roadway has over 200,000 LF of utilities

Existing roadway has extensive landscaping

Existing roadway is located adjacent to the Greenway Trailhead

Existing roadway has numerous MARTA bus stops

Existing roadway connects to Encore Parkway

Existing roadway has new development recently completed or underway

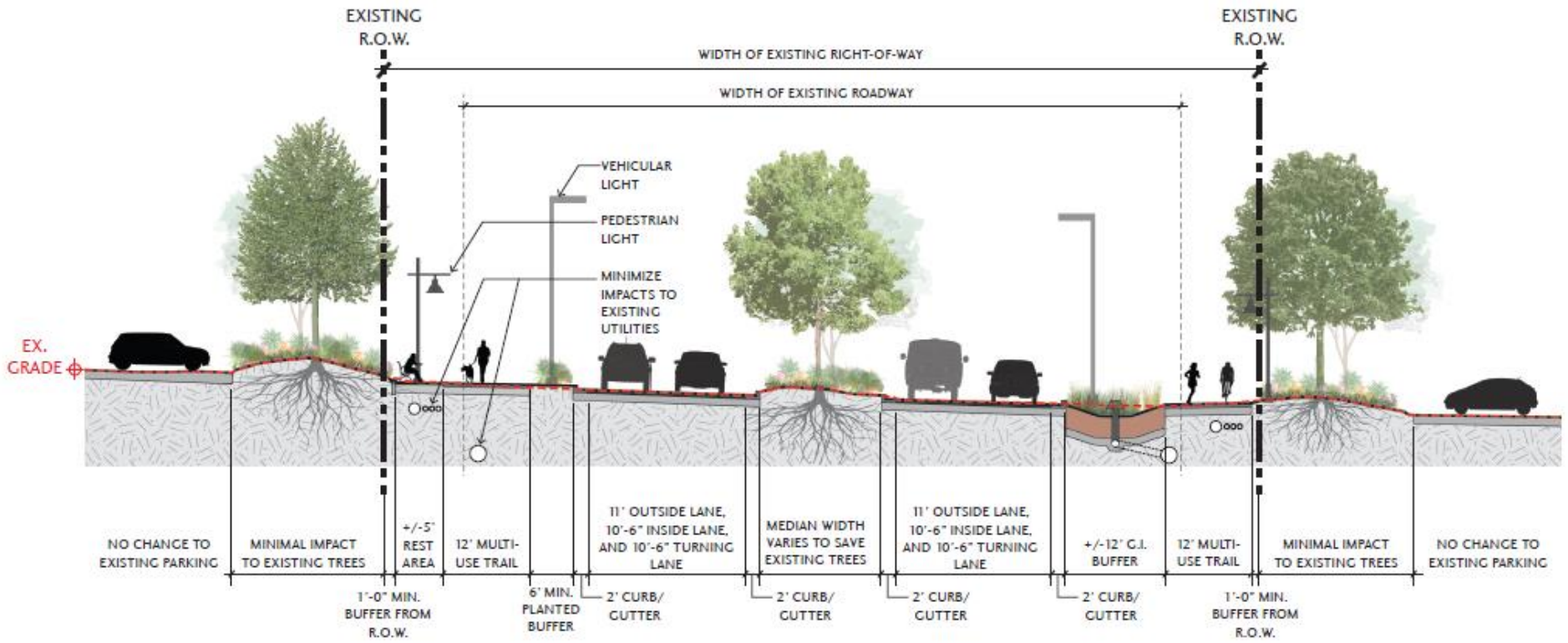
Concept Development/Alternative #1

Four-Lane Alternative (Road Diet)

- Two (2) reduced width thru lanes (each direction)
- Maintain existing left turn lanes
- 12 ft. multiuse path on both sides
- Low Impact Development features
- Extensive landscape/hardscape elements

Concept Development/Alternative #1

4-LANE



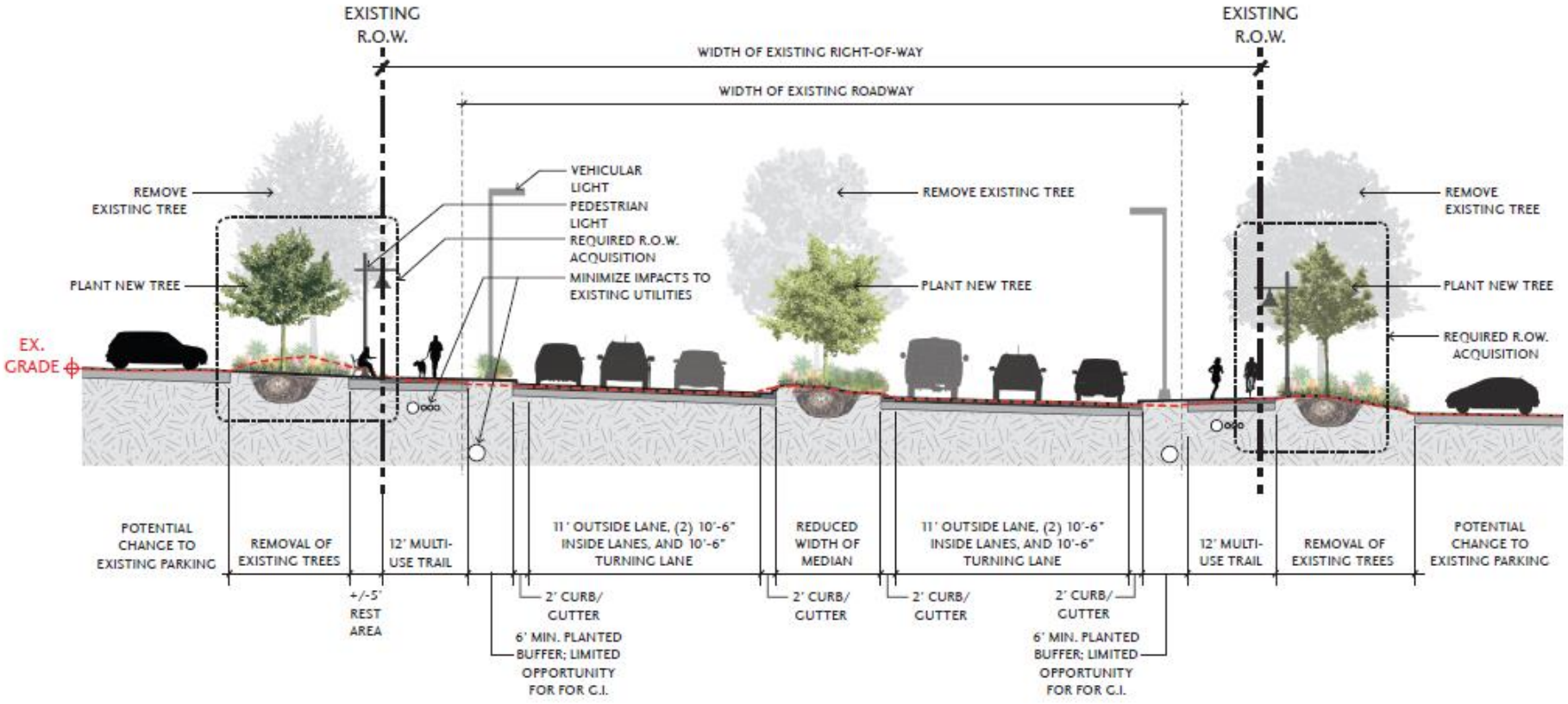
Concept Development/Alternative #2

Six-Lane Alternative

- Maintain Three (3) reduced width thru lanes (each direction)
- Maintain existing left turn lanes
- Evaluate need for right turn lanes
- 12 ft. multiuse path on both sides
- Low Impact Development features
- Extensive landscape/hardscape elements

Concept Development/Alternative #2

6-LANE



Traffic Considerations

- **2022 average daily traffic (ADT) – Approx. 15,000 vehicles per day (vpd)**
- **2048 ADT – Approx. 24,000 vpd**
- **2022 to 2048 growth in traffic – Approx. 55%**
- **Generalized Capacities**
  - **LOS D – Approx. 27,800 vpd**
  - **LOS E – Approx. 33,800 vpd**

Traffic Considerations

- **2048 Travel Time Analysis**
  - **No Build (6LD) – 17 mph northbound; 15 mph southbound**
  - **Build (4LD) - 17 mph northbound; 15 mph southbound**

- **Intersection Level of Service**
  - **All intersections operate at LOS D or better in PM peak 2048 scenario**

- **Excess Capacity**
  - **From generalized tables – 20%-30% additional capacity**
  - **From detailed intersection analysis – 20%-25% additional capacity**

Low Impact Development/Green Infrastructure Features

- Bioretention Areas
- Dry Enhanced Swales
- Wet Enhanced Swales
- Grass Channel
- Infiltration Trench
- Permeable Paver Systems
- Pervious Concrete
- Regenerative Stormwater Conveyance
- Soil Restoration
- Stormwater Planters/Tree Boxes

Anticipated Schedule

Concept Development	2021 - 2022
Preliminary Plans	2022 - 2023
Right-of-Way Plans	2023
Final Construction Plans	2024 - 2025
Let/Begin Construction	2025
Complete Construction	2027

We recommend Four (4) Lane Option

- **Minimizes Right-of-Way Impacts and ROW Cost**
- **Allows Opportunity for More Green Infrastructure**
- **Preserves More Adjacent Landscape Features**
- **Reduces Impervious Pavement**
- **Creates More Opportunity for Utility Locations**
- **Enhanced Pedestrian Experience**
- **Reduced Construction Costs**

Questions?