



City Council Meeting and Public Hearing JANUARY 23, 2017

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Proclamation - retirement of Director of Public Safety Gary George

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 01/09/2017)

B. Alcoholic Beverage License Applications

C. Financial Management Report: Month Ending November 30, 2016

VI. PUBLIC HEARING

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

This item was deferred by the Applicant until February 27, 2017.

Consideration of a request to rezone approximately 13.7 acres from O-I (Office-Institutional) and CUP (Community Unit Plan) to CUP in order to develop 82 townhomes. An amendment to the Windward Master Plan Pod 20A to add 'Dwelling, 'For-Sale' Attached' to the list of permitted uses is requested, as well as, a change to the Comprehensive Land Use Plan from 'Corporate Campus Office' to 'High Density Residential'. The property is located behind Union Hill Park at the southwest corner of McGinnis Ferry Road and Union Hill Road and is legally described as being located in Land Lots 1038, 1039, 1048 & 1049, 2nd District, 1st Section, Fulton County, Georgia.

B. PH-17-01/V-17-03 Newvale Townhomes

This item has been deferred by the Applicant until February 27, 2017.

Consideration of a request to change previous conditions of zoning in order to allow for the construction of 23 'For-Sale' townhomes. A variance is requested to increase the maximum height from 40' to 45'. The property is located at the northeast corner of Canton Street and Church Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

C. MP-17-03/CU-17-02 Cutter's Cigar Emporium/Fulton Greens

This item was tabled by the Planning Commission.

Consideration of a request to amend the Fulton Greens Master Plan, Pod A to add 'Tobacco Store' as a permitted use and a request for conditional use permit to allow a 'Tobacco Store' within an existing retail center. The property is located at 4915 Windward Parkway and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

D. PH-16-08 Historic Preservation Incentive Zoning – UDC Text Amendments

This item was deferred by Staff until February 27, 2017.

Consideration of amendments to the Historic Preservation Incentive Zoning Ordinance to remove and add historic properties to Appendix A: Historic Resources Inventory, as well as miscellaneous text amendments.

E. Z-16-13/CU-16-20/V-16-27 Perling/13 South Main Street/DT-MU

Consideration of a request to rezone 12.913 acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 29350square feet of retail/restaurant use 25,000 square feet of brewery, 61500 square feet of office use, 78‘For-Sale’ townhome units, 0‘For-Sale’ condominium units and 179 ‘For-Rent’ residential units. A conditional use is requested to allow ‘For-Rent’ residential use and to allow a residential density of 24.317 dwelling units per acre. A variance is requested from UDC Section 2.7.0(b) to delete the requirement for an on-site neighborhood grocery, as well as variances from UDC Appendix A, Alpharetta Downtown Code to , allow a different architectural style, and increase the maximum building setback, . The property is located at 13 South Main Street and is legally described as Land Lots 693, 694, 695, and 696, 1st District, 2nd Section, Fulton County, Georgia.

F. MP-16-14/Z-16-15 Notting Hill Old Milton Holdings MU

Consideration of a request to rezone approximately 2.9 acres from R-12 (Dwelling, ‘For-Sale’ Residential) and DT-LW (Downtown Live-Work) to MU (Mixed-Use) in order to develop 42 ‘For-Sale’ condominium units and 40,000 square foot office building. A master plan amendment is requested to the Old Milton Holdings Master Plan to change previous conditions of zoning and add property to the master plan. The property is located at the southwest corner of Thompson Street and Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

G. V-17-02 Haley/165 Cumming Street

Consideration of a variance request to reduce the side yard setback from 10’ to 2’-4” to allow for the construction of an attached garage on an existing single-family detached home. The property is located at 165 Cumming Street and is legally described as being located in Land Lot 1254, 2nd District, 2nd Section, Fulton County, Georgia.

H. MP-17-02/CU-17-04 Milton Park Promenade II

Consideration of a master plan amendment request to change previous conditions of the Milton Park Master Plan in order to allow an ice cream store within a space designated for office use in the Milton Park Promenade II center. A conditional use is requested to allow an ice cream shop, which is classified as a restaurant use. The property is located at 5950 North Point Parkway at the southwest corner of Mill Creek Avenue and North Point Parkway and is legally described as being located in Land Lot 796, 1st District, 2nd Section, Fulton County, Georgia.

VII. OLD BUSINESS

A. Alcohol License Amendment (1st reading)

(Item was tabled at the 1/9/17 Council Meeting and must be removed from the table for discussion)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE;AND FOR OTHER PURPOSES

VIII. NEW BUSINESS

A. Parks without Borders Program with Johns Creek Recreation and Parks

B. Grant Funding for Camp Happy Hearts

- IX. PUBLIC COMMENT**
- X. REPORTS**
- XI. ADJOURNMENT TO EXECUTIVE SESSION**



OFFICIAL MINUTES OF
COUNCIL MEETING ON
JANUARY 9, 2017
CITY HALL - 2 PARK PLAZA
6:30 PM

Official Minutes

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

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:34 p.m.*

II. ROLL CALL

- *Council Members*
 - *David Belle Isle (Mayor)*
 - *Chris Owens (Mayor Pro Tem)*
 - *Jason Binder*
 - *Jim Gilvin*
 - *Mike Kennedy*
 - *Dan Merkel*
 - *Donald Mitchell*
- *Staff*
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator

- Kathi Cook, Director of Community Development
- Gary George, Director of Public Safety
- John Robison, Director of Public Safety
- Jill Bazinet, Senior Engineer
- Peter Tokar, Director of Economic Development
- Pete Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Public Safety Proclamation Presentation
- B. Swearing-In - Director of Public Safety John Robison

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 12/12/2016)
- B. Alcoholic Beverage License Applications

1. Abrk Mansell, LLC
d/b/a BP Mansell
1630 Mansell Road
Alpharetta, Ga. 30009
Convenience Store
Beer & Wine - Sunday Sales
Owner: Abrk Mansell, LLC
Registered Agent: Makhtor Kamara

2. 1700 Mansell Road, LLC.
d/b/a Ray's Killer Creek
1700 Mansell Road
Alpharetta, GA 30004
Consumption on Premises
Liquor, beer & wine - Sunday Sales
Registered Agent: Michael Sard, Esq.

- ❖ Council Member Owens offered a motion to approve the slate
 - The motion received a second from Council Member Mitchell

- The motion was approved 7-0

VII. OLD BUSINESS

A. PH-16-18 UDC Changes - Smart Stormwater Code (1st Reading)

NOTE: This item was tabled during a previous meeting and must be removed from the table prior to discussion or consideration.

Consideration of text amendments to the Unified Development Code to implement smart stormwater strategies.

- ❖ Council Member Owens offered a motion to untable PH-16-18 UDC Changes – Smart Stormwater Code
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0
- Director of Public Works, Pete Sewczwicz, introduced Senior Engineer, Jill Bazinet and Tetra Tec consultant to provide a brief overview and field questions posed by Mayor and Council
- This item was heard at the December 1, 2016 Planning Commission meeting. There were no comments from the public for or against the request. After discussion, the Planning Commission voted unanimously to recommend approval of the amendments to the Unified Development Code. City Council discussed the item at the December 12, 2016 Council Meeting and requested additional information on runoff reduction in open space, impacts on density, and the fee-in-lieu program. Examples of runoff reduction within each open space type were provided. An explanation of how these changes do not impact density was provided. The Alpharetta Stormwater Management Manual was updated to reflect changes to the fee-in-lieu program as requested. The program requires volume credits available in a previously constructed stormwater facility or one that is fully funded for construction at the time of permit. Banking of funds for future improvement projects has been removed.
- Alpharetta is experiencing revitalization in the Downtown area and new development throughout the City. The City hired Tetra Tech to review the existing stormwater policies and provide recommended code and ordinance updates to modernize our approach to stormwater management and encourage the use of innovative stormwater design. The result is a set of clear and effective policies and standards that the city, residents, businesses, and the development community can use to allow variety and advancement in managing stormwater runoff.

- Tetra Tech's approach included a thorough code barrier review, formation of two input groups to develop new code language and policies, and a thirty-day online public input opportunity. The input groups, including city staff from various departments and community stakeholders, met multiple times to discuss the barriers, hypothesize solutions, and vet new code language. Most ordinance updates included expressly allowing infiltration and reuse stormwater management techniques. The bulk of the updates are found in UDC Articles II and III, Appendix A Articles 2 and 3, and the Alpharetta Stormwater Design Manual. Additional updates are located in the Extent of Service Policy.
- The most significant updates include:
 - A revision to current standards removing the water quality requirement when less than 1,000 square feet of new impervious area is added to a parcel.
 - A new gradual tiered chart of requirements for water quality and quantity treatment.
 - Provisions for stormwater incentives on redevelopment.
 - Adoption of runoff reduction measures with allowances to revert back to traditional water quality measures should site constraints require it. Runoff reduction measures include bioretention ponds, bio swales, pervious pavement, stormwater street tree wells, and cisterns.
 - Encouragement for developers to co-locate aesthetic stormwater management treatments in landscape islands and landscape strips.
 - Provisions for fee-in-lieu programs for sites meeting certain criteria.
- The proposed changes would allow more flexibility for developers, encourage use of smart stormwater techniques, and protect the City's natural resources. The updated language also clarifies the allowance of green infrastructure and low impact development design measures in accordance with recommendations from EPA and EPD.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

❖ Council Member Owens offered a motion that Council adopt the proposed

amendments to the sections identified by the City Attorney in the Unified Development Code, Alpharetta Stormwater Management Manual and the Alpharetta Extent of Service Policy

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

VIII. NEW BUSINESS

A. Resolution to Adopt the 2035 Comprehensive Land Use Plan Amendment and Capital Improvement Element 2016

- Director of Community Development, Kathi Cook, came forward to provide a brief overview of this item and answer questions posed by Mayor and Council
- Council approved the 2035 Comprehensive Plan and authorized transmittal of the document to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) on June 20, 2016. The changes requested by Council were incorporated into the document prior to transmittal to DCA. DCA reviewed the transmittal and provided a comment that 3 line items in the Short Term Work Program lacked certain information, such as a description and/or cost estimate. However, it was concluded and accepted by DCA that the line items in question were hold overs from the 2030 Short Term Work Program and should have been deleted altogether. The City received a letter from ARC on September 21, 2016 indicating that the City's Comprehensive Plan 2035 Update is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning.
- The 2016 Capital Improvement Element (CIE) Annual Update was approved by Council and authorized to be transmitted to the ARC on May 16, 2016. The City received a letter from ARC on June 16, 2016 indicating that the City's 2016 CIE Annual Update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning. According to State rules, renewal of the City's Qualified Local Government (QLG) status is contingent upon local adoption of the comprehensive plan and CIE annual update.
- State regulations require that community comprehensive plans be adopted and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Alpharetta adopted the 2030 Comprehensive Plan in 2011 as a major update when the format and basic requirements of a comprehensive plan were modified by regulation. The current update required is minor in nature and a refinement of the 2011 effort. To this end, Alpharetta followed a six (6) month process that resulted in the 2035 Comprehensive Plan. Facilitated by the city's consultants, Kimley-Horn & Associates, four (4) public meetings were held including 'visioning' sessions. In addition, a steering committee was formed that met over the course of the project providing staff and the consultant with more detailed input.

- The resulting document, the 2035 Comprehensive Plan, consists of: 1. Community Agenda, which represents Alpharetta's vision, goals, policies, issues and opportunities; 2. Community Assessment, which is a compilation of information and data about the existing conditions and historical information about the city; and 3. Community Participation, which is a summary of the program used to capture citizen comments and incorporate the community's views into the final document.
- Most of the focus is placed on the Community Agenda because it addresses the City's future. The Comprehensive Plan is a guideline for growth and development and defines the citizens' shared vision and desired direction for their community. The 2035 Comprehensive Plan is intended to provide planning guidance for Alpharetta through the next twenty years.
- In order to encourage Public Input into the comprehensive plan update, the City held the following public meetings:
 1. A Workshop was held by City Council on Monday, May 23, 2016
 2. A Public Workshop was held on Thursday, June 2. This workshop was advertised in the front section of the newspaper on four consecutive weeks (May 11, May 18, May 25 and June 1, 2016). There were approximately 28 residents in attendance.
 3. The Public Hearing Advertisement for the June 2, 2016 Workshop and Planning Commission Meeting were also advertised for the same four consecutive weeks in the Public Hearing Notice Section of the legal record.
 4. The Meetings were also promoted on social media via Facebook and Twitter as well as included in news briefs and releases sent out to area media. As of this report, the most recent Tweet specifically about the workshop received 619 impressions and the previous one the prior week received 881 impressions. The Facebook post on the workshop has had a low hit rate of 96 while the Facebook post prior to that on the topic had a reach of 1,852.
 5. A Mailing was sent to Property Owners'/Residents who attended Public Vision Workshops informing them of the June 2, 2016 Meetings, as well as the City Council Meeting on June 20, 2016 where the final recommendations will be presented.
- The Georgia Planning Act also requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements. The CIE details on an annualized basis the collection and use of funds derived from impact fees. These documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ Council Member Kennedy offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Council Member Owens
 - A substitute motion was offered by Council Member Gilvin to adopt the Resolution with the change that area node E on the future land use map would retain maximum density of mixed use at 8 units per acre
 - With no second, the substitute motion failed
 - The original motion was approved 6-1; Gilvin voting no

B. Alcohol Ordinance Amendment

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (1st reading)

- City Attorney, Sam Thomas, provided a brief overview of the proposed Ordinance amendment
- Mr. Thomas read the Ordinance summary into the record

Public Comment

- Russ Sutton, owner of Cutter's Cigar, came forward to speak on this item
 - ❖ Council Member Gilvin offered a motion to table this item
 - The motion received a second from Council Member Owens with an amendment that it is brought back no later than 2 weeks
 - The original motion was approved 6-1; Gilvin voting no

C. Deferral Request - Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09

- Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens presided
- Director of Community Development, Kathi Cook, provided a brief summary of the applicant's request
- The UDC requires Council approval of a 3rd deferral request.

- Ethan Underwood came forward on behalf of the applicant

Public Comment

- Valerie Manley, 5140 Southlake Drive, Alpharetta, GA, came forward to speak on this item on behalf of Windward Community Services

❖ Council Member Kennedy offer motion to approve the request of Sharp Residential for deferral of MP-16-11/CLUP-16-07/Z-16-09 defer until and no later than the Public Hearing date in February

- The motion received a second from Council Member Merkel
- The original motion was approved 6-0

❖ Mayor Belle Isle returned to the meeting

IX. PUBLIC COMMENT

None

REPORTS

- Assistant City Administrator James Drinkard provided information for 2 upcoming public meetings to be held at City Hall:
 - Tuesday 1/17/17 at 6:30 p.m. meeting to discuss a paths and trailways concept 6:30 pm
 - Thursday 1/19/17 at 6:30 p.m. meeting to discuss phase 1 of Webb Bridge Road Corridor Improvement Project
- Council Member Owens – announced an open house public information forum on Tuesday, January 10 from 5-8 pm concerning the widening of McGinnis Ferry at Lanier Tech in Forsyth County.
- Council Member Owens also extended a ‘thank you’ to the City’s Public Works Department for their recent work during the snow storm

XI. ADJOURNMENT TO EXECUTIVE SESSION

❖ Council Member Kennedy offered a motion to adjourn into Executive Session

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk



CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

DEPARTMENT DIRECTOR: COTY THIGPEN
PREPARED BY: LYN KENNEDY
COUNCIL MEETING DATE: January 23, 2017
AGENDA ITEM TITLE: ALCOHOL LICENSE APPLICATIONS

CHECK ONE: ☐ BUSINESS ☒ CONSENT ☐ PUBLIC HEARING ☐ WORKSHOP

After approval by the director of the submitting department, please attach this form to your report and related / supporting items and route the full packet to the following departments in the order listed below. The initiating department is responsible for obtaining all necessary signatures prior to submittal of the report to the City Clerk; however, each reviewer is asked to forward the packet to the next reviewer following approval. All items must be received by the City Clerk a minimum of ten (10) business days before the scheduled Council Meeting.

DEPARTMENT	DATE IN	DATE OUT	APPROVED YES / NO		INITIAL
INFORMATION TECHNOLOGY ¹	_____	_____	☐ YES	☐ NO	_____
PUBLIC WORKS ²	_____	_____	☐ YES	☐ NO	_____
FINANCE	_____	_____	☐ YES	☐ NO	_____
CITY ATTORNEY	_____	_____	☐ YES	☐ NO	_____
CITY CLERK	_____	_____	☐ YES	☐ NO	_____
ASSISTANT CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____
CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____

¹ Required of all items involving software, computer systems, network resources, communication devices, etc.

² Required of all items involving facilities, infrastructure, etc.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: City Clerk
SUBMITTED BY: Coty Thigpen
DRAFTED BY: Lyn Kennedy

I. AGENDA ITEM TITLE: ALCOHOL BEVERAGE LICENSES

II. RECOMMENDATION:

Staff recommends approval of the referenced Alcohol Beverage Licenses

III. BUDGET IMPLICATIONS:

NONE

IV. REPORT IN BRIEF:

On Thursday, January 19, 2017 Public Hearings were held for the following Alcohol Beverage Applications

PH-17-AB-01

TT Alpharetta/Roswell, LLC

d/b/a Twisted Taco

Consumption on premises – Liquor, Beer & Wine – Sunday Sales

PH-17-AB-02

QuikTrip Corporation

d/b/a QuikTrip #843

Convenience Store – Beer & Wine – Sunday Sales

No member of the public came forward to speak for, or against the applications

Prior to the Public Hearings, Staff conducted the required background checks and reviews and found no issues or circumstances in conflict with the Ordinance as defined in the City Codes. As such, Staff recommends approval.

V. ALTERNATIVES:

N/A

VI. ATTACHMENT:

- Agenda



*CITY OF ALPHARETTA
PUBLIC HEARING
ALCOHOL BEVERAGE LICENSE*

*DATE: JANUARY 19, 2016
TIME: 3:00 P.M.
LOCATION: CITY HALL - COUNCIL CHAMBERS*

AGENDA

I. Call to order

II. License Applications:

A. PH-17-AB-01

*TT Alpharetta/Roswell, LLC
d/b/a Twisted Taco
1495 Alpharetta Highway
Alpharetta, Ga. 30009*

*Consumption on Premises
Liquor, Beer & Wine - Sunday Sales*

*Owner: 1700 TT Alpharetta/Roswell, LLC
Registered Agent: Richard Seaman*

B. PH-17-AB-02

*QuikTrip Corporation
d/b/a/ QuikTrip #843
1590 Mansell Road
Alpharetta, Ga. 30009*

*Convenience Store
Beer & Wine - Sunday Sales*

*Owner: QuikTrip Corporation
Registered Agent: Jim Klun*

Adjournment



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: January 23, 2017

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING NOVEMBER 30, 2016

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending November 30, 2016 (period 5 of Fiscal Year 2017).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

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

In addition, this report includes:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Reports (November 2016)

Financial Management Reports



for the month ending
November 30, 2016
(Period 5 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2017

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*
DATE: JANUARY 23, 2017
RE: FINANCIAL MANAGEMENT REPORTS AS OF NOVEMBER 30, 2016

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending November 30, 2016.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2017 revenues are budgeted at \$62 million (net of Carryforward Fund Balance totaling \$6 million). As of November 30, 2016, actual revenue collections total 52% or \$32.3 million.

Early collection trends indicate a net gain over budget of \$1.3 million. The revenue account detail is as follows:

• Insurance Premium Taxes:	\$ 228,813
• Building Permit Fees:	650,000
• Court Fines:	175,000
• Hotel Taxes (City portion):	468,750
• Motor Vehicle Title Fee:	(250,000)
• Other:	<u>63,620</u>
Estimated Gain:	\$1,336,183

The FY 2017 budget for current year property taxes (non-motor vehicle) totals \$19.9 million and is based on a billable digest of \$4.4 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2016 based on staff forecasts of property values/appeals.

The actual digest for FY 2017, as provided by the Fulton County Board of Assessors, currently totals \$4.6 billion (net of all exemptions/motor vehicle values). This digest figure will be reduced through property tax appeals but the city will not know the full extent until after subsequent appeal data is provided by the Fulton County Board of Tax Assessors.

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

As it is still early, the budgetary estimate for FY 2017 property tax collections will remain at \$19.9 million pending collection data and appeal write-down trends.

Insurance Premium Tax collections total \$3.6 million in FY 2017 and represent an 8% increase over FY 2016 collections of \$3.3 million.

Building Permit Fee collections is trending 15% higher than FY 2016 and is conservatively estimated to total \$2 million by year-end (\$2.5 million was collected in FY 2016) which is \$650,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2017 and will be adjusted accordingly in future reports. Growth is being driven through an increase in the underlying number/value of permits.

Municipal Court Fine collections is trending 5% higher than FY 2016 and is estimated to total \$2.2 million by year-end (\$2.2 million was collected in FY 2016).

Motor Vehicle Title Tax (TAVT) collections is trending lower than FY 2016 (\$1.1 million was collected in FY 2016) and is estimated to total \$750,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$250,000 less than budget. Main driver includes a revision in the TAVT formula that reduces the local share from 45% to 41% pursuant to the underlying legislation.

The Finance Department will continue to monitor revenues and provide updates on collection trends as they become available.

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

As of November 30, 2016, city departments (not including General Government¹) have encumbered and expensed 45%, or \$24.8 million, of their FY 2017 budget appropriations.

Contingency: The General Fund contingency balance as of November 30, 2016 totals \$556,663.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2017 revenues are budgeted at \$6 million (net of carryforward fund balance totaling \$950,566) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$2.6 million); Convention Center (18.75% or \$775,630 for debt service on the Series 2016 Convention Center Bonds and \$349,370 for debt service reserve); and the city (37.5% or \$2.3 million). Total debt service reserve funding from the Convention Center portion of the tax currently approximates \$1.3 million (includes current year appropriations and a carryforward of the prior year reserve balance). As of November 30, 2016, the city has collected 42% or \$2.5 million (four months of collections). All collections have been distributed to the participating entities based on their proportionate share.

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

Hotel Tax collections is trending higher than FY 2016 and is estimated to total \$7.3 million by year-end (\$6.4 million was collected in FY 2016) which is \$1.3 million greater than budget.

E-911 Fund: FY 2017 revenues are budgeted at \$3.7 million (net of carryforward fund balance totaling \$1.5 million for capital initiatives and reserve balances in excess of the 16% Emergency Reserve designation). As of November 30, 2016, the city has collected 30% or \$1.1 million (four months of collections including the 1st quarterly payment under the Milton IGA).

Expenditures/encumbrances during the same time period total \$2.7 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

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

FY 2017 revenues are budgeted at \$5.5 million (net of carryforward fund balance totaling \$814,052). As of November 30, 2016, actual revenue totaled 81% of budget or \$4.4 million.

The FY 2017 budget for current year property taxes (non-motor vehicle) totals \$5.5 million and is based on a billable digest of \$4.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2016 based on staff forecasts of property values/appeals.

The actual digest for FY 2017, as provided by the Fulton County Board of Assessors, currently totals \$5.1 billion (net of all exemptions/motor vehicle values). This digest figure will be reduced through property tax appeals but the city will not know the full extent until after subsequent appeal data is provided by the Fulton County Board of Tax Assessors.

As it is still early, the budgetary estimate for FY 2017 property tax collections will remain at \$5.5 million pending collection data and appeal write-down trends.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$119,292 and represents unencumbered/unspent project appropriations of \$81,290 and an unallocated reserve for future projects (grant matches) of \$38,002.

Capital Grants Fund (Fund 340): Available funding totals \$766,260 and represents unencumbered/unspent capital project appropriations of \$554,537 and an unallocated reserve for future capital projects (grant matches) of \$211,723.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals \$10.7 million and represents unencumbered/unspent capital project appropriations of \$9.7 million and an unallocated reserve for future capital projects of \$1 million.

Available ABC (Alpharetta Business Community) funding totals \$300,150 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$688,734 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$49.6 million and represents unencumbered/unspent capital project appropriations.

Enterprise Fund

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

Solid Waste Fund: FY 2017 revenues are currently budgeted at \$3.3 million (net of carryforward fund balance totaling \$593,989 constituting reserve balances in excess of the 16% Emergency Reserve designation). As of November 30, 2016, the city has collected \$2.4 million which represents the 1st-3rd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$3.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2017 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of November 30, 2016 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 495	\$ 8,505
Post #1: Donald Mitchell	\$ 5,000	\$ 252	\$ 4,748
Post #2: Mike Kennedy	\$ 5,000	\$ 492	\$ 4,508
Post #3: Chris Owens	\$ 5,000	\$ -	\$ 5,000
Post #4: Jim Gilvin	\$ 5,000	\$ 864	\$ 4,136
Post #5: Jason Binder	\$ 5,000	\$ -	\$ 5,000
Post #6: Dan Merkel	\$ 5,000	\$ 888	\$ 4,112

Development Authority² (Component Reporting Unit)

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

As of November 30, 2016, the Development Authority has \$63,808 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

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

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended November 30, 2016

	Current Fiscal Year					Prior Fiscal Year		
	2017 Budget	2017 YTD	% Collected	2017 Estimated	Variance	2016 Actual	2016 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 19,900,000	\$ 16,013,174	80.5%	\$ 19,900,000	\$ -	\$ 20,393,409	\$ 15,528,102	76.1%
Delinquent	259,000	184,292	71.2%	294,139	35,139	404,543	111,656	27.6%
Motor Vehicle Tax	250,000	98,360	39.3%	250,000	-	390,577	147,723	37.8%
Motor Vehicle Title Fee	1,000,000	281,456	28.1%	750,000	(250,000)	1,132,961	475,797	42.0%
Local Option Sales Tax	15,100,000	5,048,172	33.4%	15,100,000	-	14,953,985	5,024,630	33.6%
Franchise Tax	6,725,000	462,709	6.9%	6,725,000	-	6,630,390	467,497	7.1%
Insurance Premium Tax	3,360,000	3,588,813	106.8%	3,588,813	228,813	3,313,175	3,313,175	100.0%
Alcohol Beverage Excise Tax	2,015,000	684,116	34.0%	2,015,000	-	2,053,173	656,230	32.0%
Building Permit Fees	1,350,000	995,793	73.8%	2,000,000	650,000	2,542,159	868,679	34.2%
Business and Occupational Tax	950,000	53,626	5.6%	950,000	-	1,112,259	48,374	4.3%
Municipal Court Fines	2,025,000	1,021,084	50.4%	2,200,000	175,000	2,198,202	968,449	44.1%
Recreation/Special Event Fees	2,423,900	879,421	36.3%	2,427,890	3,990	2,678,423	845,548	31.6%
Hotel/Motel Tax (City portion)	2,250,000	934,954	41.6%	2,718,750	468,750	2,429,994	744,118	30.6%
subtotal	\$ 57,607,900	\$ 30,245,971	52.5%	\$ 58,919,592	\$ 1,311,692	\$ 60,233,250	\$ 29,199,980	48.5%
Other Revenues	4,088,113	2,044,179	50.0%	4,112,605	24,492	4,848,356	1,737,895	35.8%
Total Revenues	\$ 61,696,013	\$ 32,290,150	52.3%	\$ 63,032,196	\$ 1,336,183	\$ 65,081,606	\$ 30,937,875	47.5%
Carryforward Fund Balance	6,067,830							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended November 30, 2016

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 360,977	\$ 744	\$ 130,810	\$ 229,423	36.4%	36.2%	\$ 321,095	\$ 137,980	43.0%
City Administration	2,037,438	114,494	827,416	1,095,529	46.2%	40.6%	1,893,792	833,409	44.0%
Finance	3,199,142	114,920	1,518,198	1,566,024	51.0%	47.5%	3,087,059	1,544,108	50.0%
City Attorney	650,000	-	39,829	610,171	6.1%	6.1%	726,165	261,024	35.9%
Information Technology	1,599,441	14,390	703,473	881,578	44.9%	44.0%	1,520,628	669,951	44.1%
Human Resources	401,756	25,568	121,071	255,117	36.5%	30.1%	393,603	127,960	32.5%
Municipal Court	1,092,257	146,796	405,607	539,854	50.6%	37.1%	955,841	416,742	43.6%
Public Safety	26,494,513	622,902	11,104,227	14,767,384	44.3%	41.9%	24,672,611	11,012,149	44.6%
Public Works	7,887,543	339,194	2,924,779	4,623,570	41.4%	37.1%	7,364,018	3,015,810	41.0%
Recreation & Parks	8,736,567	977,504	3,500,854	4,258,209	51.3%	40.1%	8,127,231	3,398,748	41.8%
Community Development	2,727,412	49,320	1,099,229	1,578,863	42.1%	40.3%	2,345,022	981,596	41.9%
subtotal	\$ 55,187,046	\$ 2,405,831	\$ 22,375,493	\$ 30,405,723	44.9%	40.5%	\$ 51,407,064	\$ 22,399,476	43.6%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	266,667	373,333	41.7%	41.7%	607,000	252,917	41.7%
Gwinnett Tech Bond P&I	286,940	-	58,470	228,470	20.4%	20.4%	290,340	60,170	20.7%
Transfer(s) to other Funds	10,549,857	-	4,395,774	6,154,083	41.7%	41.7%	8,943,236	3,726,348	41.7%
Contingency	605,000	15,060	33,278	556,663	8.0%	5.5%	84,663	5,567	6.6%
subtotal	\$ 12,576,797	\$ 15,060	\$ 4,764,188	\$ 7,797,549	38.0%	37.9%	\$ 9,970,239	\$ 4,055,002	40.7%
Total Expenditures	\$ 67,763,843	\$ 2,420,890	\$ 27,139,681	\$ 38,203,272	43.6%	40.1%	\$ 61,377,304	\$ 26,454,478	43.1%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended November 30, 2016

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,115,692	\$ -	\$ 9,363,353	\$ 15,752,339	37.3%	37.3%	\$ 24,084,319	\$ 9,486,242	39.4%
Overtime	1,045,000	-	452,802	592,198	43.3%	43.3%	1,174,251	475,196	40.5%
Group Insurance	7,573,002	-	3,002,685	4,570,317	39.6%	39.6%	6,528,813	2,964,688	45.4%
FICA and Social Security	1,997,108	-	703,124	1,293,984	35.2%	35.2%	1,812,614	707,786	39.0%
Defined Benefit Pension	2,387,665	-	2,387,665	-	100.0%	100.0%	2,276,470	2,276,470	100.0%
401(A) Retirement/Match	1,532,671	-	663,187	869,484	43.3%	43.3%	1,481,319	642,707	43.4%
(2) Other	741,126	-	311,517	429,609	42.0%	42.0%	778,040	299,834	38.5%
subtotal	\$ 40,392,264	\$ -	\$ 16,884,334	\$ 23,507,930	41.8%	41.8%	\$ 38,135,826	\$ 16,852,924	44.2%
Maintenance & Operations:									
Professional Services	\$ 2,346,023	\$ 830,564	\$ 880,061	\$ 635,398	72.9%	37.5%	\$ 2,197,742	\$ 814,035	37.0%
Legal Services	650,000	-	39,829	610,171	6.1%	6.1%	726,165	261,024	35.9%
Vehicle Fuel/Maintenance	1,125,026	3,167	318,550	803,309	28.6%	28.3%	888,211	376,361	42.4%
Maintenance Contracts	2,249,562	694,370	548,368	1,006,824	55.2%	24.4%	1,694,974	588,616	34.7%
IT Professional Services	1,396,932	397,339	759,478	240,115	82.8%	54.4%	1,297,004	734,842	56.7%
General Supplies	991,697	106,756	367,442	517,499	47.8%	37.1%	950,800	412,738	43.4%
Utilities	2,629,810	5,088	823,223	1,801,499	31.5%	31.3%	2,482,835	877,417	35.3%
Other	2,635,190	368,548	1,042,945	1,223,697	53.6%	39.6%	2,423,265	930,555	38.4%
subtotal	\$ 14,024,240	\$ 2,405,831	\$ 4,779,898	\$ 6,838,512	51.2%	34.1%	\$ 12,660,996	\$ 4,995,588	39.5%
Capital:									
OSSI/Fire Truck Leases	\$ 522,972	\$ -	\$ 522,971	\$ 1	100.0%	100.0%	\$ 355,747	\$ 355,747	100.0%
Software Leases	185,570	-	185,568	2	100.0%	100.0%	183,696	183,696	100.0%
Other	62,000	-	2,723	59,277	4.4%	4.4%	70,799	11,521	16.3%
subtotal	\$ 770,542	\$ -	\$ 711,261	\$ 59,281	92.3%	92.3%	\$ 610,242	\$ 550,964	90.3%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	266,667	373,333	41.7%	41.7%	607,000	252,917	41.7%
Gwinnett Tech Bond P&I	286,940	-	58,470	228,470	20.4%	20.4%	290,340	60,170	20.7%
Transfer(s) to other Funds	10,549,857	-	4,395,774	6,154,083	41.7%	41.7%	8,943,236	3,726,348	41.7%
Contingency	605,000	15,060	33,278	556,663	8.0%	5.5%	84,663	5,567	6.6%
subtotal	\$ 12,576,797	\$ 15,060	\$ 4,764,188	\$ 7,797,549	38.0%	37.9%	\$ 9,970,239	\$ 4,055,002	40.7%
Total Expenditures	\$ 67,763,843	\$ 2,420,890	\$ 27,139,681	\$ 38,203,272	43.6%	40.1%	\$ 61,377,304	\$ 26,454,478	43.1%

Notes:

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



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of November 30, 2016

			Project Snapshot		FY 2017						
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project										
Revenues											
Public Safety											
22031150-3311110-	G0029	2013 Electronics Crime Task Force	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -		\$ -	
22031150-3311110-	G1404	2014 Electronic Crime Taskforce	1,750	-	1,750	-	1,750	-		1,750	
22031150-371000-	G1407	BAC Pedal Car Walmart 2013	2,500	2,500	-	-	-	-		-	
22031150-3311110-	C1617	2015 Bulletproof Vest Grant (DOJ)	11,561	4,242	7,319	-	7,319	-		7,319	
22031150-3311150-	G1701	2017 Bicycle Safety Grant (GOHS)	26,985	-	-	26,985	26,985	-		26,985	
		subtotal	\$ 45,796	\$ 9,742	\$ 9,069	\$ 26,985	\$ 36,054	\$ -		\$ 36,054	
Recreation and Parks											
22061150-371000-	G1105	Camp Happy Hearts	\$ 30,645	\$ 29,845	\$ 300	\$ 500	\$ 800	\$ 500		\$ 300	
22061150-371000	G1700	Camp Happy Hearts	15,000	-	\$ -	\$ 15,000	\$ 15,000	\$ 15,000		-	
		subtotal	\$ 45,645	\$ 29,845	\$ 300	\$ 15,500	\$ 15,800	\$ 15,500	\$ -	\$ 300	
General Government											
22090200-391100		Transfer-In from the General Fund (Match)			\$ -	\$ 20,000	\$ 20,000	\$ 8,333		\$ 11,667	
22090200-395000		Carryforward Fund Balance			49,593	-	49,593	-		49,593	
		subtotal			\$ 49,593	\$ 20,000	\$ 69,593	\$ 8,333		\$ 61,260	
		Total			\$ 58,962	\$ 62,485	\$ 121,447	\$ 23,833		\$ 97,614	



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of November 30, 2016

			Project Snapshot		FY 2017						
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project										
Expenditures											
Public Safety											
22031150-531600-	G0029	2013 Electronic Crime Task Force	\$ 3,000	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	
22031150-531600-	G1404	2014 Electronic Crime Taskforce	1,751	1,550	201	-	201	-	-	201	
22031150-531600-	G1407	BAC Pedal Car Walmart 2013	2,500	687	1,813	-	1,813	-	-	1,813	
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)	19,871	12,354	7,517	-	7,517	2,155	-	5,362	
22031150-521200	G1701	2017 Bicycle Safety Grant (GOHS)	425	-	-	425	425	-	-	425	
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)	3,860	-	-	3,860	3,860	-	-	3,860	
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)	3,150	-	-	3,150	3,150	-	-	3,150	
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)	2,550	-	-	2,550	2,550	-	-	2,550	
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)	2,000	-	-	2,000	2,000	-	-	2,000	
22031150-542100	G1701	2017 Bicycle Safety Grant (GOHS)	15,000	-	-	15,000	15,000	-	-	15,000	
	subtotal		\$ 54,107	\$ 16,591	\$ 10,531	\$ 26,985	\$ 37,516	\$ 2,155	\$ -	\$ 35,361	
Recreation and Parks											
22061150-531100-	G1105	Camp Happy Hearts	\$ 38,351	\$ 13,299	\$ 24,552	\$ 500	\$ 25,052	\$ -	\$ -	\$ 25,052	
22061150-531100-	G1700	Camp Happy Hearts	15,000	-	-	15,000	15,000	-	-	15,000	
22061150-521200-	G1401	Fresh Grant Special Needs	14,349	8,472	5,877	-	5,877	-	-	5,877	
	subtotal		\$ 67,700	\$ 21,771	\$ 30,429	\$ 15,500	\$ 45,929	\$ -	\$ -	\$ 45,929	
Non-Allocated											
(1) 22090200-579000		Reserve for City Grant Matches			\$ 18,002	\$ 20,000	\$ 38,002	\$ -	\$ -	\$ 38,002	
	subtotal				\$ 18,002	\$ 20,000	\$ 38,002	\$ -	\$ -	\$ 38,002	
	Total				\$ 58,962	\$ 62,485	\$ 121,447	\$ 2,155	\$ -	\$ 119,292	

Notes:

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



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of November 30, 2016

Account #	Project	Project Snapshot		FY 2017					
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenue									
Public Works									
34041100-331350-	C0005 Encore Pkwy Greenway Connection (TE Grant)	\$ 780,795	\$ 68,108	\$ 712,687	\$ -	\$ 712,687	\$ 45,648		\$ 667,039
34041100-331351-	C0005 Encore Pkwy Greenway Connection (GDOT)	7,600,000	878,922	6,721,078	-	6,721,078	1,581,438		5,139,640
34041100-336001-	C0005 Encore Pkwy Greenway Connection (NFCID SRTA)	1,000,000	337,013	662,987	-	662,987	620,534		42,453
34041100-336002-	C0005 Encore Pkwy Greenway Connection (NFCID)	3,262,757	601,956	2,660,801	-	2,660,801	374,091		2,286,710
34041100-334310-	C1219 Milling & Resurfacing (LMIG)	1,797,124	1,253,115	544,009	-	544,009	544,009		0
34041100-331350-	C1525 SR9 Operational Improvements	978,228	946,334	31,894	-	31,894	-		31,894
34041100-336101-	G1107 LCI Main St Improvements (MARTA Offset Fund)	1,050,004	1,045,892	4,112	-	4,112	-		4,112
34090200-371000-	G1109 Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620 Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
34041100-331310-	G1602 EPA Stormwater Equipment	-	-	-	-	-	-		-
	subtotal	\$ 18,392,731	\$ 7,055,163	\$ 11,337,568	\$ -	\$ 11,337,568	\$ 3,165,720		\$ 8,171,848
Recreation and Parks									
34061150-331350-	G1217 GA 400 Bicycle Expressway Project	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -		\$ 500,000
34061150-331350-	C1539 LWCF Big Creek Drainage Improvement	80,000	72,167	7,833	-	7,833	-		7,833
	subtotal	\$ 580,000	\$ 72,167	\$ 507,833	\$ -	\$ 507,833	\$ -		\$ 507,833
General Government									
34090200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000	Carryforward Fund Balance			(2,286,335)	-	(2,286,335)	-		(2,286,335)
	subtotal			\$ (2,286,335)	\$ -	\$ (2,286,335)	\$ -		\$ (2,286,335)
	Total			\$ 9,559,066	\$ -	\$ 9,559,066	\$ 3,165,720		\$ 6,393,346



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of November 30, 2016

			Project Snapshot		FY 2017													
			Total Project Authorization	Prior Year Collections/Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/Expenditures	Encumbrances	Remaining								
Account #	Project																	
Expenditures																		
Public Works																		
34041100-541410-	C0005	Encore Parkway Greenway Connection	\$	12,643,552	\$	4,699,641	\$	7,943,911	\$	-	\$	7,943,911	\$	1,134,926	\$	6,808,983	\$	2
34041100-541410-	C1219	Milling & Resurfacing (LMIG)		1,797,124		1,253,115		544,009		-		544,009		544,009		-		0
34041100-541410-	C1525	SR9 Operational Improvements		956,334		956,334		-		-		-		(31,894)		31,894		-
34041100-541410-	C1620	Northwinds Parkway		1,287,941		983,053		304,888		-		304,888		-		304,888		0
34041100-521200-	G1107	LCI Main St Improvements (MARTA Offset Fund)		435,771		435,771		-		-		-		-		-		-
34041100-541420-	G1107	LCI Main Street Improvements		610,186		610,120		66		-		66		-		-		66
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Grant)		54,469		-		54,469		-		54,469		-		-		54,469
34041100-542100-	G1602	EPA Stormwater Equipment		52,910		52,910		-		-		-		-		-		-
subtotal			\$	17,838,288	\$	8,990,945	\$	8,847,343	\$	-	\$	8,847,343	\$	1,647,041	\$	7,145,765	\$	54,537
Recreation and Parks																		
34061150-541420-	G1217	GA 400 Bicycle Expressway Project	\$	500,000	\$	-		500,000	\$	-	\$	-		-		-		500,000
34061150-541510-	C1539	LWCF Big Creek Drainage Improvement		160,000		160,000		-		-		-		-		-		-
subtotal			\$	660,000	\$	160,000	\$	500,000	\$	-	\$	500,000	\$	-	\$	-		500,000
Community Development																		
34074150-571000-	C1628	NF Comp Transportation Plan	\$	41,500	\$	41,500		-	\$	-	\$	-		-	\$	-		-
subtotal			\$	41,500	\$	41,500		-	\$	-	\$	-		-	\$	-		-
Non-Allocated																		
(1)	34090200-579000	Reserve for City Grant Matches					\$	211,723	\$	(25,000)	\$	186,723	\$	-	\$	-		186,723
	(2)	North Point Activity Center LCI						-		25,000		25,000		-		-		25,000
subtotal							\$	211,723	\$	-	\$	211,723	\$	-	\$	-		211,723
Total							\$	9,559,066	\$	-	\$	9,559,066	\$	1,647,041	\$	7,145,765	\$	766,260

Notes:

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

(2) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$125,000 (\$100,000 grant; \$25,000 City match).



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CAPITAL PROJECT FUNDS

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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			Project Snapshot		FY 2017														
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available									
Account #	Project																		
Administration																			
30113230-544100-	C1130	Downtown Façade Grant Program	\$	194,593	\$	113,568	\$	31,025	\$	50,000	\$	81,025	\$	1,750	\$	-	\$	79,275	
30113230-542400-	C1222	Records Management		5,000		-		5,000		-		5,000		-		2,425		2,575	
30113230-544100-	C1300	Economic Development Initiatives		93,160		42,373		787		50,000		50,787		22,244		-		28,543	
30113230-544300-	C1501	Alpharetta History Room Design Svcs (City Ctr)		303,500		9,500		44,000		250,000		294,000		43,500		-		250,500	
30113230-544100-	C1502	Shop-Local Initiative for Downtown		7,501		4,857		2,644		-		2,644		-		-		2,644	
30113230-544200-	C1527	Veterans Memorial		105,480		75,785		29,695		-		29,695		-		-		29,695	
30113230-544100-	C1538	Arts Center Feasibility Study		50,894		40,788		10,106		-		10,106		-		11,000		(894)	
30113230-544100-	C1600	Downtown Sculpture		165,000		-		90,000		75,000		165,000		-		-		165,000	
30113230-544200	C1614	Senior Citizen History Project		50,000		25,000		-		25,000		25,000		-		25,000		-	
30113230-544100-	C1625	Economic Development Video Marketing Program		145,600		45,600		-		100,000		100,000		100,000		-		-	
		subtotal	\$	1,120,729	\$	357,472		\$	213,257	\$	550,000	\$	763,257	\$	167,494	\$	38,425	\$	557,338
Finance																			
30115150-542400-	C1101	Archive Filing & Scanning	\$	20,000	\$	14,191		\$	5,809	\$	-	\$	5,809	\$	-	\$	-	\$	5,809
30115150-542400-	C1102	Finance Software Improvement		94,972		64,641		30,331		-		30,331		-		28,446		1,885	
30115150-542400-	C1141	Tyler ERP System		805,001		749,284		55,717		-		55,717		5,483		11,700		38,534	
		subtotal	\$	919,973	\$	828,116		\$	91,857	\$	-	\$	91,857	\$	5,483	\$	40,146	\$	46,228
Information Technology																			
30117400-542400	C0900	Cisco Data Network	\$	300,001	\$	137,634		\$	162,367	\$	-	\$	162,367	\$	6,424	\$	-	\$	155,943
30117400-542400-	C0903	Data Center (Test Equip. & Software)		112,381		112,282		99		-		99		-		99		0	
30117400-542400-	C1000	GIS Aerial Mapping		50,001		22,044		27,957		-		27,957		-		-		27,957	
30117400-542400-	C1103	Network and VOIP		566,401		415,449		952		150,000		150,952		-		191		150,761	
30117400-542400-	C1105	Fiber Connectivity Phase I		45,001		44,401		600		-		600		-		600		-	
30117400-542400-	C1312	Backup Data Storage Management		510,001		243,432		46,569		220,000		266,569		183,246		210		83,114	
30117400-542400-	C1313	Technology Replacement (recurring)		1,362,365		913,886		148,479		300,000		448,479		42,057		341,101		65,321	
30117400-542400-	C1400	PW Data Center Server Replacement		207,503		202,215		5,288		-		5,288		-		5,287		1	
30117400-542100	C1518	PW Data Center Generator/Air Conditioner		122,512		121,972		540		-		540		-		540		-	
30117400-542400	C1615	App/Desktop Virtualization		140,001		74,254		15,747		50,000		65,747		377		-		65,370	
		subtotal	\$	3,416,167	\$	2,287,569		\$	408,598	\$	720,000	\$	1,128,598	\$	232,104	\$	348,028	\$	548,466



CITY OF ALPHARETTA
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Capital Project Funds
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As of November 30, 2016

			Project Snapshot		FY 2017						Funds Available
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances		
Account #	Project										
Public Safety											
30131150-542200-	C1202	Public Safety Fleet (recurring)	\$ 6,883,463	\$ 6,605,761	\$ (22,298)	\$ 300,000	\$ 277,702	\$ 80,271	\$ 146,773	\$ 50,659	
30131150-542400-	C1205	Security Camera System Expansion	68,383	6,555	61,828	-	61,828	-	61,828	-	
30131150-541300	C1229	PS Roof Repair/Replacement	237,295	44,941	-	192,354	192,354	-	192,354		
30131150-542100-	C1315	Cardiac Monitor Replacement	247,305	-	-	247,305	247,305	-	247,305	0	
30131150-542100	C1401	PS Equipment Replacement	449,971	232,154	32,317	185,500	217,817	117,096	96,512	4,208	
30131150-541300	C1609	PS Headquarters Improvements	289,000	67,110	153,890	68,000	221,890	16,911	16,990	187,989	
30131150- 541300	C1630	PS HQ Expansion	650,000	-	-	650,000	650,000	-	-	650,000	
30131150-541300	C1706	RAPSTC Improvements	171,623	-	-	171,623	171,623	-	-	171,623	
30131150-544200	C1707	License Plate Rec Grant	80,000	-	-	80,000	80,000	-	-	80,000	
	subtotal		\$ 9,077,039	\$ 6,956,520	\$ 225,737	\$ 1,894,782	\$ 2,120,519	\$ 214,278	\$ 761,762	\$ 1,144,479	
Public Works											
30141100-541410-	C0005	Encore Parkway Greenway Connection	\$ 804,462	\$ 369,138	\$ 435,324	\$ -	\$ 435,324	\$ 260,710	\$ 170,108	\$ 4,506	
30141100-541410-	C0041	Traffic Signal Interconnect	958,596	708,595	250,001	-	250,001	-	-	250,001	
30141100-541200-	C0910	Tree Replacement Fund	743,298	469,693	273,605	-	273,605	5,265	9,079	259,262	
30141100-541200-	C1008	Cemetery Authority - Maintenance	517,567	122,728	394,839	-	394,839	3,393	20,868	370,578	
30141100-541000-	C1100	Land Acquisition	538,804	-	538,804	-	538,804	538,803	-	1	
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,125,994	950,994	-	175,000	175,000	-	10,413	164,588	
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,558	445,174	18,384	-	18,384	-	-	18,384	
30141100-541410-	C1215	Striping & Signage (recurring)	1,916,136	1,589,650	146,486	180,000	326,486	61,958	112,729	151,799	
		Storm/Drainage Repair & Maintenance (recurring)									
30141100-541430-	C1216		893,689	865,345	28,344	-	28,344	24,657	3,532	155	
		Traffic Calming Equipment/Intersection Safety Improvements (recurring)									
30141100-541410-	C1217		515,166	468,239	11,927	35,000	46,927	11,900	-	35,027	
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	328,108	247,860	5,248	75,000	80,248	8,262	22,348	49,638	
30141100-541410-	C1219	Milling & Resurfacing (recurring)	14,311,900	12,292,506	19,394	2,000,000	2,019,394	341,155	1,564,883	113,356	
30141100-541410-	C1220	Traffic Control Equipment (recurring)	1,489,000	1,375,591	38,409	75,000	113,409	23,703	38,016	51,689	
30141100-541410-	C1221	Design Services (recurring)	796,119	653,575	27,544	115,000	142,544	38,565	11,189	92,790	
30141100-542200	C1223	Fleet Replacement	432,001	232,565	4,436	195,000	199,436	165,023	-	34,413	
		Tree Planting & Landscaping Improvements (recurring)									
30141100-541200-	C1302		475,001	338,304	61,697	75,000	136,697	5,565	6,714	124,419	
30141100-541430	C1308	Pipe/Storm Structure Replacement	746,920	577,313	169,607	-	169,607	167,478	2,128	1	
30141100-541200-	C1311	Downtown Improvements	150,001	87,421	27,580	35,000	62,580	3,119	-	59,461	
		Charlotte Drive @ Rucker Rd Intersection Improvements									
30141100-541410-	C1324		25,000	-	25,000	-	25,000	-	-	25,000	



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Account #	Project	Project Snapshot		FY 2017					Funds Available
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	
30141100-541420-	C1325 Rucker Rd Sidewalk Improvements	50,000	-	50,000	-	50,000	5,000	-	45,000
30141100-541410-	C1407 Minor Intersection Upgrades	112,168	75,003	37,165	-	37,165	2,101	-	35,064
30141100-541410-	C1410 Rucker Road Corridor Design	734,571	465,712	268,859	-	268,859	22,073	246,785	1
30141100-541430-	C1416 Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541420-	C1442 Main St. Improvements	87,565	86,904	661	-	661	-	-	661
30141100-541410-	C1444 Davis Drive Extension (Design)	93,800	89,294	4,506	-	4,506	-	4,506	-
30141100-541430-	C1503 Stormwater Studies/Design	426,386	301,826	124,560	-	124,560	34,557	90,003	-
30141100-541410-	C1507 Rucker Rd Corridor Improvements (ROW)	50,000	19,100	30,900	-	30,900	-	-	30,900
30141100-541420-	C1512 Sidewalk Improvements	1,000,000	354,155	645,845	-	645,845	263,515	52,548	329,783
30141100-541430-	C1513 Stormwater Inventory & GIS Update	449,999	306,421	143,578	-	143,578	43,800	99,778	0
30141100-541410-	C1533 Main St. Watermain (Fulton County)	68,637	68,637	-	-	-	-	-	-
30141100-541430-	C1604 Stormwater Inspections (recurring)	83,706	64,371	19,335	-	19,335	16,496	2,839	-
30141100-541410-	C1606 Major Intersection Improvements	150,427	63,514	86,913	-	86,913	2,246	15,625	69,042
30141100-541410-	C1607 Signal @ Westside (Fiserv)	250,001	689	249,312	-	249,312	-	246,350	2,962
30141100-542100-	C1608 Lowboy Trailer	60,000	27,820	32,180	-	32,180	12,901	-	19,279
30141100-541430-	C1616 Stormwater Ordinance	80,257	64,257	16,000	-	16,000	10,400	5,600	-
30141100-541300-	C1620 Northwinds Parkway	401,463	334,938	66,525	-	66,525	-	66,374	151
30141100-541000-	C1627 Academy @ City Center Intersection Improveme	18,220	-	18,220	-	18,220	-	-	18,220
30141100-571000-	C1631 McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541000-	C1632 West Parking Garage/Lot Land	1,003,580	1,000,000	-	3,580	3,580	3,579	-	1
30141100-541300-	C1632 West Parking Garage/Lot Construction	122,191	11,653	-	110,538	110,538	20,743	17,300	72,495
30141100-541410	C1637 Old Roswell St Pedestrian Imp	150,000	-	-	150,000	150,000	-	-	150,000
30141100-541410	C1638 Webb Bridge Rd Corridor Imp	100,000	-	-	100,000	100,000	-	-	100,000
30141100-541300	C1639 Pole Barn Extension	35,000	-	-	35,000	35,000	-	-	35,000
30141100-541410	C1700 Northwinds St/Ped Lights	127,500	-	-	127,500	127,500	322	-	127,178
30141100-541410	C1701 Pedestrian Intersection Imp	60,000	-	-	60,000	60,000	-	-	60,000
30141100-541300	C1704 West Parking Garage	1,035,771	-	-	1,035,771	1,035,771	-	-	1,035,771
30141100-541300	C1705 Old City Hall Brick Wall	25,000	-	-	25,000	25,000	3,745	-	21,255
	subtotal	\$ 34,460,325	\$ 25,170,019	\$ 4,682,917	\$ 4,607,389	\$ 9,290,306	\$ 2,101,035	\$ 2,831,441	\$ 4,357,829



CITY OF ALPHARETTA
 Financial Management Reports
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Account #		Project	Project Snapshot		FY 2017					Funds Available
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	
Recreation and Parks										
30161150-541000	C1100	Park Land Acquisition	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
30161150-541500	C1221	Design Services	102,501	38,013	14,488	50,000	64,488	15,901	12,576	36,010
30161150-541500-	C1225	Athletic Scoreboards (maint/replacement)	198,953	167,635	11,318	20,000	31,318	740	-	30,578
30161150-541300-	C1229	Rec & Parks Building Re-Roof	732,254	643,469	19,785	69,000	88,785	-	88,785	-
30161150-542200-	C1232	Recreation/Parks Fleet (recurring)	391,808	287,953	53,855	50,000	103,855	-	-	103,855
30161150-541510-	C1327	Greenway (AMLI Developer Contribution)	10,001	9,015	986	-	986	986	-	-
30161150-541200-	C1332	Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402	Rec/Parks Equipment Replacement	310,001	255,112	12,889	42,000	54,889	-	27,625	27,264
30161150-541430-	C1422	Webb Bridge Park Erosion & Repaving	534,025	534,024	1	-	1	-	-	1
30161150-541500-	C1424	Wills Park Pool Design	1,340,451	28,460	11,991	1,300,000	1,311,991	161	-	1,311,830
30161150-541500-	C1524	Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-541500-	C1612	Park Signage	55,000	-	55,000	-	55,000	-	-	55,000
30161150-541500-	C1613	Wills Park Batting Pavilion	137,500	8,150	16,850	112,500	129,350	358	-	128,993
30161150-541510-	C1636	Greenway Repair and Maintenance	44,500	39,081	5,419	-	5,419	3,250	1,919	250
30161150-541500	C1641	Park Master Plans	68,000	-	-	68,000	68,000	-	-	68,000
30161150-541500	C1642	Webb Br Pk Spectator Seating	135,000	-	-	135,000	135,000	-	124,582	10,418
30161150-541300	C1710	Log Cabin Relocation	50,000	-	-	50,000	50,000	-	-	50,000
		subtotal	\$ 5,158,497	\$ 2,038,236	\$ 1,223,761	\$ 1,896,500	\$ 3,120,261	\$ 21,396	\$ 255,487	\$ 2,843,378
Community Development										
30174150-544100-	C0019	Downtown Parking Fund	\$ 263,250	\$ 160,030	\$ 103,220	\$ -	\$ 103,220	\$ 10,275	\$ -	\$ 92,945
30174150-542400	C1222	Records Management	50,001	8,082	41,919	-	41,919	4,891	2,425	34,603
30174150-542200-	C1433	Fleet Replacement	145,001	85,613	9,388	50,000	59,388	24,238	19,382	15,768
30174150-541410	C1602	Lilly Garden Terrace	40,000	27,750	12,250	-	12,250	-	11,000	1,250
30174150-541410	C1603	Design Services	98,037	29,827	18,210	50,000	68,210	13,988	16,362	37,860
30174150-521200	C1634	TSPLOST Project Consultant	35,000	30,793	4,207	-	4,207	-	2,407	1,800
		subtotal	\$ 631,289	\$ 342,095	\$ 189,194	\$ 100,000	\$ 289,194	\$ 53,392	\$ 51,576	\$ 184,227



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			Project Snapshot		FY 2017					
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Account #	Project									
Alpharetta Business Community Sidewalk Projects										
30176100-541420-	C0005	Encore Parkway Sidewalk	\$ 1,705,000	\$ 507,859	\$ 1,197,141	\$ -	\$ 1,197,141	\$ 185,846	\$ 956,977	\$ 54,318
30176100-541420-	C1240	GA 400 Bicycle Expressway Project	129,943	81,480	48,463	-	48,463	-	48,462	1
30176100-541420-	C1442	Main St. Improvements	1,812,724	1,774,772	37,952	-	37,952	-	-	37,952
30176100-541420-	C1712	City Trail (Loop)	237,879	-	237,879	-	237,879	22,500	7,500	207,879
		subtotal	\$ 3,885,547	\$ 2,364,112	\$ 1,521,435	\$ -	\$ 1,521,435	\$ 208,346	\$ 1,012,939	\$ 300,150
Non-Departmental										
30190200-579000		Non-Allocated			\$ -	\$ 1,028,079	\$ 1,028,079	\$ -	\$ -	\$ 1,028,079
		subtotal			\$ -	\$ 1,028,079	\$ 1,028,079	\$ -	\$ -	\$ 1,028,079
		Total	\$ 58,669,566	\$ 40,344,139	\$ 8,556,756	\$ 10,796,750	\$ 19,353,506	\$ 3,003,528	\$ 5,339,804	\$ 11,010,175



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 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
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		Project Snapshot		FY 2017						
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project									
Administration										
30241100-541000-C1100	Land Acquisition (Stormwater)	\$ 60,842	\$ -	\$ -	\$ 60,842	\$ 60,842	\$ 60,841	\$ -	\$ 1	
30241100-541430-C1216	Stormwater Drainage Maintenance	200,000	-	-	200,000	200,000	15,455	4,200	180,345	
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,230,054	-	-	1,230,054	1,230,054	348,208	402,886	478,961	
30241100-541430-C1604	Stormwater Inspections	100,000	-	-	100,000	100,000	-	83,420	16,580	
30261150-541430-C1521	Wills Park Water Quality Improvement	45,100	-	-	45,100	45,100	-	36,496	8,604	
30261150-541430-C1640	Wills Park Drainage Improvement	39,004	-	-	39,004	39,004	-	34,760	4,244	
	Total	\$ 1,675,000	\$ -	\$ -	\$ 1,675,000	\$ 1,675,000	\$ 424,504	\$ 561,762	\$ 688,734	



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 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
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		Project Snapshot		FY 2017						
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project									
Administration										
31613230-541300-C1618	Conference Center (Construction/Design)	\$ 23,570,420	\$ -	\$ 23,570,420	\$ -	\$ 23,570,420	\$ 2,767,521	\$ 20,802,898		\$ 1
31613230-541300-C1619	Conference Center (Consulting)	234,829	-	234,829	-	234,829	1,681	30,477		202,670
31690200-579000	Non-Allocated	14,753	-	14,753	-	14,753	-	-		14,753
31690200-584000	Conference Center Issuance Cost	16,241	-	16,241	-	16,241	-	-		16,241
	Total	\$ 23,836,243	\$ -	\$ 23,836,243	\$ -	\$ 23,836,243	\$ 2,769,203	\$ 20,833,375		\$ 233,665



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of November 30, 2016

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
31741100-541410- C1410	Rucker Road Corridor Design	\$ 14,850,000	\$ -	\$ 14,850,000	\$ -	\$ 14,850,000	\$ -	\$ 2,500	\$ 14,847,500
31741100-541420- C1512	Sidewalk Improvements	6,000,000	-	6,000,000	-	6,000,000	130,425	25,920	5,843,655
31741100-541410- C1602	Lilly Garden Terrace Ext.	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000
31740055-541410- C1702	Kimball Br Rd Improvements	9,000,000	-	9,000,000	-	9,000,000	6,366	467,234	8,526,400
31741100-541410- C1703	Windward Pkwy Improvements	2,000,000	-	2,000,000	-	2,000,000	-	-	2,000,000
31761150-541000- C1100	Park Land Acquisition	4,000,000	-	4,000,000	-	4,000,000	1,667,952	5,222	2,326,826
31761150-541500- C1424	Wills Park Pool Design	2,700,000	-	2,700,000	-	2,700,000	24,998	24,998	2,650,005
31761150-541500- C1611	Mayfield Arts Center	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000
31761150-541300- C1708	Greenway Ext to Forsyth County	6,500,000	-	6,500,000	-	6,500,000	22,377	52,213	6,425,410
31761150-541300- C1709	Eastside Community Center	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000- C1711	Cultural Arts Land/Park Land	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-579000	Public Works Reserve	2,420	-	2,420	-	2,420	-	-	2,420
31761150-579000	Parks Reserve	2,147	-	2,147	-	2,147	-	-	2,147
31790200-584000	Bond Issuance Cost	378,119	-	378,119	-	378,119	361,301	-	16,818
	Total	\$ 52,382,686	\$ -	\$ 52,382,686	\$ -	\$ 52,382,686	\$ 2,213,419	\$ 578,086	\$ 49,591,181



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2016

Vendor	Description	Department	\$ Amount
Ace American Insurance Company	Monthly Workers Comp Invoice	Risk Management	\$ 15,176.09
Ace American Insurance Company (EFT)	Large Loss Notice Claim	Risk Management	\$ 26,125.00
AdminAmerica (wire)	Payroll Funds	Finance	\$ 490.00
AECOM Technical Services Inc.	Kimball Bridge Road Improvements and Rucker Road Bridge/Roundabout	Public Works	\$ 28,438.90
AFLAC	October 2016 Premiums	Finance	\$ 10,756.89
Allan Vigil Ford Lincoln Inc.	2017 Ford F150 Truck	Community Development	\$ 23,250.00
Alpharetta Convention & Visitors Bureau	Hotel/Motel Tax for November 2016	Finance	\$ 288,022.81
Alpharetta Technology Commission Inc.	December 2016 ATC CEO Pay	Development Authority	\$ 7,500.00
American Facility Services Inc.	October 2016 Janitorial Services	Public Works	\$ 8,694.42
Asbury Automotive Group	Refund Tree/Road Improvement/Erosion Control Bonds	Community Development	\$ 10,000.00
AT&T	October 2016 GLS	Information Technology	\$ 5,278.00
AT&T Mobility	SmartPrepare Alert & Rave Smart911 Annual Seat	Public Safety	\$ 44,950.00
AT&T Southeast	Relocation on Main Street@City Center & Marietta Street/Academy	Community Development	\$ 115,493.19
Atlanta Softball Umpire Assn	October 2016 Umpires	Recreation & Parks	\$ 5,538.00
Avalon Hotel Associates LLC (EFT)	Alpharetta Conference Center and Hotel Avalon Funding Request	Finance	\$ 912,868.60
B&T Shavings Inc.	Premium Flake	Recreation & Parks	\$ 5,460.00
Benny card (wire)	Payroll Funds	Finance	\$ 1,222.79
Benny card (wire)	Payroll Funds	Finance	\$ 1,987.40
Benny card (wire)	Payroll Funds	Finance	\$ 1,112.08
Bovis Kyle & Burch LLC	Professional Services thru July 25, 2016	Legal Services	\$ 39,829.08
Care Environmental Corp	Lab Pack Waste Products	Finance	\$ 12,973.84
Carr, Rahn & Associates Inc.	Cost Estimate/Data Book - Rucker Road Widening Project	Public Works	\$ 5,000.00
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 36,247.19
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 33,215.75
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 113,239.29
Comfort By Design	AC Unit and AC Repairs/Maintenance	Public Works	\$ 5,594.17
Comfort By Design	AC/Heating Maintenance and Repairs	Various	\$ 6,277.82
Critical Components Inc.	Uninterruptible Power Supply at Public Works Data Center	Information Technology	\$ 5,125.00
CW Matthews Contracting Co Inc.	Encore Parkway Streetscape	Public Works	\$ 424,689.50
Dewberry Consultants LLC	Long Indian Creek WIP	Public Works	\$ 7,860.00
Dewberry Consultants LLC	Long Indian Creek WIP and Lake Windward Damp EAP	Public Works	\$ 12,800.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2016

Vendor	Description	Department	\$ Amount
Downey Trees Inc.	Tree/Shrub - Trimming Pruning and Removal Services	Public Works	\$ 6,955.50
Downey Trees Inc.	Tree Services	Various	\$ 10,034.00
Edge Solutions LLC	Network Components Adapter CA	Information Technology	\$ 6,424.15
Energy Systems Southeast LLC	Generator Inspections and Repairs	Public Works	\$ 5,652.00
Fulton County Board of Commissioners	October 2016 State Reports	Municipal Court	\$ 10,934.00
Fulton County Board of Commissioners	August and October 2016 Fuel Bills	Finance	\$ 64,339.87
Fulton County -Dept. of Finance	Water Bills	Finance	\$ 6,576.73
Fulton County Finance Dept.	July 1st thru December 31st 2016 Animal Control Services	Public Works	\$ 21,628.00
Fulton County Tax Commissioner	2016 Property Taxes - 92 Milton Avenue	Finance	\$ 5,887.96
Georgia Bureau of Investigation	October 2016 Alcohol/Liquor Licenses/Georgia Checks & NFUF Firefighters	Public Safety	\$ 11,559.00
Georgia Bureau of Investigation	July 2016 Alcohol/Liquor Licenses and Georgia Checks	Public Safety	\$ 12,495.00
Georgia Power Co	Power Bill	Finance	\$ 146,964.46
Georgia Superior Court Clerks	October 2016 State Reports	Municipal Courts	\$ 48,759.65
Gulf States Distributors Inc.	Ammunition	Public Safety	\$ 6,192.00
Integrated Science & Engineering Inc.	Stormwater Inventory and GIS Update	Public Works	\$ 8,760.00
IPR Southeast LLC	Lantern Ridge Court Storm Water Systems	Public Works	\$ 172,678.00
J&J Computer Connection Inc.	PagePack	Finance	\$ 5,626.69
JJ Soccer LLC	Soccer Referee	Recreation & Parks	\$ 6,995.55
Landair Surveying Co	Sidewalk Improvement Projects	Public Works	\$ 70,035.00
LD Gymnastics Inc.	Payment 4 of 4 Fall Gymnastics	Recreation & Parks	\$ 9,668.04
Marion Ford Tractor Inc.	2016 Kubota R630 Wheel Loader	Public Works	\$ 80,972.42
Mass Services Inc.	October 2016 Stall Cleaning	Recreation & Parks	\$ 10,825.34
Mauldin & Jenkins LLC	Finance/Compliance FY2016 Audit	Finance	\$ 15,500.00
Media Frenzy Global	Communications: Public Relations	City Administration	\$ 25,000.01
Morgan Stanley Global Banking Opera	Investment Advisory - 401A & 457	Finance	\$ 7,500.00
North American Rescue LLC	Body Armor & Ballistic Helmets	Public Safety	\$ 36,038.64
North Fulton Regional Radio Sys Auth	2nd Quarter Funding Request Operations & Final Payment on Motorola Contract	Public Safety	\$ 394,506.08
Northwest Georgia Paving Inc.	FY2017 Milling & Resurfacing	Public Works	\$ 796,454.07
Northwind Ventures Inc.	ManageEngine Ad Mgr Exchange Reporter	Information Technology	\$ 7,496.00
OG Hughes & Sons Inc.	Tommy Lift /Tow Bumper Hitch and Tommy Gate	Public Works	\$ 6,900.00
OPEB (wire)	Payroll Funds	Finance	\$ 7,083.35



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2016

Vendor	Description	Department	\$ Amount
Peace Officers Annuity & Benefit Fund of GA	October 2016 State Reports	Municipal Courts	\$ 11,436.50
Peach State Ford Truck Sales Inc.	Vehicle Maintenance and Repairs	Public Works	\$ 9,994.96
Peach State Ford Truck Sales Inc.	Truck Repairs	Public Safety	\$ 7,137.10
Pond & Company	Greenway Extension-Forsyth/Northwinds Business Park Trail Extension	Various	\$ 31,274.36
Pond & Company	SR9 @ Marietta Street Signal Design and 3395 Kimball Bridge Road	Public Works	\$ 7,708.25
Presidio Networked Solutions Inc.	Nexus 5500 Unified Ports Module	Information Technology	\$ 7,442.56
Reinhardt University	Employee Training - Post CRJ	Public Safety	\$ 26,320.00
Republic Services #800	October and November 2016 Sanitation	Various	\$ 7,148.20
Republic Services #800	Waste Management Services and On Call Services	Various	\$ 256,763.09
Rupert Landscape	Tree remove and Replacements	Public Works	\$ 5,265.00
Ruppert Landscape	October 2016 Landscape Management	Public Works	\$ 24,393.58
Russell Landscape Georgia LLC	SR400 @ 4 Interchanges	Public Works	\$ 21,600.00
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 29,064.34
Stevens & Wilkinson	Wills Park Pool Renovation	Recreation & Parks	\$ 24,997.50
SunTrust Pcard	Procurement Card Payment	Finance	\$ 133,296.39
Sustainable Water Planning & Engineering	Consulting - Stormwater and Facility Inspections	Public Works	\$ 8,697.00
Tri Scapes Inc.	October 2016 Landscape Management and Fall Planting - Flower Pots/Beds	Recreation & Parks	\$ 47,358.92
Veristor Systems Inc.	Arrow Virtual Training/Palo Alto Network & Backup Storage Systems	Information Technology	\$ 256,285.60
Veristor Systems Inc.	Deep Security - Anti Malware and System Security	Information Technology	\$ 38,066.27
WN Holdings LLC	Alpharetta History Room	City Administration	\$ 43,500.00



OTHER REPORTS

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



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended November 30, 2016

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
17000300	MJM Film and Video Inc.	Finance	\$ 25,000.00	Alpharetta historical senior citizen interviews and videos
17000302	Veristor Systems Inc.	Information Technology	\$ 22,329.44	VMWare production support coverage for VSPHERE
17000304	Earthly Matters Contracting Inc.	Recreation and Parks	\$ 5,250.00	Mansell House interior painting
17000306	Republic Services Inc.	Public Works	\$ 17,300.00	Demolition debris removal at 90/92 Milton Avenue
17000308	Mason Tractor Company Inc.	Recreation and Parks	\$ 27,625.00	(1) Kubota tractor, (1) Kubota front loader, (1) Land Pride aerator and (1) Land Pride fertilizer spreader
17000309	Peach State Ford Truck Sales Inc.	Public Safety	\$ 5,204.80	Repairs to FD8414
17000316	Russell Landscape Georgia LLC	Public Works	\$ 18,360.00	Resthaven Cemetery grounds maintenance
17000318	MCCI	Information Technology	\$ 7,275.00	Open records management software
17000323	Biteful LLC	Human Resources	\$ 11,581.25	Employee holiday luncheon



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OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended November 30, 2016

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	14-116	Administration	City Center Out-Parcels, Master Developer	8/28/2014	3	8/10/2015	MidCity Real Estate Partners; Morris & Fellows; South City Partners; Hedgewood Homes	N/A	1	n/a	n/a
	RFQ 16-1008	Administration	Downtown Sculpture Project: Instruments of Inspiration	5/26/2016	5	12/5/2016	Gregory Johnson; Ayokunle Odeleye; Sirlin Arts; Dillon Forge; Outdoor Art	22,500; 20,000; 30,400; 32,000; 20,000 (contingency 12,490)			
	16-1009 RFQ	Public Works	On-Call Engineering Services	6/16/2016	14	8/1/2015	AECOM Technical Services, Inc.; Pond & Company; Tetra Tech, Inc.	N/A			
	Re-Issue 16-109 RFP	Public Works	On-Call Storm Structure & Drainage Repair	6/16/2016	5	7/18/2016	Georgia Earth and Pipe, LLC; Cancelled 10-20-16	\$ 200,000.00	2	8/3/2016	17000150
	Re-Issue 16-109 RFP	Public Works	On-Call Storm Structure & Drainage Repair	6/16/2016	5	11/14/2016	Butch Thompson Enterprises, Inc.	\$ 200,000.00	2		
	16-111 RFP	Public Works	On-Call Pipe Lining Services	6/17/2016	5	7/18/2016	IPR Southeast, Inc.; Utility Asset Management, Inc.; Chase Plumbing & Mechanical, Inc.	\$350,000.00; \$75,000.00; \$75,000.00	3	8/26/2016; 9/8/2016; 9/8/2016	17000181; 17000205; 17000206
17-002		Public Works	FY 2017 Milling and Resurfacing	7/21/2016	6	8/1/2016	Northwest Georgia Paving, Inc.	\$ 1,905,823.49		8/26/2016	17000180
	17-1001 RFQ	Rec/Parks	Wills Park Pool Design Services	7/29/2016	7	8/12/2016	Shortlisted 3 Bidders for RFP 17-104	N/A			
	17-1002 RFQ	Rec/Parks	On-Call Park Planning Services	7/28/2016	11	9/19/2016	Alta Planning + Design, Pond & Co., TSW	N/A			
	17-101 RFP	Rec/Parks	Design/Build for Webb Bridge Park Spectator Seating	8/11/2016	4	9/26/2016	Ed Castro Landscape, Inc.	\$ 124,581.70		10/27/2016	17000296
	17-1003 RFQ	Public Works	City-wide landscape maintenance-ROW- excluding Park lands	9/1/2016	9	N/A	Shortlisted 2 Bidders for RFP 17-103	N/A			
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A			
	17-104 RFP	Rec/Parks	Wills Park Pool Renovation	8/25/2016	3	9/21/2016	Stevens & Wilkinson GA, Inc.	\$ 49,995.00		9/22/2016	17000240
	17-1006 RFQ	Community Development	On-Call Planning Services for Community Development	9/22/2016	9	10/17/2016	2 Awards: TSW; Kimley-Horn	N/A			
17-001		Rec/Parks	Wills Park Batting Pavilion	10/13/2016	5	12/5/2016	Riley Contracting, Inc.,	\$ 282,893.00			
	17-1007 RFQ	Public Works	Project Management Services	10/13/2016	3	11/14/2016	Atkins North America, Inc.	N/A			



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended November 30, 2016

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	17-1005 RFQ	Rec/Parks	Park Landscape Maintenance Services	10/20/2016	7	N/A	Shortlisted Bidders for RFP 17-105 Parks and 17-106 Cty Ctr & Container Gardens	N/A			
	17-103 RFP	Public Works	City-wide landscape maintenance-ROW- excluding Park lands	10/21/2016	2	11/14/2016	Ruppert Landscaping	\$ 329,963.00			
17-003		Public Works	Northwinds Street Lighting	11/3/2016	4	12/12/2016	Brooks-Berry-Haynie & Associates, Inc.	\$ 193,787.00			
	17-1009 RFQ	Public Works	Landscape Maintenance Services: SR 400 at Five Interchanges	12/15/2016							
	17-105 RFP	Rec/Parks	Landscape Maintenance of City Parks and Athletic Fields	12/20/2016							
	17-106 RFP	Rec/Parks	Landscape Maintenance of City Center & Surrounding Area; & Maintenance of Downtown Container Gardens	12/20/2016							

Notes:

- 1 Negotiations for sale of City Center Out Parcels to MidCity Real Estate Partne
- 2 On-Call contract with annual appropriations: Update 10-20-16 contract with GEPI terminated. Butch Thompson Ent. willing to maintain pricing in proposal-award recommendation to
- 3 On-Call Contracts for 3 different types of Pipe Lining Services with annual ap



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
November 30, 2016**

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	City Center	Conf Center	Construction	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Bond Fund	Bond Fund	Funds	Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 34,211,016	\$ 7,657,038	\$ -	\$ 85,554	\$ 21,087,668	\$ 50,207,082	\$ 11,649,783	\$ 124,898,141
Receivables (net of allowance for uncollectibles)			1,018,938					1,018,938
Taxes Receivable								-
Property Taxes	3,741,644	-		-	-	-	952,071	4,693,715
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	1,529,493	910,060		-	-	-	3,560	2,443,113
Due from Other Funds	396,010	-	-	-	-	-	-	396,010
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	39,878,163	8,567,099	1,018,938	85,554	21,087,668	50,207,082	12,605,414	133,449,918
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	2,914,949	10,610	0	-	158	-	24,741	2,950,457
Retainage Payable	-	128,700	235,847	0	-	-	-	364,547
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	100,636	-		-	-	-	7,963	108,600
Due to Other Funds	-	-	-	85,554	-	-	122	85,676
Deferred Revenue	4,151,330	880,364	\$ 1,551,280	-	-	-	1,003,938	7,586,912
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	7,166,915	1,019,673	1,787,128	85,554	158	-	1,036,765	11,096,191
Fund Balances:								
Restricted for:								
Capital Projects	-	427,049	(768,190)	-	21,087,511	50,207,082	3,562,850	74,516,303
Law Enforcement	-	-		-	-	-	1,577,550	1,577,550
Emergency Telephone Activities	-	-		-	-	-	936,546	936,546
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	4,114,564	4,114,564
Promotion of Tourism	-	-		-	-	-	1,032,396	1,032,396
Assigned for:								
Grant Projects	-			-	-	-	71,332	71,332
Capital Projects		7,120,376					-	7,120,376
2017 Fiscal year Expenditures	6,049,857	-		-	-	-	-	6,049,857
Unassigned	26,661,390			-	-	-	273,413	26,934,803
Total Fund Balances	32,711,247	7,547,425	(768,190)	-	21,087,511	50,207,082	11,568,649	122,353,725
Total Liabilities and Fund Balances	\$ 39,878,163	\$ 8,567,099	\$ 1,018,938	\$ 85,554	\$ 21,087,668	\$ 50,207,082	\$ 12,605,414	\$ 133,449,918

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended November 30, 2016

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	City Ctr Fund Fund	Conf Ctr Fund Fund	S2016 Const Bond Fund		
REVENUES								
Taxes:								
Property Tax	\$ 16,197,467	-		-	-	-	2,493,209	\$ 18,690,675
Local Option Sales Tax	5,048,172	-		-	-	-	4,441,790	9,489,962
Other Taxes	5,534,340	-		-	-	-	1,083,226	6,617,566
Licenses and permits	1,426,048	-		-	-	-	665,515	2,091,563
Intergovernmental	25,000	-	3,165,186	-	-	-	31,307	3,221,493
Charges for services	1,992,856	-		-	-	-	15,000	2,007,856
Impact Fees		-		-	-	-	500	500
Fines/Forfeitures	1,025,227	-		-	-	-	5,762	1,030,989
Investment earnings	20,787	7,525	-	-	39,381	37,816	1	105,510
Contributions and Donations	-	61,347	-	-	-	-		61,347
Other	77,275	247,305				1,527,686	-	1,852,266
Total revenues	31,347,171	316,176	3,165,186	-	39,381	1,565,502	8,736,311	45,169,727
EXPENDITURES								
Current:		-						
Unallocated	-						1,090,779	1,090,779
General government	3,746,403	405,081		-	2,769,203	361,301	-	7,281,987
Public safety	11,083,558	214,278	-	-	-	-	2,471,863	13,769,699
Public works	2,921,748	2,101,035	1,647,041	-	-	136,791	424,504	7,231,119
Economic and community development	875,087	53,392	-	-	-	-	-	928,479
Alpharetta Business Community	-	208,346		-	-	-	-	208,346
Culture and recreation	3,498,444	21,396	-	-	-	1,715,327	31,177	5,266,344
Debt service:								-
Principal	-	-		-	-	-	110,550	110,550
Interest	-	-		-	-	-	1,415,778	1,415,778
Other Costs	309,945	-		-	-	-	-	309,945
Bond issuance costs	58,470	-		-	-	-	1,500	59,970
Capital outlay				-	-	-	-	-
Total expenditures	22,493,654	3,003,528	1,647,041	-	2,769,203	2,213,419	5,546,152	37,672,997
Excess (deficiency) of revenues over (under) expenditures	8,853,517	(2,687,351)	1,518,145	-	(2,729,822)	(647,917)	3,190,159	7,496,731
OTHER FINANCING SOURCES (USES)								
Transfers in	934,954	3,689,524		-	-	-	-	4,624,477
Transfers out	(4,395,774)	-		-	-	-	(228,704)	(4,624,478)
Loan Proceeds	-	-		-	-	-	-	-
Capital Leases	-	-		-	-	-	-	-
Sale of capital assets	-	-		-	-	-	-	-
Sale of non-capital assets	25,182	-		-	-	-	-	25,182
Insurance Proceeds	-	-		-	-	-	-	-
Bond Proceeds	-	-		-	-	50,855,000	-	50,855,000
Total other financing sources and (uses)	(3,435,639)	3,689,524	-	-	-	50,855,000	(228,704)	50,880,181
Net change in fund balances	5,417,878	1,002,173	1,518,145	-	(2,729,822)	50,207,083	2,961,455	58,376,912
Fund balances - beginning	27,293,370	6,545,253	(2,286,335)	-	23,817,332	-	8,607,194	63,976,814
Fund balances - ending	\$ 32,711,247	\$ 7,547,425	\$ (768,190)	\$ -	\$ 21,087,511	\$ 50,207,082	\$ 11,568,649	\$ 122,353,724

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 20,159,000	\$ 16,197,467	\$ (3,961,533)
Local Option Sales Tax	15,100,000	5,048,172	(10,051,828)
Other Taxes	15,504,500	5,534,340	(9,970,160)
Licenses and Permits	1,765,550	1,426,048	(339,503)
Intergovernmental	511,000	25,000	(486,000)
Charges for Service	3,642,400	1,992,856	(1,649,544)
Fines/Forfeitures	2,402,000	1,025,227	(1,376,773)
Investment Earnings	60,000	20,787	(39,213)
Contributions and Donations			-
Other	196,563	77,275	(119,288)
Total revenues	59,341,013	31,347,171	(27,993,842)
EXPENDITURES			
Current:			
General government			
City Administration	2,037,438	941,909	1,095,529
Finance	3,199,142	1,633,118	1,566,024
Human Resources	401,756	146,639	255,117
Legal	650,000	39,829	610,171
Mayor and Council	360,977	131,554	229,423
Municipal Court	1,092,257	552,403	539,854
Information Technology	1,599,441	717,863	881,578
Non-Departmental	685,000	276,667	408,333
Contingency	1,055,000	48,338	1,006,663
Total general government	11,081,011	4,488,319	6,592,692
Public Safety	26,494,513	11,706,460	14,788,053
Public works	7,887,543	3,260,942	4,626,601
Economic and community development	2,727,412	924,407	1,803,005
Culture and recreation	8,736,567	4,475,947	4,260,620
Debt Service			
Principal	170,000	-	170,000
Interest	116,940	58,470	58,470
Total expenditures	57,213,986	24,914,545	32,299,441
Excess (Deficiency) of revenues over expenditures	2,127,027	6,432,626	4,305,599
OTHER FINANCING SOURCES (USES)			
Transfers in	2,250,000	934,954	(1,315,046)
Transfers out	(10,549,857)	(4,395,774)	6,154,083
Capital leases	-		-
Sale of capital assets	70,000	-	(70,000)
Sale of non-capital assets	35,000	25,182	(9,818)
Total other financing sources and uses	(8,194,857)	(3,435,639)	4,759,218
Net change in fund balances	(6,067,830)	2,996,987	9,064,817
Fund balances - beginning		27,290,370	
Fund balances - ending		\$ 30,287,357	
Adjustments to GAAP basis:			
Encumbrances		2,420,890	
Misc adj		3,000	
Fund balances-ending		\$ 32,711,247	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 750,127	\$ -	\$ (750,127)
Contributions & Donations	2,971,634	61,347	(2,910,287)
Investment earnings	-	7,525	7,525
Misc Revenue	-	-	-
Other	247,305	247,305	(0)
Total revenues	3,969,066	316,176	(3,652,890)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	763,257	205,919	557,338
Finance	91,857	45,629	46,228
Information Technology	1,128,598	580,132	548,466
Non-departmental	1,028,079	-	1,028,079
Total general government	3,011,791	831,680	2,180,111
Public Safety	2,120,519	976,040	1,144,479
Engineering & Public Works	9,290,306	4,932,477	4,357,829
Alpharetta Business Community	1,521,435	1,221,285	300,150
Economic and community development	289,194	104,967	184,227
Culture and recreation	3,120,261	276,883	2,843,378
Total Capital Outlay	19,353,506	8,343,332	11,010,174
Excess (Deficiency) revenue over expenditures	(15,384,440)	(8,027,156)	7,357,284
OTHER FINANCING SOURCES (USES)			
Transfers in	8,854,857	3,689,524	(5,165,333)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	8,854,857	3,689,524	(5,165,333)
Net change in fund balances	(6,529,583)	(4,337,632)	2,191,951
Fund balances - beginning		6,545,253	
Fund balances - ending		\$ 2,207,621	
Adjustments to GAAP basis:			
Encumbrances		5,339,804	
Misc adj-			
Fund balances-ending		\$ 7,547,425	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 11,845,401	3,165,720	\$ (8,679,681)
Contributions & Donations	-	-	-
Interest Earnings	-	(534)	(534)
Total	<u>11,845,401</u>	<u>3,165,186</u>	<u>(8,680,215)</u>
Expenditures:			
Public Safety	-	-	-
General Government	211,723	-	211,723
Community Development	-	-	-
Public Works	8,847,343	8,792,806	54,537
Recreation & Parks	500,000	-	500,000
Non-Departmental	-	-	-
Total	<u>9,559,066</u>	<u>8,792,806</u>	<u>766,260</u>
Excess (Deficiency) revenue over expenditures	<u>2,286,335</u>	<u>(5,627,620)</u>	<u>(7,913,955)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>2,286,335</u>	<u>(5,627,620)</u>	<u>(7,913,955)</u>
Fund balance - beginning		<u>(2,286,335)</u>	
Fund balance - ending		<u>\$ (7,913,955)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		7,145,765	
Fund balances - ending		<u>\$ (768,190)</u>	

**City of Alpharetta
City Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016**

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Investment Earnings	\$ -		\$ -
Misc Revenue			
Discounts		-	-
Total revenues	-	-	-
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Non-Departmental	-	-	-
Total general government	-	-	-
Engineering and Public Works			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	-	-	-
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	-	-
Fund balances - beginning		-	
Fund balances - ending		<u>\$ -</u>	
Adjustments to GAAP basis:			
Encumbrances			
Fund balances-ending		<u>\$ -</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds			\$ -
Premium on Bond Proceeds			
Investment Earnings		39,381	39,381
Total revenues	-	39,381	39,381
EXPENDITURES			
General Government:			
Cost of Bond Issuance	16,241		16,241
Non-Departmental	14,753	-	
Total general government	30,994	-	16,241
City Administration	23,805,249	23,602,578	202,671
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(23,836,243)	(23,563,197)	273,046
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(23,836,243)	(23,563,197)	273,046
Fund balances - beginning		23,817,332	
Fund balances - ending		<u>\$ 254,136</u>	
Adjustments to GAAP basis:			
Encumbrances		20,833,375	
Fund balances-ending		<u>\$ 21,087,511</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ 50,855,000	\$ 50,855,000	\$ -
Premium on Bond Proceeds	\$ 1,527,686	\$ 1,527,686	
Investment Earnings		37,816	37,816
Total revenues	52,382,686	52,420,502	37,816
EXPENDITURES			
General Government:			
Cost of Bond Issuance	378,119	361,301	16,818
Public Works	33,352,420	632,445	
Recreation & Parks	18,652,147	1,797,759	
Total general government	52,382,686	2,791,505	16,818
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	-	49,628,997	49,628,997
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	49,628,997	49,628,997

Fund balances - beginning

Fund balances - ending	\$ 49,628,997
Adjustments to GAAP basis:	
Encumbrances	578,086
Fund balances-ending	\$ 50,207,082

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
November 30, 2016

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	1,742,865
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>1,742,865</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>1,742,865</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables		201,319
Accrued Interest Payable		-
Due to Other Funds		286,000
Total Current Liabilities		<u>487,319</u>
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>487,319</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		<u>1,255,546</u>
Total Net Assets		<u>1,255,546</u>
Total Liabilities & Net Assets	\$	<u>1,742,865</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 16	\$ (16)
Employer Medical Contribution	6,520,032	2,506,472	(4,013,560)
Employee Medical Contribution	724,448	311,739	(412,709)
Insurance Proceeds	-	-	
Total revenues	7,244,480	2,818,227	(4,426,253)
EXPENDITURES			
Medical Premiums	1,441,673	562,549	879,124
Medical Claims	5,714,666	1,665,754	4,048,912
Contingency	955,624	0	955,624
Total expenditures	8,111,963	2,228,303	5,883,660
Excess (Deficiency) of Revenues Over expenditures	(867,483)	589,924	1,457,407
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(867,483)	589,924	1,457,407
Fund balances - beginning		665,623	
Fund balances - ending		<u><u>\$ 1,255,545</u></u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		<u><u>\$ 1,255,546</u></u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
November 30, 2016

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,753,187
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	718,237
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,471,425</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,471,425</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	420
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	1,938
Payroll Liabilities	166
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>2,524</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>2,524</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,468,901
Total Net Assets	<u>2,468,901</u>
Total Liabilities & Net Assets	<u>\$ 2,471,425</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended November 30, 2016

Operating revenues:		
Charges for sales and services:		
Refuse Collection charges	\$	2,430,143
Misc Revenue		1,984
Total operating revenues		<u>2,432,128</u>
Operating expenses:		
Administration		3,202,078
Non-departmental		-
Total operating expenses		<u>3,202,078</u>
Operating Gain (loss)		(769,951)
Non-operating revenues (expenses):		
Investment earnings		-
Total non-operating revenue (expenses)		<u>-</u>
Income (loss) before transfers		(769,950)
Transfers In		-
Transfers Out		<u>-</u>
Change In Net Assets		(769,950)
Total net assets-beginning		<u>1,123,990</u>
Total net assets-ending (net of encumbrances)		<u><u>354,040</u></u>
Adjustments to GAAP basis:		
Encumbrances		2,114,861
Misc adj-Encumbrances Resv/Prior Year		-
Total net assets-ending	\$	<u><u>2,468,901</u></u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
November 30, 2016

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 872,296
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>872,296</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>872,296</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	22,016
Claims Payables	279,903
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>301,919</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	328,692
Total Noncurrent Liabilities	<u>328,692</u>
Total Liabilities	<u>630,611</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	241,685
Total Net Assets	<u>241,685</u>
Total Liabilities & Net Assets	<u>\$ 872,296</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 2,200	\$ 669	\$ (1,531)
Charges for Service	1,310,000	545,833	(764,167)
Discounts	-	-	-
Insurance Proceeds	-	46,521	
Total revenues	1,312,200	593,023	(719,177)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	108,364	16,636
Auto Liability	137,000	143,111	(6,111)
Property & Equipment Liability	88,000	83,823	4,177
General Liability	60,000	56,244	3,756
Law Enforcement Liability	100,000	94,931	5,069
Public Entity Liability	55,000	57,900	(2,900)
Workers Comp Excess Liability	90,000	100,239	(10,239)
Employee Benefits Liability	-	-	-
Criminal Liability	4,200	4,275	(75)
Cyber Liability	8,000	6,806	1,194
Umbrella Liability	60,000	56,725	3,275
Medical Services	40,000	4,303	35,697
Claims/Judgements	545,000	223,659	321,341
Contingency	589,041	-	589,041
Total expenditures	1,901,241	940,379	960,862
Excess (Deficiency) of Revenues Over expenditures	(589,041)	(347,356)	241,685
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(589,041)	(347,356)	241,685

Fund balances - beginning

589,041

Fund balances - ending

\$ 241,685

Adjustments to GAAP basis:

Encumbrances

-

Misc adj

Fund balances-ending

\$ 241,685

**City of Alpharetta
Statement of Net Position
OPEB Trust Fund
November 30, 2016**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,120,307
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,120,307</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 25,999
Due to Other Funds	-
Total Current Liabilities	<u>25,999</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>25,999</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,094,308</u>
Total Net Assets	<u>1,094,308</u>
Total Liabilities & Net Assets	<u><u>\$ 1,120,307</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended November 30, 2016

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 35,417
Employee Contribution	
Total Contribution	<u>35,417</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	1,888
Total Investment Income	<u>1,888</u>
Total Additions (Deductions)	<u>37,305</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>37,305</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,057,003
Total net assets	<u>\$ 1,094,308</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
November 30, 2016

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ -
Investments	60,622,788
	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>60,622,788</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>60,622,788</u>
Total Net Assets	<u>60,622,788</u>
Total Liabilities & Net Assets	<u><u>\$ 60,622,788</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended November 30, 2016

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,500,000
Employee Contribution	149,993
Total Contribution	<u>2,649,993</u>
Investment Income	-
Net appreciation in FMV	1,259,008
Interest and Dividends	277,135
Total Investment Income	<u>1,536,143</u>
Total Additions (Deductions)	<u>4,186,136</u>
Deductions:	
Benefits payments	700,764
Professional Fees	68,208
Total deductions	<u>768,972</u>
Net Increase (Decrease)	<u>3,417,164</u>
Net Assets held in trust for pension benefits	
Beginning of year	57,205,625
Total net assets	<u>\$ 60,622,788</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
November 30, 2016

	Special Revenue					Total Non-major Governmental Funds		
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	
ASSETS								
Cash / Cash Equivalents / Investments	\$ 1,032,396	\$ 3,562,850	\$ 1,577,763	\$ 71,332	\$ 969,159	\$ 4,162,871	\$ 273,413	\$ 11,649,783
Taxes Receivable	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	3,560	\$ -	-	-	3,560
Property Taxes	-	-	-	-	-	952,071	-	952,071
Intergovernmental Receivable	-	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-
Total Assets	1,032,396	3,562,850	1,577,763	74,892	969,159	5,114,942	273,413	12,605,414
LIABILITIES								
Accounts Payable	-	-	-	-	24,741	-	-	24,741
Retainage Payable	-	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	91	-	7,873	-	-	7,963
Due to Other Fund	-	-	122	-	-	-	-	122
Deferred Revenue	-	-	-	3,560	-	1,000,378	-	1,003,938
Unearned Revenue	-	-	-	-	-	-	-	-
Total Liabilities	-	-	213	3,560	32,613	1,000,378	-	1,036,765
FUND BALANCES								
Restricted:								
Capital Projects	-	3,562,850	-	-	-	-	-	3,562,850
Law Enforcement	-	-	1,577,550	-	-	-	-	1,577,550
Promotion of Tourism	1,032,396	-	-	-	-	-	-	1,032,396
Emergency Telephone Activities	-	-	-	-	936,546	-	-	936,546
Debt Service	-	-	-	-	-	4,114,564	-	4,114,564
Assigned for: Grant Projects	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	71,332	-	-	-	71,332
Unassigned:	-	-	-	-	-	-	273,413	273,413
Total Fund Balances	1,032,396	3,562,850	1,577,550	71,332	936,546	4,114,564	273,413	11,568,649
Total Liabilities and Fund Balances	\$ 1,032,396	\$ 3,562,850	\$ 1,577,763	\$ 74,892	\$ 969,159	\$ 5,114,942	\$ 273,413	\$ 12,605,414

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending November 30, 2016

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 2,493,209	-	-	-				\$ 2,493,209
Property tax						4,441,790	-	4,441,790
Charges for Service	-	-	-	-	1,083,226			1,083,226
Impact Fees	-	665,515		-				665,515
Forfeiture Income	-	-	31,307	-				31,307
Intergovernmental	-	-	-	15,000	-			15,000
Contributions & Donations	-	-	-	500				500
Investment Earnings	-	3,269	128	60	1,404	900	-	5,762
Other	1		-			-	-	1
Total revenues	2,493,210	668,784	31,435	15,560	1,084,631	4,442,691	-	8,736,311
EXPENDITURES:								
Tourism	1,090,779	-	-	-	-			1,090,779
Community Development	-	-	-	-	-			-
Culture/Recreation	-	31,177	-	-	-			31,177
Public Safety	-	2,021	196,745	2,155	2,270,942			2,471,863
Public Works							424,504	424,504
General Government	-	-	-	-	-	-	-	-
Debt Service:						-	-	-
Principal						110,550	-	110,550
Interest	385,648					1,030,130	-	1,415,778
Bond Issuance Costs						1,500	-	1,500
Total expenditures	1,476,427	33,198	196,745	2,155	2,270,942	1,142,180	424,504	5,546,152
Excess (deficiency) of revenues over expenditures	1,016,782	635,586	(165,309)	13,405	(1,186,312)	3,300,510	(424,504)	3,190,159
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(934,954)		-	8,333	-		697,917	(228,704)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(934,954)	-	-	8,333	-		697,917	(228,704)
Net change in fund balances	81,829	635,586	(165,309)	21,739	(1,186,312)	3,300,510	273,413	2,961,455
Fund balances - beginning	950,567	2,927,264	1,742,859	49,594	2,122,858	814,052	-	8,607,194
Fund balances - ending	1,032,396	\$ 3,562,850	\$ 1,577,550	\$ 71,332	\$ 936,546	\$ 4,114,564	\$ 273,413	\$ 11,568,647

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 6,000,000	\$ 2,493,209	\$ (3,506,791)
Misc Revenue	-	1	1
Investment Earnings	-	-	-
Total revenues	6,000,000	2,493,210	(3,506,790)
EXPENDITURES:			
Alpharetta Convention & Visitor's Bureau	2,625,000	1,090,779	1,534,221
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,299,936		
Bond Interest	775,630	385,648	
Contingency	-	-	-
Total Expenditures	4,700,566	1,476,427	1,534,221
Excess of revenues over expenditures	1,299,434	1,016,782	(1,972,570)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,250,000)	(934,954)	1,315,046
Total other financing sources and uses	(2,250,000)	(934,954)	1,315,046
Net change in fund balances	(950,566)	81,829	11,137
Fund balances - beginning		\$ 950,567	
Fund balances - ending		\$ 1,032,396	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 605,000	\$ 665,515	\$ 60,515
Investment Earnings	3,000	3,269	269
Total Revenues	608,000	668,784	60,784
EXPENDITURES:			
Public Safety	524,063	252,663	
Public Works	1,150,000	-	
Recreation & Parks	1,300,000	230,800	
Community Development	561,201	-	
General Government	-	\$ -	-
Total expenditures	-	483,463	-
Excess (deficiency) of revenues over expenditures	608,000	185,322	60,784
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	608,000	185,322	60,784
Fund balances - beginning		2,927,264	
Fund balances - ending		\$ 3,112,586	
Encumbrances		450,264	
Fund balances - ending		\$ 3,562,850	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 347,600	\$ 31,307	\$ (316,293)
Investment Earnings	976	128	(848)
Misc Revenue	-		
Total Revenues	348,576	31,435	(317,140)
EXPENDITURES:			
Public Safety	2,091,435	213,878	1,877,557
Non-Departmental	-	-	-
Total expenditures	2,091,435	213,878	1,877,557
Excess (deficiency) of revenues over expenditures	(1,742,859)	(182,443)	1,560,417
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,742,859)	(182,443)	1,560,417
Fund balances - beginning		1,742,859	
Fund balances - ending		\$ 1,560,416	
Adjustments to GAAP basis:			
Encumbrances		17,133	
Fund balances - ending		\$ 1,577,550	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 51,054	\$ 15,000	(36,054)
Contributions & Donations	800	500	(300)
Discounts Taken		-	-
Interest Earnings	-	60	60
Transfers in	20,000	8,333	(11,667)
Contingencies	-	-	-
Total	<u>71,854</u>	<u>23,894</u>	<u>(47,960)</u>
EXPENDITURES:			
General Government	38,002	-	38,002
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	37,516	2,155	35,361
Recreation & Parks	45,929	-	45,929
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	<u>121,447</u>	<u>2,155</u>	<u>119,292</u>
Excess (deficiency) of revenues over expenditures	<u>(49,593)</u>	<u>21,739</u>	<u>71,332</u>
OTHER FINANCING SOURCES (USES):	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(49,593)</u>	<u>21,739</u>	<u>71,332</u>
Fund balance - beginning		<u>49,594</u>	
Fund balance - ending		<u>\$ 71,332</u>	
Adjustments to GAAP basis:			
Encumbrances			
Fund balances - ending		<u>\$ 71,332</u>	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,665,000	\$ 1,083,226	\$ (2,581,774)
Misc Revenue	-	-	-
Investment Earnings	5,259	1,404	(3,855)
Total Revenues	3,670,259	1,084,631	(2,585,628)
EXPENDITURES:			
Public Safety	5,203,116	2,741,718	2,461,398
Total expenditures	5,203,116	2,741,718	2,461,398
Excess (deficiency) of revenues over expenditures	(1,532,857)	(1,657,087)	(124,230)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,532,857)	(1,657,087)	(124,230)
Fund balances - beginning		2,122,858	
Fund balances - ending		\$ 465,770	
Adjustments to GAAP basis:			
Encumbrances		470,776	
Fund balances - ending		\$ 936,546	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,505,000	\$ 4,441,790	\$ (1,063,210)
Misc Revenue		-	-
Investment earnings	9,000	900	(8,100)
Total revenues	5,514,000	4,442,691	(1,071,309)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,560,550	110,550	2,450,000
Interest	3,251,257	1,030,130	2,221,127
Contingency	511,245	-	511,245
Bond issuance costs	5,000	1,500	3,500
Total debt service	6,328,052	1,142,180	5,185,872
Total expenditures	6,328,052	1,142,180	5,185,872
Excess (Deficiency) of revenues over expenditures	(814,052)	3,300,510	4,114,562
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(814,052)	3,300,510	4,114,562
Fund balances - beginning		814,052	
Fund balances - ending		\$ 4,114,564	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended November 30, 2016

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,590,896	915,010	
Public Safety	84,104	71,256	12,848
Total expenditures	1,675,000	986,266	12,848
Excess (deficiency) of revenues over expenditures	(1,675,000)	(986,266)	12,848
OTHER FINANCING SOURCES (USES):			
Transfers In	1,675,000	697,917	(977,083)
Transfers Out	-	-	-
Total other financing sources and uses	1,675,000	697,917	(977,083)
Net change in fund balances	-	(288,349)	(964,235)
Fund balances - beginning			
Fund balances - ending		\$ (288,349)	
Adjustments to GAAP basis:			
Encumbrances		561,762	
Fund balances - ending		\$ 273,413	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report

As of November 30, 2016

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues*					
99575100-346900	Bond Application Fee	\$ -	\$ 500		\$ (500)
99575100-361000	Investment Earnings	-	25		(25)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	12,500	-		12,500
99575100-381000-C1535	Innovation Center Operations (ATC)	845	845		(0)
	<i>subtotal</i>	\$ 138,345	\$ 1,370		\$ 136,975
(1) 99575100-395000	Carryforward Fund Balance	\$ 295,462	\$ -		\$ 295,462
	<i>subtotal</i>	\$ 295,462	\$ -		\$ 295,462
	Total	\$ 433,807	\$ 1,370		\$ 432,437
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 60,000	\$ 10,500	\$ -	\$ 49,500
99575100-544100-C1532	ATC Operational Funds	150,000	45,000	-	105,000
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	25,000	25,000	-	-
	<i>subtotal</i>	\$ 380,948	\$ 80,500	\$ -	\$ 300,448
(2) 99575100-522250-C1535	Innovation Center Operations (Facility R&M)	\$ -	\$ -	\$ -	\$ -
99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	1,905	5,048	-	(3,143)
99575100-531100-C1535	Innovation Center Operations (Maintenance Supplies)	66	-	-	66
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	87	349	-	(262)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	192	62	-	130
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	-	1,022	-	(1,022)
99575100-531230-C1535	Innovation Center Operations (Electricity)	6,238	3,104	-	3,134
	<i>subtotal</i>	\$ 8,488	\$ 9,586	\$ -	\$ (1,098)
99575100-579000	Reserve*	\$ 44,371	\$ -	\$ -	\$ 44,371
	<i>subtotal</i>	\$ 44,371	\$ -	\$ -	\$ 44,371
	Total	\$ 433,807	\$ 90,086	\$ -	\$ 343,721

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

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



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report

As of November 30, 2016

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
	Fund Balance (beginning of Fiscal Year)		\$ 314,374		
	Revenues collected to date		1,370		
	Expenditures incurred to date		(90,086)		
	Fund Balance (current)		\$ 225,658		
	Forecasted revenue collections		137,500		
	Fund Balance (forecasted)		\$ 363,158		
	Allocation of Forecasted Fund Balance:				
	Spendable (available for investment by the Board)		\$ 63,808		
	Non-Spendable (unspent/remaining project allocations)		299,350		
			\$ 363,158		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
November 30, 2016

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 208,032
Investments	
Restricted Cash for Bond Issuance Costs	18,911
Total Assets	<u>226,943</u>

LIABILITIES

Current Liabilities:

Accounts Payable	1,285
Due to Other Funds	-
Total Current Liabilities	<u>1,285</u>

Current Liabilities Payable from Restricted Assets:

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

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>1,285</u>

Fund Balance

Restricted	63,808
Unassigned	161,850
Total Fund Balance	<u>225,658</u>

Total Liabilities & Fund Balance	<u><u>\$ 226,943</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended November 30, 2016

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ -
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	1,370
	<u>1,370</u>
Total Revenues	<u><u>1,370</u></u>
Expenditures	
Economic Development	85,548
Utilities - Miscellaneous	4,537
Debt Service:	
Principal	-
Interest	-
	<u>-</u>
Total Expenditures	<u><u>90,085</u></u>
Excess (deficiency) of revenues over (under) expenditures	(88,715)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(88,715)
Fund Balance, Beginning of Year	<u>314,374</u>
Fund Balance, End of Year	<u><u>\$ 225,658</u></u>





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 23, 2017

I. AGENDA ITEM TITLE: PH-17-01/V-17-03 NEWVALE TOWNHOMES

THIS ITEM HAS BEEN DEFERRED BY THE APPLICANT UNTIL FEBRUARY 27, 2017.

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING IN ORDER TO ALLOW FOR THE CONSTRUCTION OF 23 'FOR-SALE' TOWNHOMES. A VARIANCE IS REQUESTED TO INCREASE THE MAXIMUM HEIGHT FROM 40' TO 45'. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CANTON STREET AND CHURCH STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1252, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-16-13/CU-16-20/V-16-27 PERLING/13 S. MAIN STREET/DT-MU

CITY COUNCIL: JANUARY 23, 2017

This item was heard at the December 1, 2016 Planning Commission meeting. One resident spoke in favor of the request. Several residents spoke in opposition to the request, stating that they had concerns with density, apartments, traffic, and that the applicant was requesting too many variances to the Downtown Code. After discussion, the Planning Commission recommended to deny the request. Vote (6-1)

The applicant was granted a deferral by Staff to the January 23, 2017 City Council meeting in an effort to address unresolved issues.

The applicant provided a revised site plan, dated January 10, 2017, in an effort to address concerns from Staff, Planning Commission, and the public. The table below provides a summary of the differences between the site plan presented to the Planning Commission and the site plan to be considered by Council.

	Planning Commission Zoning Plan	Revised Zoning Plan
Retail	25,800 SF	29,350 SF
Brewery	25,000 SF	25,000 SF
Office	64,500 SF	61,500 SF
'For-Sale' Condominium	50 Units	0
'For-Sale' Detached/Townhome	62 Units	78 Units
'For-Rent' Apartment	200 Units	179 Units
Density	24.16 du/ac	19.90 du/ac
Civic/Amenity Space	2.41 ac/1.37 ac	2.63 ac/2.63 ac
Requested Variances	Neighborhood grocery, max front setback, architecture, height, façade length	Applicant withdrew requests to increase building height and façade length

II. RECOMMENDATION:

Deny Z-16-13/CU-16-20/V-16-27 Perling/13 S. Main Street/DT-MU request for rezoning, conditional use, and variance.

If approval is considered, the following conditions are recommended:

1. The property to be rezoned shall have a "DT-MU" zoning classification.
2. Property shall be developed substantially in accordance with the submitted plan prepared by TSW, dated 1/10/2017, with heavily amenitized seating areas, final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
3. Architectural style of all buildings shall be Mercantile/warehouse or shall meet the architectural and building design requirements of the Alpharetta Downtown Code. Non-residential and mixed-use buildings shall be approved by the Design Review Board and residential buildings shall be approved by Staff. Townhome buildings shall have flat roofs.
4. Development regulations shall be as follows:
 - a. Office – Maximum of 61,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.
 - b. Retail/Restaurant – A maximum of 29,350 square feet of retail/restaurant use shall be permitted. A minimum 15,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted.
 - c. 'For-Rent' Residential – Maximum of 172 'For-Rent' dwelling units in accordance with UDC 'For-Rent' requirements shall be permitted. Maximum building height shall be 4 stories or 60 feet, whichever is less. Maximum building façade along the public right-of-way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For-Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For-Sale' residential and 36,000 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 36,000 square feet of office and minimum 15,000 square feet craft brewery has been constructed and a certificate of occupancy issued for both. The units shall be part of a mixed-use development incorporating retail, brewery, 'For-Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. 'For-Rent' dwellings are prohibited on the first floor of the building on a Storefront Street. A maximum of 2 building sides shall be permitted first floor dwellings. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk.
 - d. 'For-Sale' Residential –Up to 78 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached, and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.
 - e. Parking Decks – Maximum of 4 levels or 60 feet plus basement level, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
5. Density shall be limited to a maximum of 19.36 dwelling units per acre.
6. All residential units along Devore Road shall be oriented to the street with their front door facing Devore Road.
7. Visible privacy fence shall be prohibited along Devore Road and the multi-use path.
8. A minimum 15' undisturbed buffer, heavily planted where sparse, and 10' graded/landscaped setback shall be provided adjacent to the east and north between residential and commercial. 5' path to

neighborhood grocery may be placed within the landscape buffer. A 10' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path.

9. Impacts to off-site trees shall be minimized. Property owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Pedestrian-scale lighting and amenities shall be required throughout the development.
11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of 19.36 du/ac would warrant 2.5 acres of civic space and 2.5 acres of amenity space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the multi-family building and the 'For-Sale' residential.
12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete, including an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, useable greenspaces, and bike share station as approved by Staff. Park impact fee credits shall be provided to the developer for improvements within the public access easement.
13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, decorative Downtown Alpharetta Entrance sign, and a focal point feature (sculpture) with final approval by DRB. Applicant shall include a minimum of 2 original sculptures located at prominent locations within the development. Sculptures and locations shall be approved by Staff and the local Art Committee. A minimum of 1 sculpture shall be installed prior to the issuance of the first CO.
14. A minimum 5' accessible path shall be provided from the project site to the property of the Walmart Neighborhood Market at the northeast corner of the site where the properties abut as approved by Staff.
15. All buildings along South Main Street and Devore Road shall face those streets or appear to face those streets. No backside of buildings or "back of house" functions (such as loading or dumpster area), shall be visible from those streets.
16. Alcohol license distance requirements from residential development shall be waived.
17. As depicted in the rendering prepared by TSW, a green roof and a rooftop amenity area shall be required and shall count toward required amenity space.
18. Civic spaces shall include decorative hardscape consisting of pavers or other materials approved by Staff, as well as green areas. Landscaping shall be required in the civic space in well-defined planting beds and trees in tree wells as approved by Staff. A bocce ball court, or an alternative outdoor recreational feature shall be required within an area designated civic space as approved by Staff.
19. Pedestrian connections shall be provided between buildings and across roadways within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
20. Detention facilities shall not be visible from South Main Street or Devore Road, except as a decorative water feature approved by Staff.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along South Main Street or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
22. Developer shall improve the realignment of Devore Road, per the GDOT design. The developer shall improve the south side of South Main Street, per the GDOT design. Roadway improvements for the realignment of Devore Road shall be eligible for road impact fee credits.
23. New driveways on Devore Road shall align with existing intersections where practical. Intersection configuration and final design to be approved by Staff.

24. Awnings shall be provided on buildings at street level where reasonably appropriate as determined by Staff in order to protect pedestrians from inclement weather. Awnings may encroach into the right-of-way per the Alpharetta Downtown Code.
25. Streets within the development shall be private.
26. All new on-site utilities shall be located underground, subject to utility provider consent and approval.
27. Provide detailed street planting for South Main Street and Devore Road. Landscape plan shall have trees planted on each side of the sidewalk, including pedestrian lights and shall be approved by Staff at Land Disturbance Permit.
28. South Main Street and Devore Road streetscape shall meet the requirements in the Downtown Code and shall incorporate tree wells, pedestrian lighting, landscaping and brick-banded sidewalk as approved by Staff.
29. The new street corridor leading to the parking decks shall have street trees, pedestrian lighting and landscaping as approved by Staff.
30. Prior to the first Certificate of Occupancy for residential use, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.
31. Provide a raised brick paver crosswalk, or alternative design approved by Staff, across Devore Road with direct access to the multi-use trail as approved by Staff.
32. Rooftop signs shall be permitted subject to Staff approval.
33. 'For-Rent' residential entitlement shall be extinguished, if a building permit for 'For-Rent' residential has not been issued by 1/23/2019.

III. REPORT IN BRIEF:

The applicant, Duke Land Group, is requesting a change in zoning for 12.913 acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 29,350 square feet of retail/restaurant, 25,000 square feet craft brewery, 61,500 square feet of office, 78 'For-Sale' townhome and detached units and 179 'For-Rent' units. A conditional use is requested to allow 'For-Rent' residential use and to allow a residential density of 19.90 dwelling units per acre. A variance is requested from Unified Development Code (UDC) Section 2.7.0 (b) to delete the requirement for an on-site neighborhood grocery, as well as variances from UDC Appendix A, Alpharetta Downtown Code to allow a different architectural style and increase the maximum front building setback.

DISCUSSION

The submitted request, if approved, will allow for the construction of a mixed-use development on a 12.913-acre site consisting of 29,350 square feet of retail/restaurant, 25,000 square feet craft brewery, 61,500 square feet of office, 78 'For-Sale' townhome and detached units, and 179 'For-Rent' apartment units. The proposed residential density is 19.90 dwelling units per acre. The subject property is located at the southeast corner of South Main Street and Devore Road and extends along the north side of Devore Road.

The subject property is currently zoned C-2 (General Commercial) and is surrounded by C-2 to the west, north, and east and R-12 to the south. Dogwood Square, Walmart Neighborhood Market, Express Oil & Lube, Bank of America, QuikTrip and Alpha Park are located adjacent to the property. The property and adjacent properties are located in the Downtown Overlay and have a Comprehensive Land Use Plan designation of Mixed Use with the exception of Alpha Park, which has a designation of Downtown Residential Density.

Conditional use permits are requested to allow 'For-Rent' residential units, as well as to allow the residential density to exceed ten (10) dwelling units per acre. The applicant proposes 179 'For-Rent' units and a residential density of 19.90 dwelling units per acre. In addition, a variance is requested to delete the requirement for an on-site neighborhood grocery in conjunction with 'For-Rent' residential use outside the Central Business District. Variances are also requested from Unified Development Code (UDC) Appendix A, Alpharetta Downtown Code to allow a mercantile/warehouse architectural style and increase the maximum front building setback.

The Downtown Master Plan and Comprehensive Land Use Plan identify the DT-MU zoning district as the appropriate zoning district for the subject property. As identified in the 2035 Comprehensive Plan, the property is also located in the Downtown Activity Center Character Area, which is described as:

"PRESERVE and ENHANCE historic features and small-town character. CREATE a central "heart" of the city and a community destination for civic activities, shopping, businesses and residences. It is the intent to encourage a true mixed use destination that creates a walkable and vibrant community center."

"Future development should emphasize a strong concentration of activity along Main Street, Milton Avenue, and Academy Street surrounded by a mix of residential and commercial uses generating a high level of activity and reinforcing a walkable, downtown development pattern. The vision for the downtown district is to preserve and strengthen the historic core of Alpharetta through the strategic protection of historic resources and integration of complementary new development. Central to this strategy is expanding the mix of retail, restaurant, and professional uses in downtown while providing new distinct housing opportunities. The downtown district is intended to be the most walkable area within Alpharetta. A generous network of sidewalk and bicycle facilities should be integrated with existing and new green spaces and streetscapes creating a safe and pleasant walking environment that makes the area a destination."

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

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

There are many factors that must be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. High density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The 61,500 square feet of office use will generate approximately 307.5 employee, assuming one (1) employee per 200 square feet. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

The Downtown Master Plan 5-Year Market Analysis identified a demand potential of 315 – 340 mixed-use rental flats within the Downtown Master Plan overlay. City Center's approval included 168 'For-Rent' dwelling units, which leaves 147 – 172 'For-Rent' units remaining within the Downtown Overlay based on the market study. The City Rental Housing Study, which was recently updated, recommends as an approach to achieve no more than 32% rental housing that the City target an entitlement of no more than 93 – 159 'For-Rent' units annually. It is important to note that this approach has not been adopted as a City policy. The City is currently at 36% rental housing; therefore, careful consideration should be given

to approval of rental housing. Rental units should be part of a mixed-use development that provides 'For-Sale' residential, office, service retail, access to a neighborhood grocery, park and recreational amenities. Additionally, proximity to Georgia 400 should be a consideration because of the increased traffic.

SITE PLAN

The applicant's site plan depicts the mixed-use development being broken up into three (3) distinct areas. Several interconnected buildings are located at the corner of South Main Street and the Devore Road extension, including an office behind a craft brewery and parking, retail with office above, and a parking deck. There are also three (3) freestanding restaurants in this area. The remainder of the property along Devore Road is proposed for residential uses, including a multi-family building with internal parking deck and townhomes and detached product.

Devore Road will be realigned as part of a GDOT project with the general location of the road moving north of the Bank of America building. If approved, the proposed development will include the realignment of Devore Road, as well as improvements on South Main Street. GDOT's timeline to begin this roadway project is behind the timeline of the mixed-use development. The traffic signal and continuation of Devore Road to Roswell Street would be completed by GDOT at a future time.

The site plan proposes a total of 739 parking spaces. The total required parking for all uses, except the detached and townhome product is 678 parking spaces. Parking requirements for townhome and detached units will be met within garages, private driveways and surface guest parking.

Full access driveways to the site are depicted along Devore Road at three (3) locations and at one (1) location on Janis Lane. The applicant has engaged Dogwood Square for an agreement to allow access through Janis Lane, which is a private right-of-way along the north side of the property.

The site plan depicts the brewery/retail building on South Main Street with setbacks greater than the maximum 10' requirement. The building setbacks in the DT-MU zoning district are as follows:

Front Setback (South Main Street/Devore Road) – Min. 5 feet and Max. 10 feet

Side Setback – 0 feet

Rear Setback – Min. 3 feet (alley) and 6 feet (no alley)

The undeveloped portion of the property is heavily wooded with a mixture of Pines and Hardwoods. However, the applicant's arborist report only identifies two (2) specimen trees on the site. The City Arborist has questions about the tree assessment and has requested additional information. The applicant has not provided the requested information.

The applicant proposes a variance to deviate from the prescribed historic architectural styles in the Alpharetta Downtown Code and proposes Mercantile/warehouse architecture. However, the renderings provided by the applicant lack sufficient detail depicting the requested architectural style.

Non-residential tenants and developer(s) of the residential uses have not been confirmed by the applicant.

OPEN SPACE

The DT-MU zoning district includes an open space requirement of a minimum 10% civic space and a minimum 10% amenity space. Civic space must be available for public use and may include a park, square, plaza, pocket park, and/or playground. Amenity space is intended for private use and may include rooftop decks, balconies, patios and porches, outdoor dining areas, pool areas, tennis courts and similar uses, yards and gardens, hardscape areas improved for pedestrian enjoyment, and wooded areas. The minimum 10% civic and amenity space requirements are based on a maximum density of ten (10) dwelling units per acre in the DT-MU zoning district. Since the applicant is requesting a conditional use to allow a residential density of 1.99 times that permitted in the proposed zoning district, it is recommended that civic and amenity space minimum requirements are increased proportionate to the increased density.

Civic space is depicted on the site plan as squares, courtyards, plazas and green space located primarily at the corner of South Main Street and Devore Road with a total acreage of 2.63 acres. As shown on the site plan and renderings, civic spaces consist of decorative hardscape appearing to be paver and/or architecturally-treated concrete, trees in tree wells, a fountain, and seating areas. Amenity spaces are depicted to include a rooftop deck between the brewery and office buildings, as well as amenity spaces for each of the residential uses. The total land area of all amenity space is 2.63 acres. A 12' multi-use path is shown along Devore Road and cutting through the site before running along the eastern property line with Dogwood Square. The path lacks useable green spaces and seating areas as currently depicted on the site plan.

Based on the American Community Survey estimates of average household size below, the applicant's proposed development would generate a population of 646 persons. Under the maximum density in the DT-MU, the site would generate approximately 351 persons. Due to the increased population generated by the applicant's proposal, it is recommended that the site provide a proportionate amount of civic and amenity space based on the increased density over the permitted ten (10) dwelling units per acre in the DT-MU. Therefore, the applicant's current proposal would require 2.57 acres of civic space and 2.57 acres of amenity space.

2011-2013 American Community Survey 3-Year Estimates – AVERAGE HOUSEHOLD SIZE

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

TRAFFIC

The applicant submitted trip generation estimates for the proposed project. As shown in the table below, the proposed uses will generate 3,692 trips daily and 348 PM Peak Hour trips when adjusted for internal capture. In addition, trip generation estimates were provided for two scenarios under the current C-2 (General Commercial) zoning. The first scenario assumes the existing 52,000 square foot center is revitalized and fully leased out with an anchor tenant such as a grocery store. Under these assumptions,

anticipated trip generation for the development would be 4,440 daily trips with 387 PM Peak Hour trips. The second scenario assumes the existing development is revitalized with an anchor tenant and the vacant portions of the property are developed with outparcels, increasing the total shopping center size to 134,000 square feet. This scenario would generate an estimated 8,214 trips daily with 729 PM Peak Hour trips. The applicant provided a site plan for this alternative.

Trip Generation Comparison

Land Use	Size	Weekday	AM		PM	
			IN	OUT	IN	OUT
Mixed-Use						
Apts	179 units		18	73	75	41
Townhomes	78 units		7	35	33	16
Office (General)	61,500 sf		114	16	25	122
Spec.Retail	22,850 sf		109	119	33	43
Qual. Rest.	3,500 sf		2	1	17	9
High Turn. Rest	3,000 sf		18	14	18	12
Brewery/Offices	25,000 sf		20	4	8	18
Gross Total			288	262	209	261
<i>Less Internal Capture</i>			<i>-65</i>	<i>-65</i>	<i>-61</i>	<i>-61</i>
Net Total -Proposed Mixed Use		3,692	223	197	148	200
Existing Shopping Center – Renovated						
Shopping Center	52,000 sf	4,440	65	40	186	201
C-2 Zoning Aspiration Plan						
Shopping Center	134,000 sf	8,214	116	70	350	379

During the Downtown Master Plan update, traffic was evaluated for anticipated new development and redevelopment in order to vet the proposed land uses with the available transportation system. Land use assumptions for the South Main Street corridor included the addition of nearly 9,745 daily trips. Overall, the traffic study estimated over 26,793 daily trips would be added to the transportation system. The results of the analysis revealed the expected slight deterioration of traffic conditions; however, most roadways in the study area are projected to remain at acceptable levels of service. The exception is the segment of Old Milton Parkway between Haynes Bridge Road and South Main Street.

In addition to the Downtown Master Plan traffic study performed by the City, the applicant commissioned a traffic impact study to assess the specific traffic impacts of the development on the surrounding transportation system. Key intersections that were evaluated included the following:

- South Main Street at Devore Road
- Haynes Bridge Road at Devore Road
- South Main Street at Old Milton Parkway
- Minor intersections along Devore Road

All minor intersections were evaluated for intersection geometry, including need for main line left turn lanes. With the exception of South Main Street at the realigned Devore Road, all intersections operate at acceptable levels with only the main commercial entrance along Devore Road needing left turn lanes.

Assuming the planned GDOT improvements along South Main Street, the intersection at South Main Street and Devore Road operates within acceptable level of service. If the development precedes the GDOT improvements, the developer should improve South Main Street at Devore Road as follows: provide a westbound left turn lane and thru/right lane; provide a southbound left turn lane; and signalize the intersection. Improvements within the South Main Street right-of-way may be made per the approved GDOT plans, which consists primarily of striping modification and lane width adjustments.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 78 Townhomes/Detached & 179 Apartments

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	9 – 114
Northwestern Middle School	3 – 31
Milton High School	13 – 67
Total	25 – 212

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 25 – 212 school age children. All three schools are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed rezoning would permit a mixed-use development, which is consistent with adjacent non-residential and residential properties. Surrounding properties are located with the Downtown Overlay, which envisions a mix of uses in a walkable environment.

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

Response: The proposed rezoning would permit a mixed-use development, which is consistent with adjacent non-residential and residential properties. Surrounding properties are located with the Downtown Overlay, which envisions a mix of uses in a walkable environment.

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

Response: The zoning proposal does not propose saving any trees.

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

Response: The property is currently zoned C-2, which allows the requested uses either by right or with approval of a conditional use permit. The applicant requests a rezoning to DT-MU to allow a greater building height, as well as to implement the vision of the Downtown Master Plan. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed DT-MU zoning district is consistent with that vision.

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

Response: While the proposed mixed-use development would impact public facilities and services, the purpose of a mixed-use development is to reduce impacts on facilities and services by promoting a place to live, work and play. However, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district to off-set demand on park and recreation facilities and services.

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

Response: The Downtown Master Plan reflects a new vision for the South Main Street corridor. The proposed DT-MU zoning district is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property.

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

Response: The request to rezone the property from C-2 to DT-MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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

Response: The property is currently zoned C-2, which allows the requested uses either by right or with approval of a conditional use permit. The applicant requests a rezoning to DT-MU to allow a greater building height, as well as to implement the vision of the Downtown Master Plan. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed DT-MU zoning district is consistent with that vision.

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

Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property will not have direct access onto South Main Street. Access to the site will occur through driveways along Devore Road and Janis Lane.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

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

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed mixed-use development is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property. Staff recommends capping the 'For-Rent' product to no more than 172 units, which should result in a residential density that is compatible with the surrounding area. In addition, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: Redevelopment of the distressed retail center with a mixed-use development would likely spur development and redevelopment of properties consistent with the vision of the Downtown Master Plan.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The applicant proposes 'For-Rent' product in association with a mixed-use development, which is consistent with the UDC. The Downtown Master Plan reflects a new vision for the South Main Street corridor and the proposed mixed-use development is consistent with that vision, as well as, the Comprehensive Land Use Plan designation of the property. However, the Comprehensive Land Use Plan also states a goal of reducing the City's rental housing to 32% from the current 36%. Staff recommends capping the 'For-Rent' product to no more than 172 units, which should result in a residential density that is compatible with the surrounding area. In addition, staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density over the ten (10) dwelling units per acre permitted in the DT-MU zoning district.

VARIANCE REVIEW CRITERIA

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

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

Response: The subject property is within the Downtown Overlay where walkability, mix of uses, site design and architecture are key components to a successful development. Mercantile/warehouse architectural style may be appropriate in the Downtown; however, the applicant has not provided sufficient information to support the requested variance. The applicant's request to delete the on-site neighborhood grocery requirement is justified as the Walmart Neighborhood Market is located adjacent to the subject site, which is approximately 500' away.

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

Response: The applicant could develop the site in compliance with all development standards. However, the proximity of the Walmart Neighborhood Market adjacent to the subject site supports the requested variance. Mercantile/warehouse architecture may be appropriate in the Downtown; however, the applicant has not provided sufficient information to support the requested variance.

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

Response: Not applicable.

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

Response: Approval of variances to eliminate the requirement for an on-site neighborhood grocery and maximum front setback will not cause substantial detriment to the public good, if conditions are in place requiring a site plan-specific approval and pedestrian connection to the Walmart Neighborhood Market. Mercantile/warehouse architecture may be appropriate in the Downtown; however, the applicant has not provided sufficient information to support the requested variance.

CONCURRENCES

Staff has reviewed the application and is generally in agreement with the applicant's requests for rezoning, conditional use, and variance. Redevelopment of the retail center with a mixed-use development is consistent with the vision of the Downtown Master Plan. However, careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

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

The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of no more than 93 and 159 'For-Rent' units per year in order to achieve a goal of reducing the current 36% rental in the City to 32%. It should be noted that although the City did adopt the recommended 32% rental maximum goal, the annual target recommendation is not an adopted City policy. The last 'For-Rent' entitlement was for the 168 units at City Center in 2015. Rental should only be approved as part of a mixed-use development that includes 'For-Sale' residential, office and service retail. Additionally, proximity to Georgia 400 should be a consideration because of the increased traffic.

The proposed rezoning to DT-MU is consistent with the vision in the Downtown Master Plan and Comprehensive Land Use Plan, which includes a mix of uses within a walkable environment. However, the proposed number of 'For-Rent' units exceeds the remaining number of units identified in the Downtown Master Plan 5-Year Market Study and the increased density is not supported by sufficient open space. While Mercantile/warehouse architectural style may be complimentary to the historic architecture in the Downtown Overlay, sufficient information to support this variance request has not been provided.

The Downtown Mixed-Use (DT-MU) district allows residential densities up to ten (10) dwelling units per acre along South Main Street and greater densities with approval of a conditional use permit. The applicant is requesting a residential density of 19.90 dwelling units per acre and to allow for the construction of 'For-Rent' units. Staff recommends that the number of 'For-Rent' dwelling units be capped at 172 units, which is consistent with the remaining number of 'For-Rent' units identified in the Downtown Master Plan 5-Year Market Study. With the exception of the City Center rental units, the nearest rental

housing options are AMLI Northwinds, The Lex, and Haven at Avalon, all of which are approximately one-mile from the Downtown core.

Staff recommends that the civic and amenity space minimum requirements be increased proportionate to the approved residential density above the ten (10) dwelling units per acre permitted in the DT-MU zoning district. Compliance with these recommendations should lead to a quality mixed-use development with an appropriate density and mix of uses in the South Main Street corridor.

The proposed mixed-use development is consistent with many of the goals, policies, and strategies in the Comprehensive Plan as it relates to developments in the Downtown Overlay, including the following:

ED Strategy 3.2: Support the development of locally-owned, unique shopping, dining and entertainment opportunities.

ED Strategy 3.4: Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

LU Strategy 1.1: Continue to implement the vision detailed in the Downtown Master Plan.

LU Strategy 1.2: Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.

LU Strategy 1.3: Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.

LU Strategy 1.4: Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

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

LU Strategy 2.3: Encourage creative urban design solutions that improve physical character.

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.2: Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.

LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.

T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.

T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.

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

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

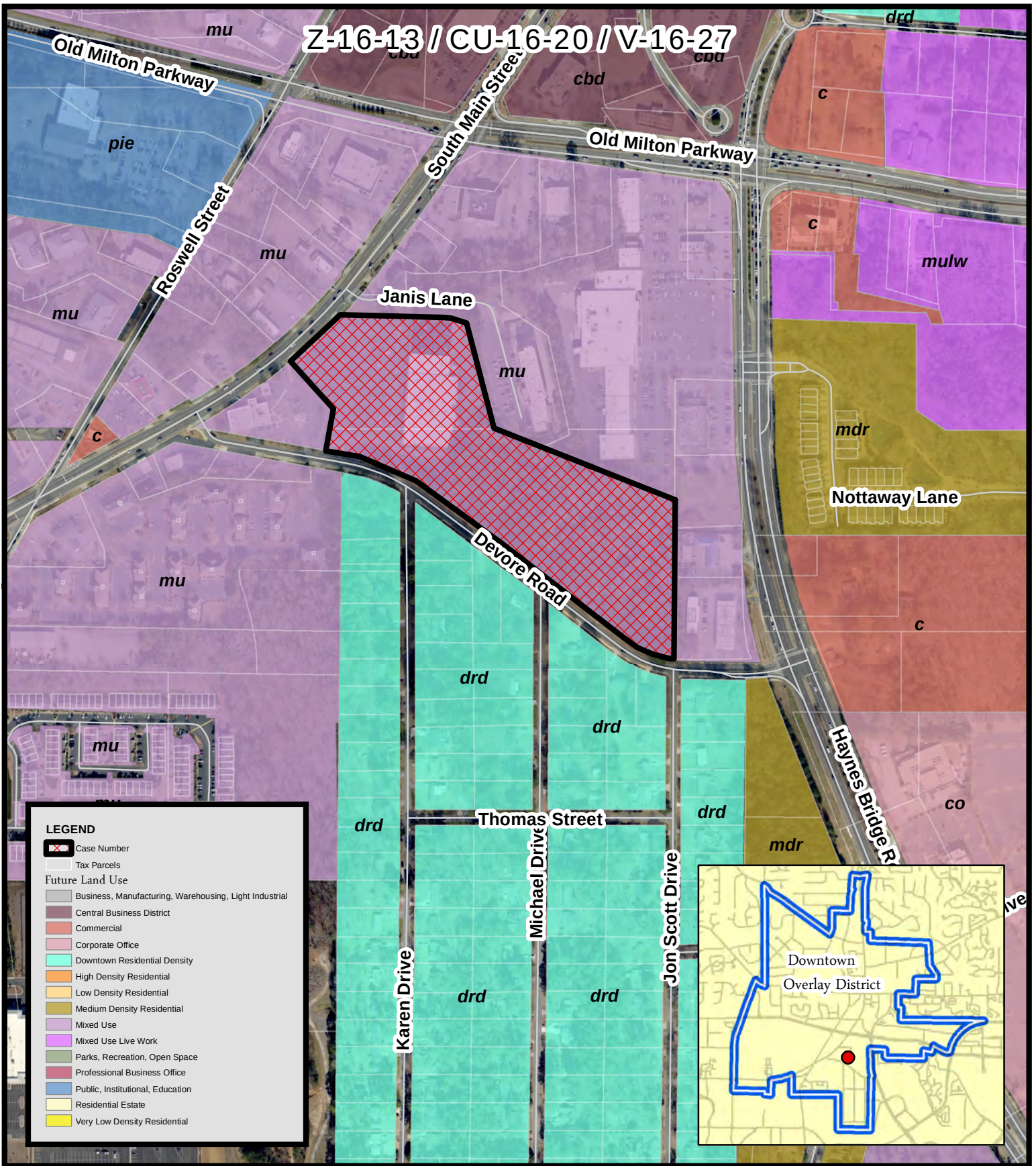
CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. In addition, the applicant held a public participation meeting on October 27, 2016. According to the public participation report, residents were most concerned with traffic, specifically on Devore Road. Residents also requested that the applicant address a pedestrian crossing on Devore Road. However, the City has received correspondence from the public indicating that high density and 'For-Rent' product is not supported at this location.

IV. ATTACHMENTS:

- Site Plan
- Renderings

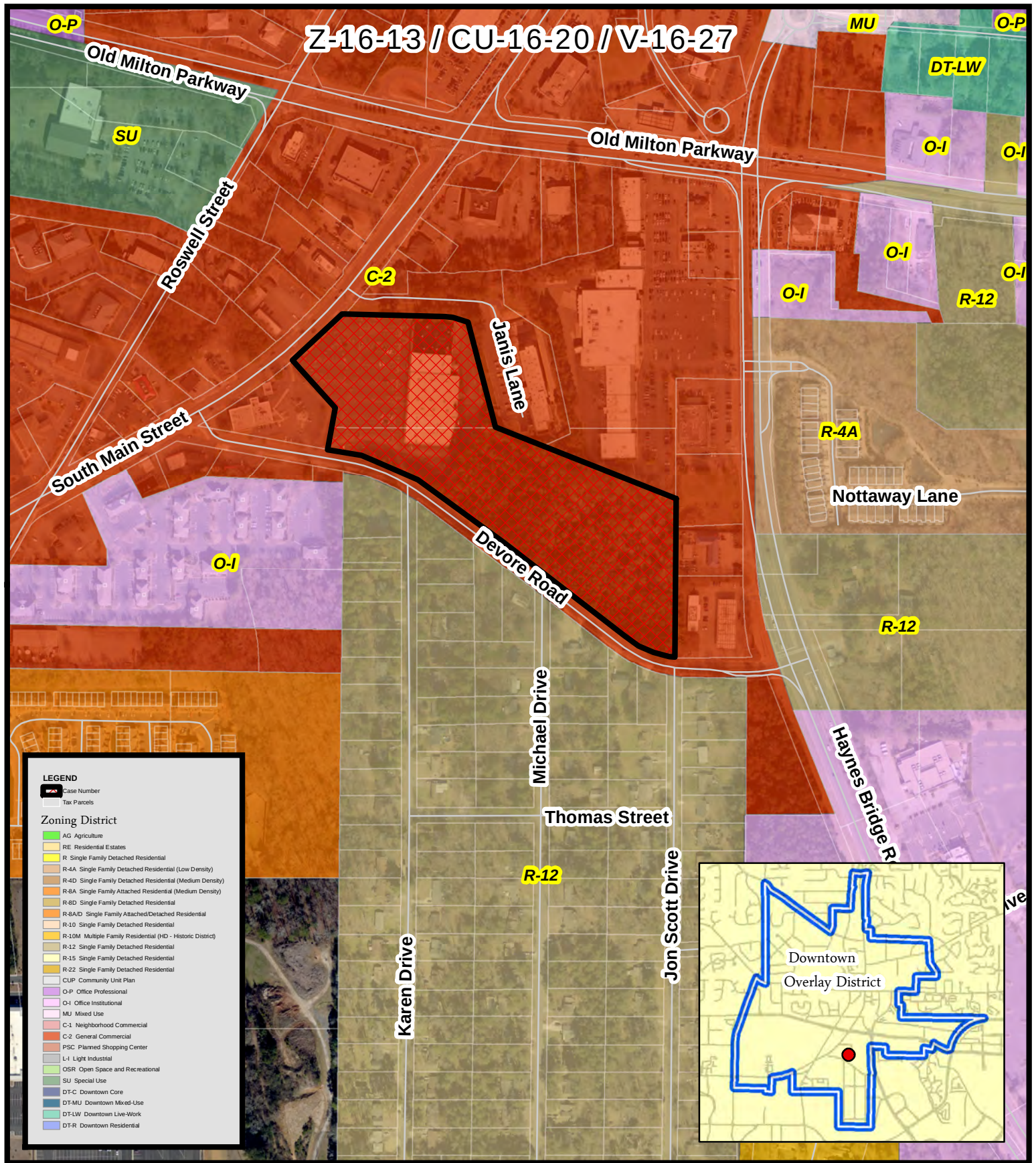


2030 Land Use
Perling
South Main & Devore

Z-16-13 / CU-16-20 / V-16-27
D/L/L: 1/2/693, 694, 695, 696
PC Date: 12/03/16
CC Date: 12/12/16

Location Map Provided by:
Community Development - GIS



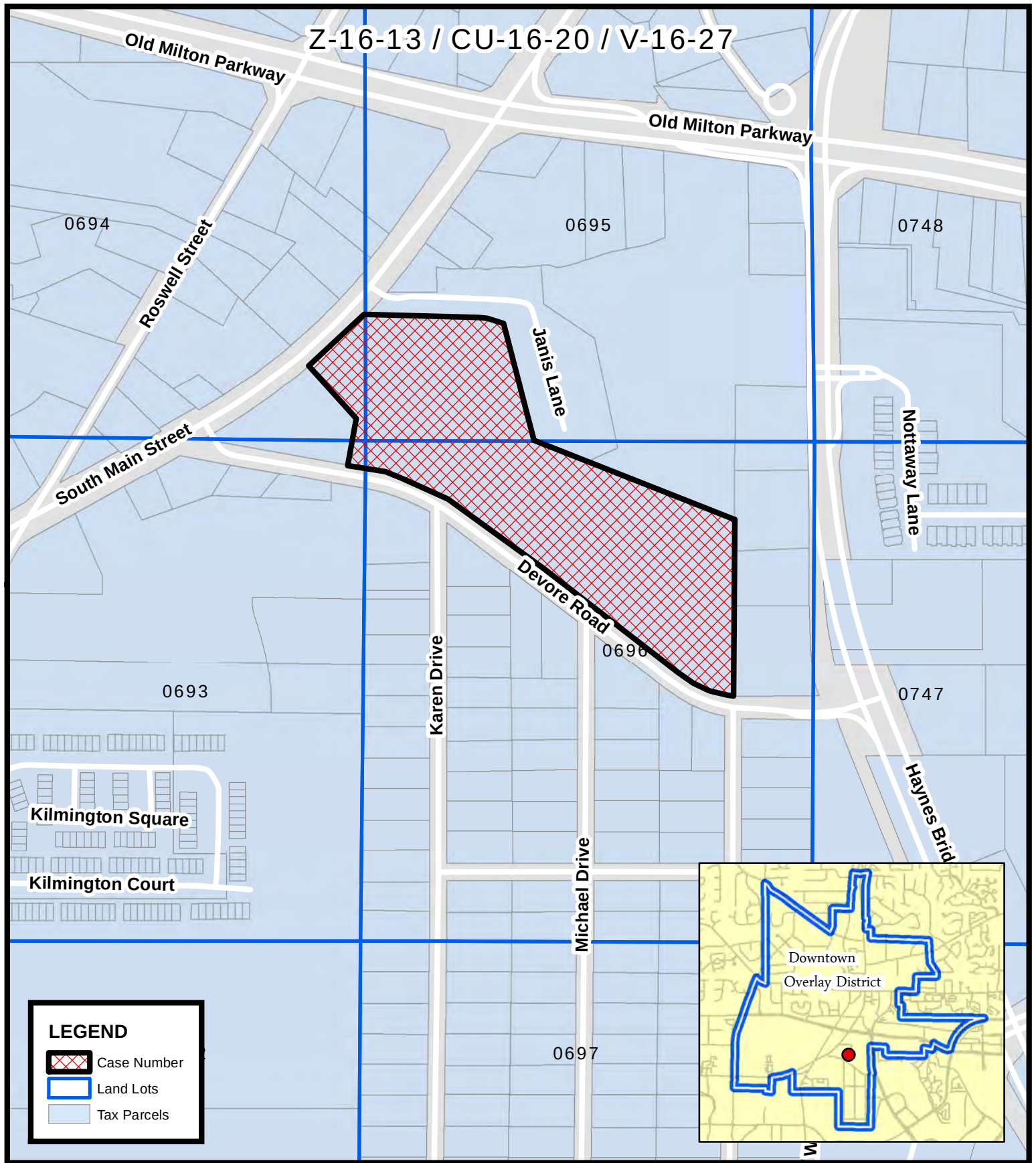


Zoning Map Perling South Main & Devore

Z-16-13 / CU-16-20 / V-16-27
D/LL: 1/2/693, 694, 695, 696
PC Date: 12/01/16
CC Date: 12/12/16

Location Map Provided by:
Community Development - GIS





Location Map
Perling
South Main & Devore

Z-16-13 / CU-16-20 / V-16-27
D/LL: 1/2/693, 694, 695, 696
PC Date: 12/01/16
CC Date: 12/12/16

Location Map Provided by:
Community Development - GIS





SITE DATA:	
SITE AREA	12.913 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	DT-MU CONDITIONAL
ZONING JURISDICTION	CITY OF ALPHARETTA
DENSITY CALCULATIONS	
FOR-SALE RESIDENTIAL TRACT	78 UNITS
MID RISE MULTI-FAMILY	179 UNITS
TOTAL RESIDENTIAL	257 UNITS
TOTAL SITE DENSITY	19.90 UNITS/ AC
RETAIL / RESTAURANTS	29,350 SF
BREWERY SPACE	25,000 SF
OFFICE SPACE	61,500 SF
TOTAL COMMERCIAL AREA	115,850 SF
(MAXIMUM OF 50,000 SF BREWERY & 40,000 SF RETAIL)	
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
FRONT YARD SETBACK	5 FEET
SIDE YARD SETBACK	3.5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	N/A
(PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY)	
PARKING SUMMARY	
MULTI-FAMILY PARKING DECK	350 SPACES
COMMERCIAL / OFFICE PARKING DECK	350 SPACES
SURFACE PARKING PROVIDED	39 SPACES
TOTAL PARKING DECK PARKING	700 SPACES
RESIDENTIAL PARKING	166 SPACES
(2 GARAGE SPACES & GUEST PARKING)	
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED	2.56 ACRES
12.913 x 0.10 = 1.29 x 1.99 = 2.56 ACRES REQUIRED BASED ON 19.9 UPA	
CIVIC SPACE PROVIDED	2.63 ACRES
(20.3%)	
AMENITY SPACE REQUIRED	2.63 ACRES
(10% OF TOTAL SITE AREA)	
AMENITY SPACE PROVIDED	2.63 ACRES
(20.3%)	

South Main Street at Devore Road

A Master Planned Mixed Use Community

FOR
DUKE LAND GROUP

328 ASHFORD DUNWOODY ROAD
SUITE 400

SUITE 400
ATLANTA, GEORGIA 30338

PHONE: 770-391-1233

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TELEPHONE (VOLUME 27, PAGE 11)

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ARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■ WWW.PECATI.COM

INGST COUNTY HONORABLE JUDGE JAMES W. HARRIS JR. (7/6/1974) 1111 W. 77th St. #200, Waukegan, IL 60087-1002

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	9/30/2016	PEC	CITY COMMENTS
-2	11/23/2016	PEC	CITY COMMENTS
-3	1/10/2017	PEC	PLAN CHANGES

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SHEET TITLE
MASTER REZONING
SITE PLAN

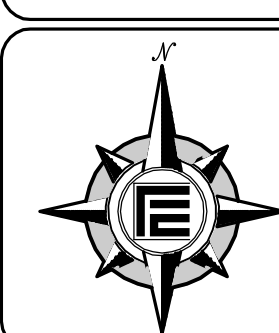


SCALE: 1" = 60'
DATE: SEPT. 1, 2016
PROJECT: 16143.00

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

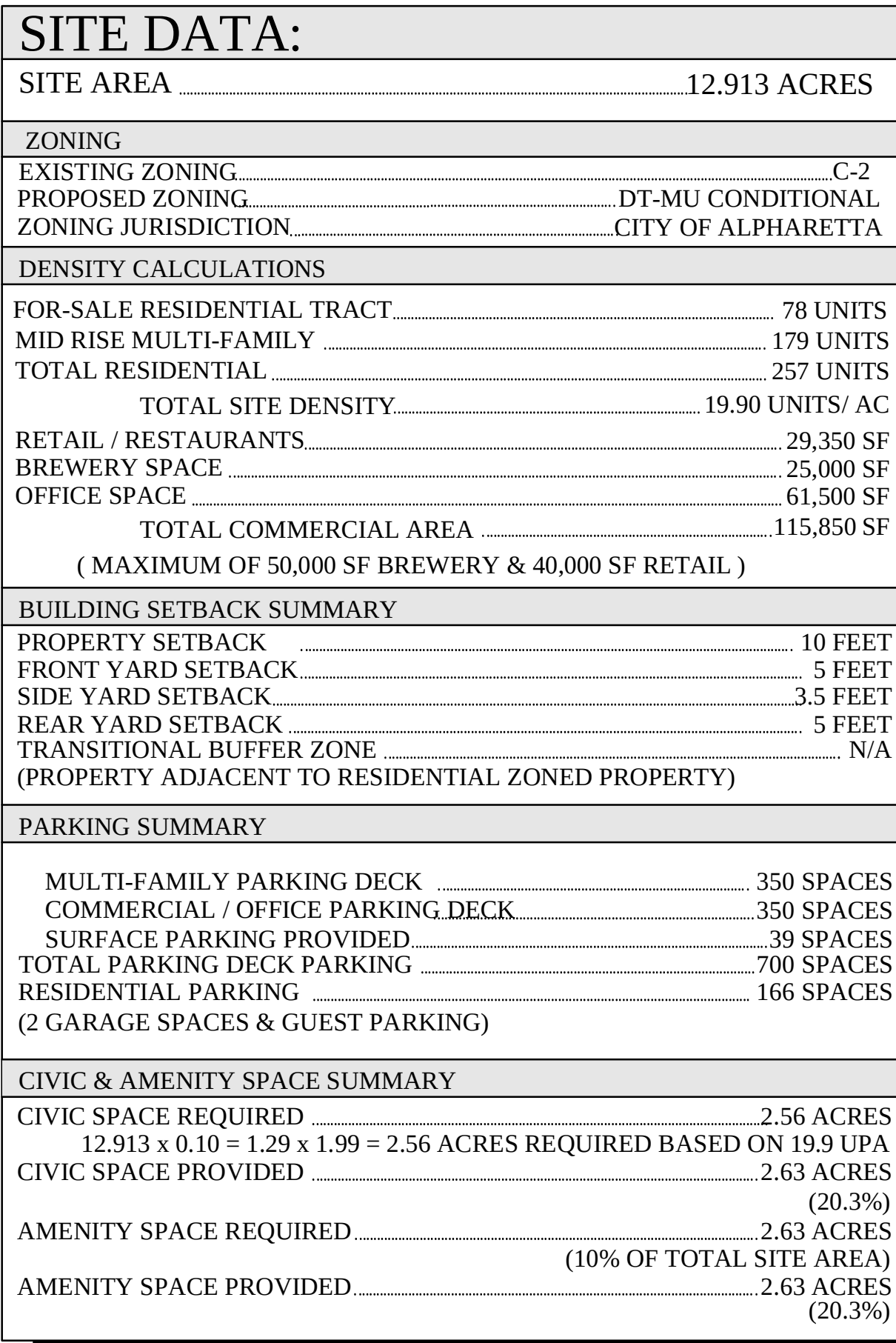


Z11

SHEET

24 HOUR CONTACT:
EYAL LIVNAT
770-294-6543





South Main Street at Devore Road

A Master Planned Mixed Use Community

FOR
DUKE LAND GROUP
4828 ASHFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GEORGIA 30338
PHONE: 770-391-1233

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REVISIONS:

[illegible]

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SHEET TITLE

CIVIC SPACE
PLAN

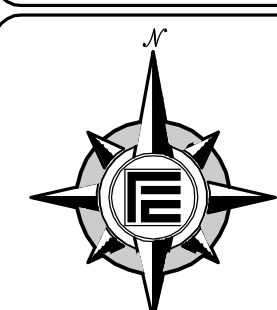


SCALE: 1" = 60'
DATE: SEPT. 1, 2016
PROJECT: 16143.00

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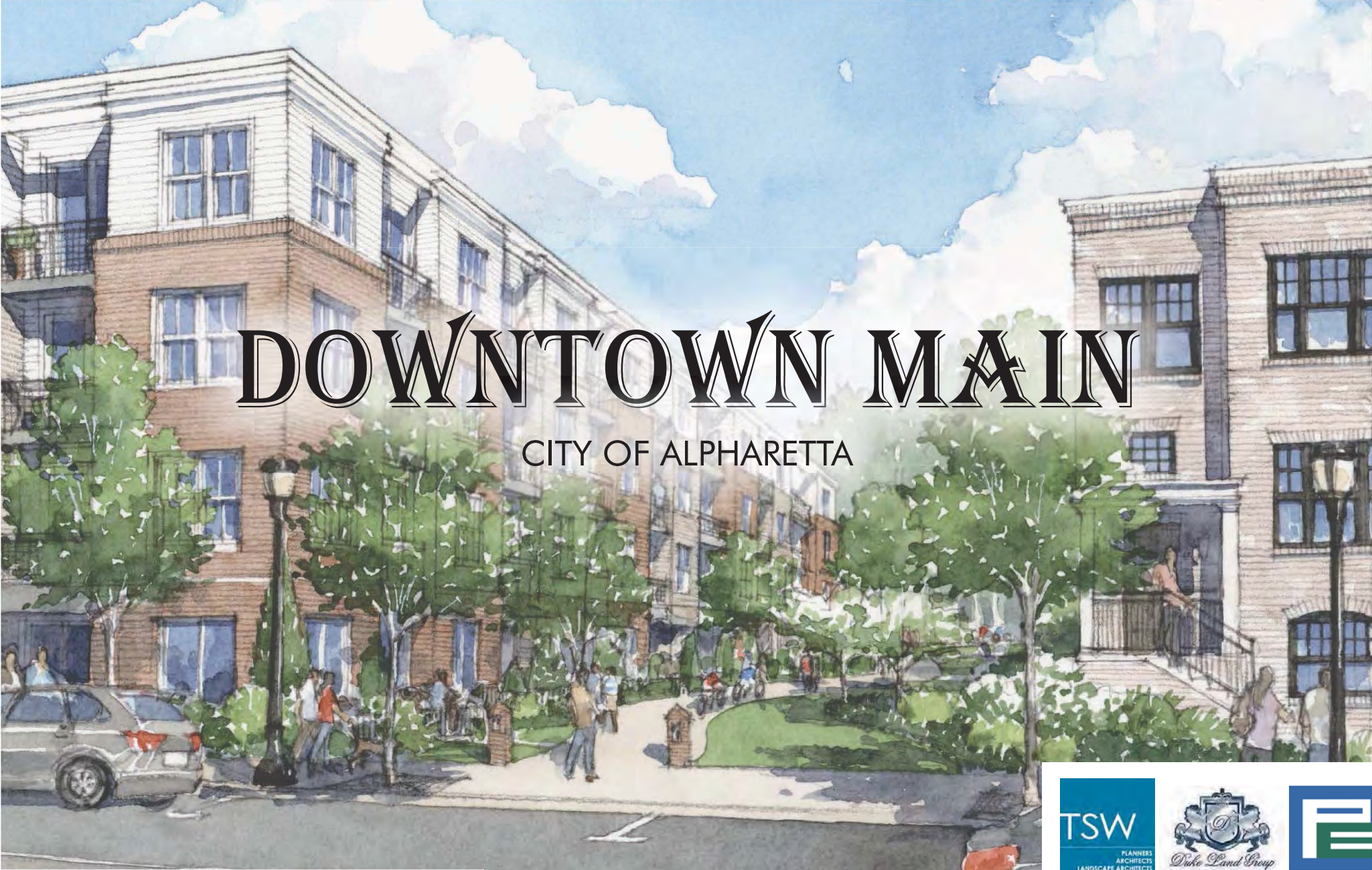
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/201



E3

24 HOUR CONTACT:
EYAL LIVNAT
770-294-6543

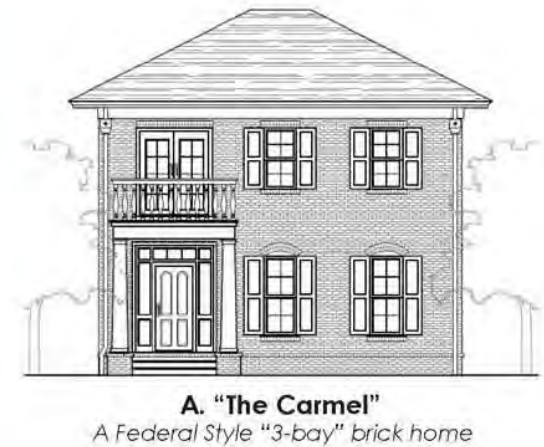
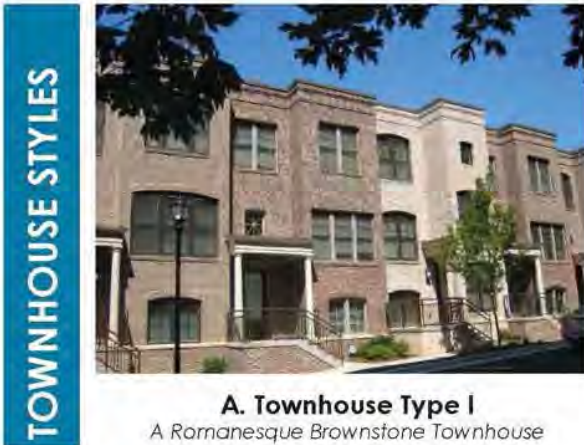




DOWNTOWN MAIN

CITY OF ALPHARETTA





DOWNTOWN MAIN













View looking north, across Devore Road, at trail between apartments and townhouses.

ARCHITECTURE PROPOSED APARTMENTS & TOWNHOUSES **DOWNTOWN MAIN**



View looking southeast down Devore Road; depicts brick-Industrial Style.

ARCHITECTURE PROPOSED APARTMENTS

DOWNTOWN MAIN

DOWNTOWN MAIN

CHARACTER PERSPECTIVE







DOWNTOWN MAIN

PERSPECTIVE



DOWNTOWN MAIN

PERSPECTIVE





DOWNTOWN MAIN

PERSPECTIVE



DOWNTOWN MAIN

PERSPECTIVE



DOWNTOWN MAIN

PERSPECTIVE



DOWNTOWN MAIN

PERSPECTIVE







DOWNTOWN MAIN

PERSPECTIVE



DOWNTOWN MAIN

PERSPECTIVE





DOWNTOWN MAIN

PERSPECTIVE

MEMO

To: Eric Graves, P.E., City of Alpharetta

From: John Karnowski, P.E., PTOE, AICP

cc: Kenneth Wood, Planners & Engineers Collaborative

Date: January 12, 2017

Re: Devore Road Mixed-Use Development – turn lane analysis
Revised per Site Plan Dated January 10, 2017

At your request we have analyzed the expected traffic conditions along Devore Road as a supplement to the traffic study dated *November 1, 2016*.

In the traffic study, we conducted capacity analysis at all the site driveways. The levels of service were within the normal acceptable ranges. However, at the main driveway, the expected queuing on Devore Road as a result of left turning traffic into the site driveway is about four vehicles. We conducted additional analysis using the NCHRP Report 457 as guidance and determined that in order to maintain continuity on Devore Road, a left turn lane is desirable. No other intersection along Devore Road needs a left turn lane.

Table 1 shows the analysis conducted at each intersection and the corresponding recommendations. The NCHRP turn lane analysis output is attached to this memorandum.

Table 1. Turn Lane Analysis

Devore Road Intersection	HCM 95th %tile Queue		NCHRP Recommendation	
	AM Peak	PM Peak	AM Peak	PM Peak
Main Access 1	4 veh	3 veh	Add Left Turn	Add Left Turn
Michael Dr / Access 2	<1 veh	<1 veh	No Left Turn	No Left Turn
Access 3	<1 veh	<1 veh	No Left Turn	No Left Turn

Two-way, Left-Turn Lane Analysis

A two-way, left-turn lane (TWLTL) is in essence a series of left turn lanes that would provide left turn storage to all of the intersections and driveways along Devore Road. Based on the needs shown in Table 1, a TWLTL is not warranted.

There are some safety concerns associated with a TWLTL on Devore Road. While a continuous lane would allow for unrestricted thru movement, it will more likely result in greater running speeds on Devore Road and change the character of the road. Motorists tend to pull out of driveways into the TWLTL – an unsafe and illegal (yet common) maneuver. Lastly, the TWLTL will increase the distance pedestrians will have to travel to cross the road while contending with higher speeds and maybe cars traveling in the center lane. A two-lane road cross section with turn lanes at the right location(s) is safer than a continuous two-way, left-turn lane.

Trip Generation Comparison

In addition to a turn lane analysis, we evaluated the differences between what is proposed for the site and what could be built on the land. The site is a little less than 13 acres and is zoned C-2. An “aspirations” plan was developed to show how the site could realistically be developed under the C-2 zoning. The existing 52,000 sq. ft. building could be renovated and another 82,000 sq. ft. of retail space (including outparcels) could be built. The comparison to the trip generation the traffic study is shown in Table 2.

Table 2. Trip Generation Comparison

Land Use	Size	AM		PM	
		IN	OUT	IN	OUT
Mixed-Use					
Apts	179 units	18	73	75	41
Townhomes	78 units	7	35	33	16
Office (General)	61,500 sf	114	16	25	122
Spec.Retail	22,850 sf	109	119	33	43
Qual. Rest.	3,500 sf	2	1	17	9
High Turn. Rest	3,000 sf	18	14	18	12
Brewery/Offices	25,000 sf	20	4	8	18
<i>Less Internal Capture</i>		-65	-65	-61	-61
Total		223	197	148	200
Existing Shopping Center – Renovated					
Shopping Center	52,000 sf	65	40	186	201
C-2 Zoning Aspiration Plan					
Shopping Center	134,000 sf	116	70	350	379

As can be seen in Table 2, the mixed use development will generate more trips than a shopping center in the morning but less in the evening. This number may be a little overstated since the AM traffic for a specialty retail is highly dependent on the actual uses in the center and may in fact occur later in the morning than a normal “rush hour.” Regardless, the daily volume is much higher for the C-2 commercial development at 8,214 trips per day (in/out) as opposed to 3,692 trips per day for the mixed-use. To equal the same number of daily trips as the mixed-use development, the property, as currently zoned, would house just a 40,000 sq. ft. shopping center. Commercial and retail uses have a much higher daily trip generation rate than residential uses and mixed-use development also take advantage of trip chaining and internal capture of traffic.

SPECIMEN TREE LEGEND:

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO BE SAVED

SITE DATA:

SITE AREA	12.913 ACRES
ZONING	DTM COMMERCIAL-C
EXISTING ZONING	CITY OF ALPHARETTA
ZONING JURISDICTION	
DENSITY CALCULATIONS	
FOR SALE RESIDENTIAL TRACT	78 UNITS
MID RISE MULTIFAMILY	170 UNITS
TOTAL RESIDENTIAL	248 UNITS
TOTAL SITE DENSITY	19.90 UNITS/AC
RETAIL / RESTAURANTS	20,500 SF
BREWERY SPACE	20,500 SF
OFFICE SPACE	61,500 SF
TOTAL COMMERCIAL AREA	113,500 SF
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	5 FEET
PROPRITY ADJACENT TO RESIDENTIAL ZONED PROPERTY	N/A
PARKING SUMMARY	
MULTI-FAMILY PARKING DECK	350 SPACES
COMMERCIAL / OFFICE PARKING DECK	350 SPACES
TOTAL PARKING DECK SPACES	700 SPACES
RESIDENTIAL PARKING	166 SPACES
(2) GARAGE SPACES & GUEST PARKING	
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED	2.3 ACRES
(5) ACRES BETWEEN MULTI-FAMILY & FOR SALE RESIDENTIAL	
CIVIC SPACE PROVIDED	2.4 ACRES
AMENITY SPACE REQUIRED	1.29 ACRES
AMENITY SPACE PROVIDED	2.4 ACRES

South Main Street at Devore Road

A Master Planned Mixed Use Community

FOR
DUKE LAND GROUP
4828 SHAFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GEORGIA 30338
PHONE: 770-391-1233

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	8/30/2016	PEC	CITY COMMENTS
2	11/23/2016	PEC	CITY COMMENTS
3	1/10/2017	PEC	PLAN CHANGES

MASTER REZONING SITE PLAN

SCALE: 1" = 60'
DATE: SEPT. 1, 2016
PROJECT: 1614300

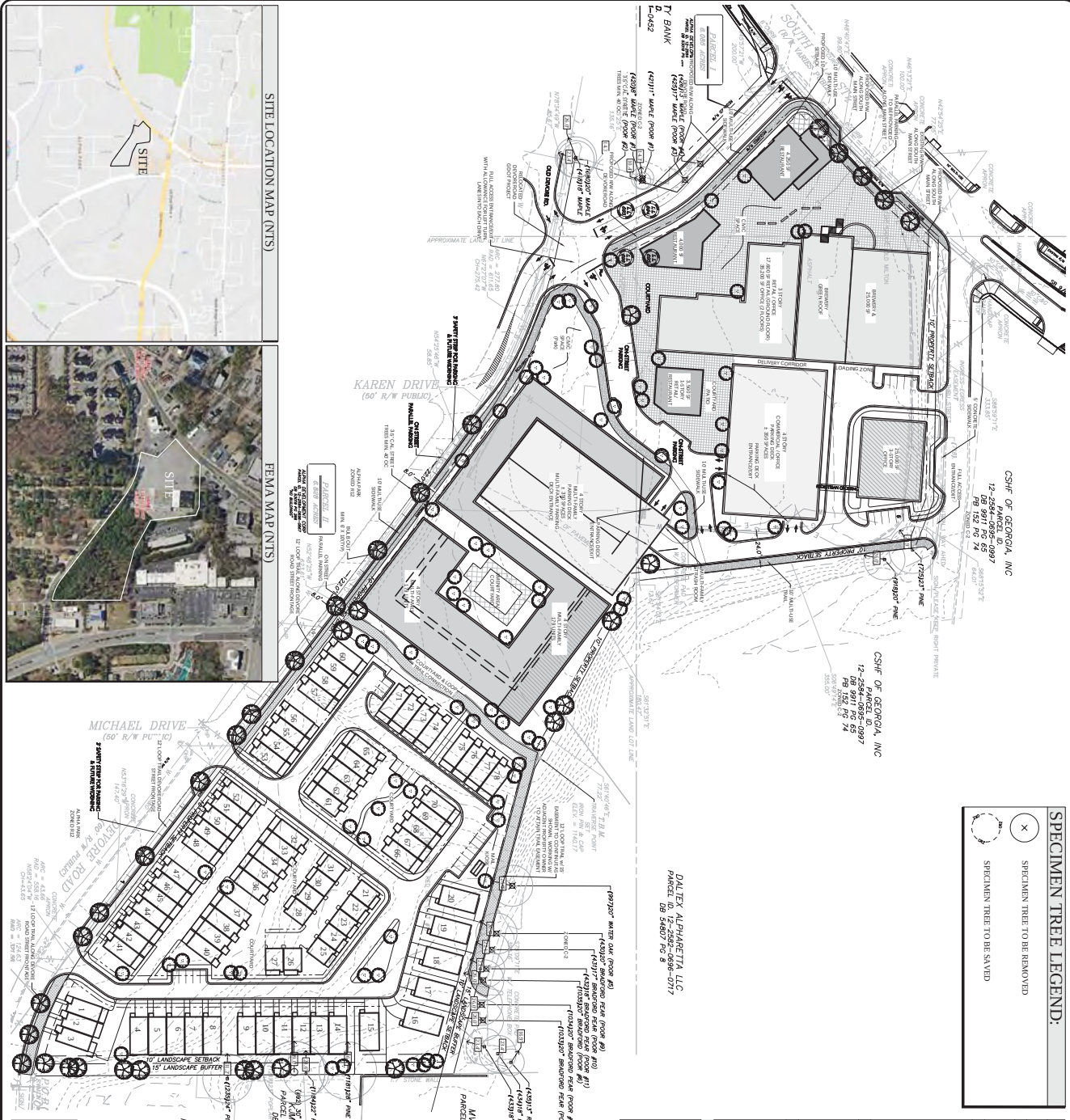
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GEORGIA

Z10
SHEET

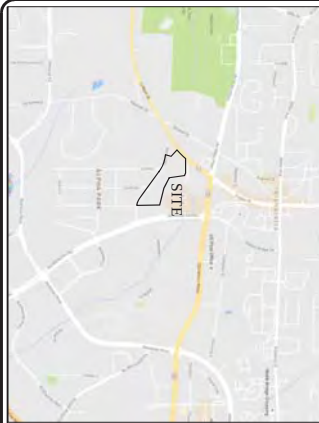
24 HOUR CONTACT:
EYAL LYVAT
770-294-6543



CONVEYANCE OF LAND TO THE CITY OF ALPHARETTA
FOR THE PURPOSES OF REZONING AND DEVELOPMENT

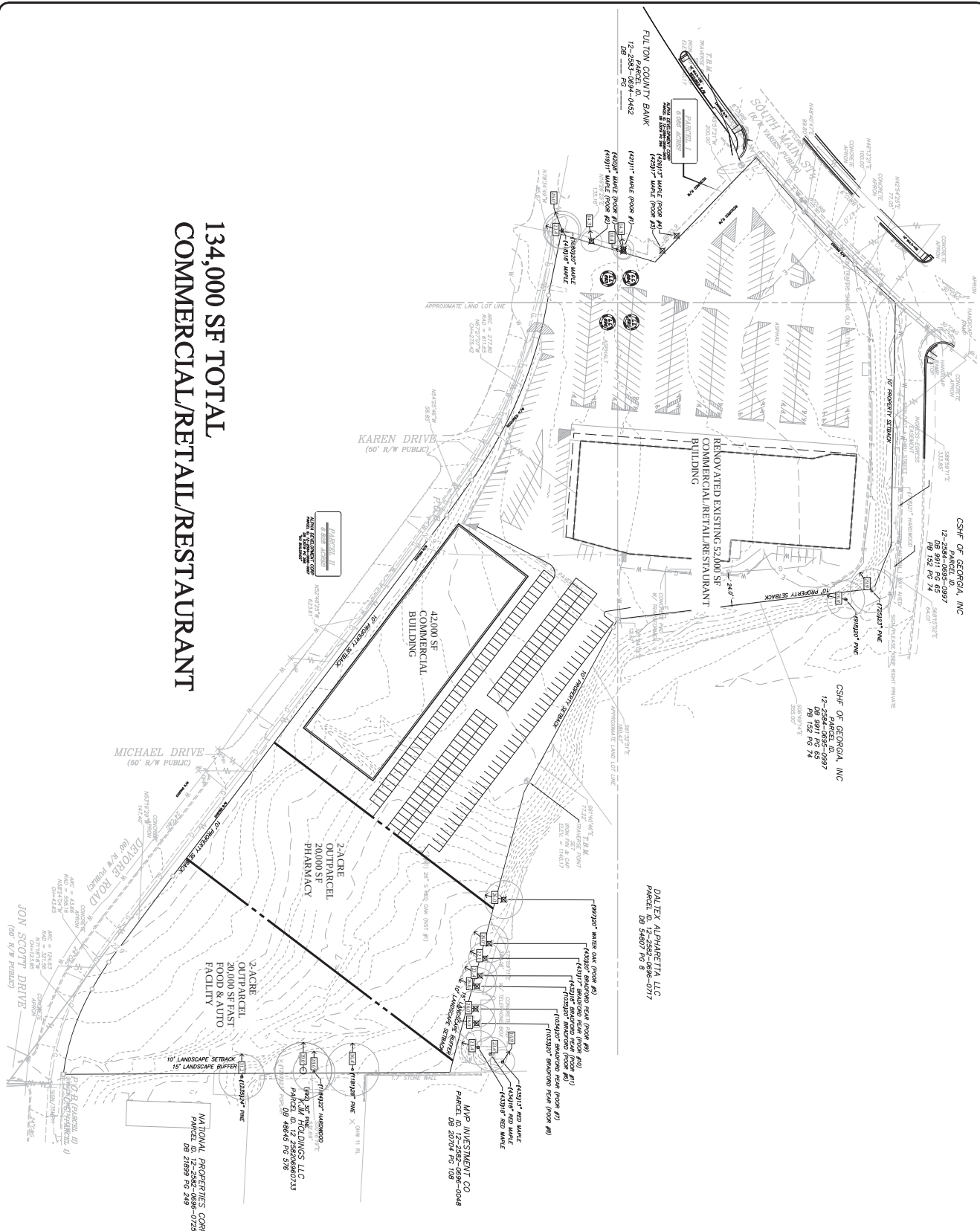


SITE LOCATION MAP (NTS)



FEMA MAP (NTS)





South Main Street at Devore Road

A Master Planned Mixed Use Community

FOR
DUKE LAND GROUP
4828 ASHFORD DUNWOODY ROAD

SUITE 400
ATLANTA, GEORGIA 30338

PHONE: 770-391-1233

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NO.	DATE	BY	DESCRIPTION

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COMMERCIAL
PLAN EXHIBIT

Age Group	No	Yes	Don't know	Refuse to answer
0	0%	0%	0%	0%
30	0%	0%	0%	0%
60	0%	0%	0%	0%
90	0%	0%	0%	0%

DATE: SEPT. 1, 2016
PROJECT: 16143.00

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CERTIFICATION # 0000059389 EXP. 10/27/2011



E2

Main Dr - AM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

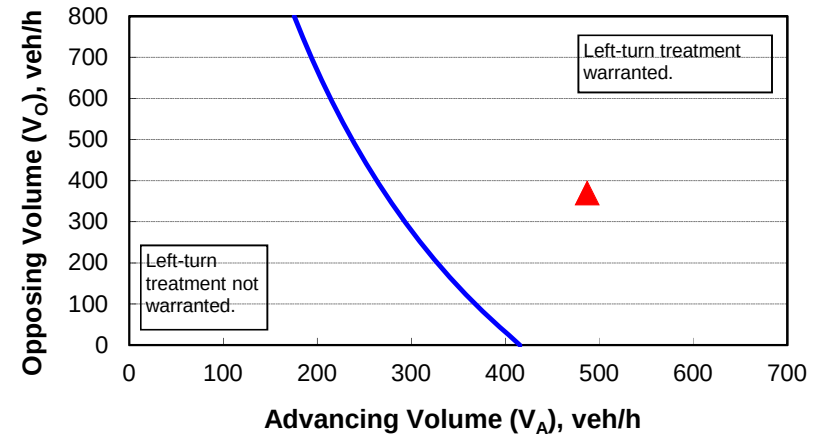
Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	27%
Advancing volume (V_A), veh/h:	487
Opposing volume (V_O), veh/h:	370

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	272
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Main Dr - PM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

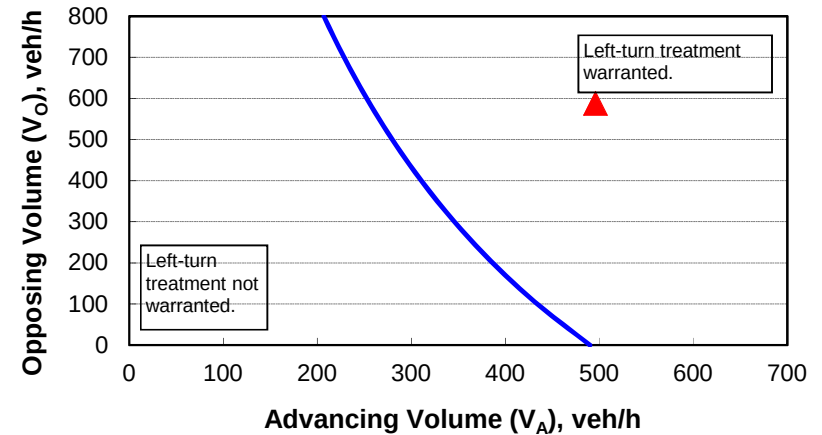
Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	17%
Advancing volume (V_A), veh/h:	496
Opposing volume (V_O), veh/h:	588

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	256
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Michael Dr - AM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

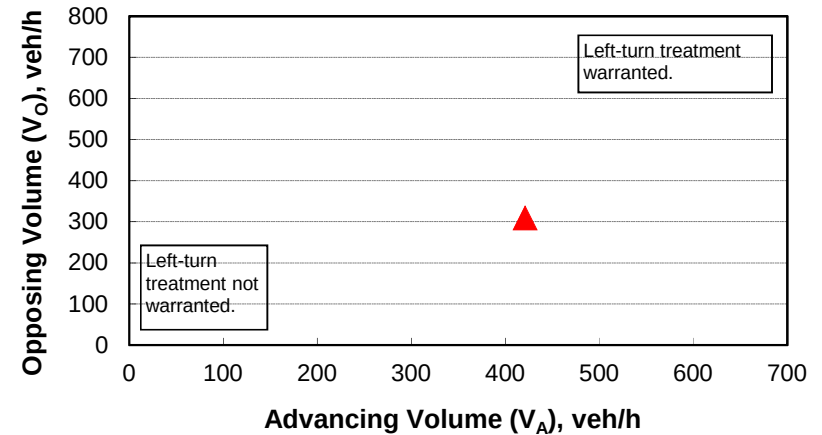
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	421
Opposing volume (V_O), veh/h:	309

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1297
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Michael Dr - PM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

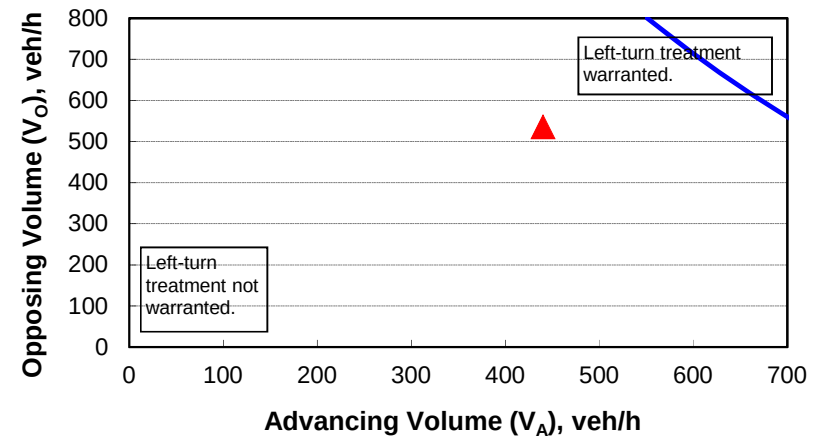
Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	440
Opposing volume (V_O), veh/h:	536

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	718
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Dwy 3 - AM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

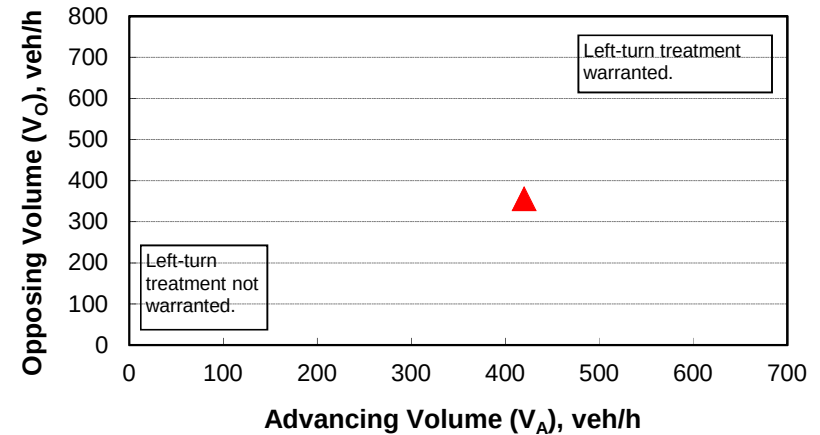
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	420
Opposing volume (V_O), veh/h:	356

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1233
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Dwy 3 - PM Future Conditions

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

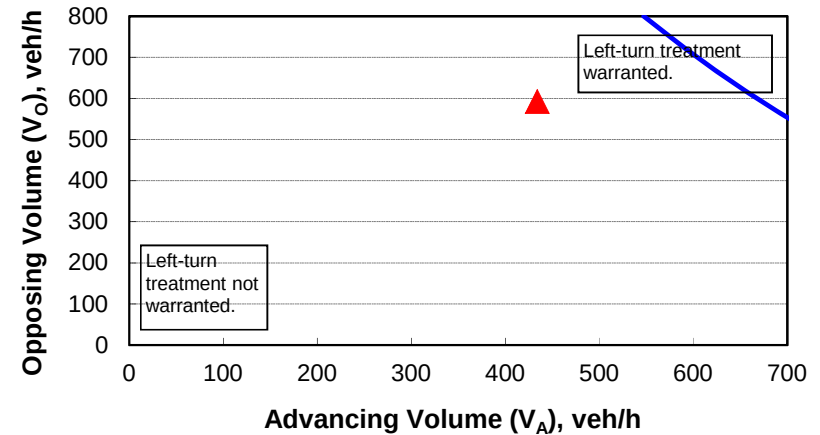
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	434
Opposing volume (V_O), veh/h:	593

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	673
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

TRAFFIC IMPACT STUDY FOR

SOUTH MAIN ST at DEVORE RD MIXED USE COMMUNITY

City of Alpharetta, GA

October 28, 2016

Revised November 1, 2016

Prepared by:

John Karnowski, PTOE, PE, AICP
Randall Parker PTP PTOE PE AICP



1255 Canton Street, Suite G
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P: 678.795.3600
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With:



Planners and Engineers Collaborative, Inc.
350 Research Court
Norcross, GA 30092
770.451.2741

Executive Summary

The proposed South Main Street at Devore Road Mixed Use Community consisting of 29,500 square feet (sf) of retail space, 30,000 sf office space, 6,500 sf restaurants, a 60,500 sf brewery, 64 townhomes, 50 condominiums, 200 apartments with 1,321 parking spaces (1,030 spaces in parking structures, 256 spaces at the townhomes) is expected to be complete in 2021. The site is located in the southeast quadrant of the intersection of South Main Street (State Route 9) and Devore Road in the City of Alpharetta, Georgia, west of Janis Lane.

Vehicular access for the parking structures servicing the commercial uses, apartments and condominiums will be via three (3) entrances on a new interior roadway between Janis Lane and Devore Road at Karen Drive. The townhomes will be accessed by interior roadways intersecting with Devore Road two (2) locations, at Michael Drive and a new location to the southwest. Devore Road will provide access for the new vehicular trips at two (2) full-movement intersections at Haynes Bridge Road to the southeast and at South Main Street (SR 9) to the northwest. Janis Lane will provide access for the some of the new vehicular trips at the intersection with South Main Street (SR 9) to the north of the site. The intersection of Devore Road at Haynes Bridge Road is signalized and the intersection of Devore Road at South Main Street (SR 9) is expected to be signalized. Devore Road is expected to be extended to Roswell Street from South Main Street (SR 9) to the northwest to a new roundabout.

When completely occupied, the development is expected to generate approximately 233 entering and 255 exiting new vehicular trips during the morning peak volume hour. Approximately 179 entering and 205 exiting new evening peak hour vehicular trips are expected with a reduction taken for internal capture (trips between uses within the development) of approximately 17% during the morning peak hour and 26% during the evening peak hour. A total of 5,188 new entering and exiting vehicular trips are expected daily. Based on existing traffic patterns, approximately 20% of the new residential and 40% of the new commercial vehicular trips are expected to originate and terminate north and east of the development primarily via SR 9 and Haynes Bridge Road. Approximately 40% of the new residential and 50% of the new commercial trips are expected to use SR 9 west of the site. Approximately 40% of the new residential trips and 10% of the new commercial trips are expected to use Haynes Bridge Road from Devore Road to the south of the site.

Most study locations are expected to operate continue to operate adequately during weekday peak morning and evening hours with the new project trips in 2021 with the existing intersection lane configurations and traffic control. The planned improvements to add turning lanes and a traffic signal at the intersection of Devore Road and SR 9 will provide adequate operations with the new project trips.

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Appendix A: Counts Worksheets

Appendix B: Trip Generation Worksheets

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1. Introduction

The proposed South Main Street at Devore Road Mixed Use Community is planned to consist of 29,500 square feet (sf) of retail space, 30,000 sf office space, 6,500 sf restaurants, a 60,500 sf brewery, 64 townhomes, 50 condominiums, and 200 apartments. Parking structures will provide 1,030 spaces with 256 parking spaces provided at the townhomes and 35 surface parking spaces. The site is located in the southeast quadrant of the intersection of South Main Street (State Route 9) and Devore Road in the City of Alpharetta, Georgia.

Vehicular access for the parking structures servicing the commercial uses, apartments and condominiums will be via three (3) entrances on a new interior roadway between Janis Lane and Devore Road at Karen Drive. The townhomes will be accessed by interior roadways intersecting with Devore Road two (2) locations, at Michael Drive and a new location to the southwest. Devore Road will provide access for the new vehicular trips at two (2) full-movement intersections at Haynes Bridge Road to the southeast and at South Main Street (SR 9) to the northwest. Janis Lane will provide access for the some of the new vehicular trips at the intersection with South Main Street (SR 9) to the north of the site. The intersection of Devore Road at Haynes Bridge Road is signalized and the intersection of Devore Road at South Main Street (SR 9) is expected to be signalized. Devore Road is expected to be extended to Roswell Street from South Main Street (SR 9) to the northwest to a new roundabout.

The new development is expected to be complete in 2021. The traffic impact analyses are for a single phase of construction.

The traffic study includes existing traffic volumes, trip generation, directional distribution, and traffic impacts at the following intersections:

- South Main Street/SR 9 at Devore Road
- South Main Street/SR 9 at Janis Lane including the north internal roadway access
- South Main Street/SR 9 at Old Milton Pkwy
- Devore Road at Karen Drive and the south internal roadway access
- Devore Road at Michael Drive and townhouses' driveway
- Devore Road at the southern townhouses' driveway
- Devore Road at Haynes Bridge Road
- Devore Road extended at Roswell Street

Figure 1 shows the site location. The site plan is included with this report.

Figure 1: Vicinity Map



2. Existing Conditions

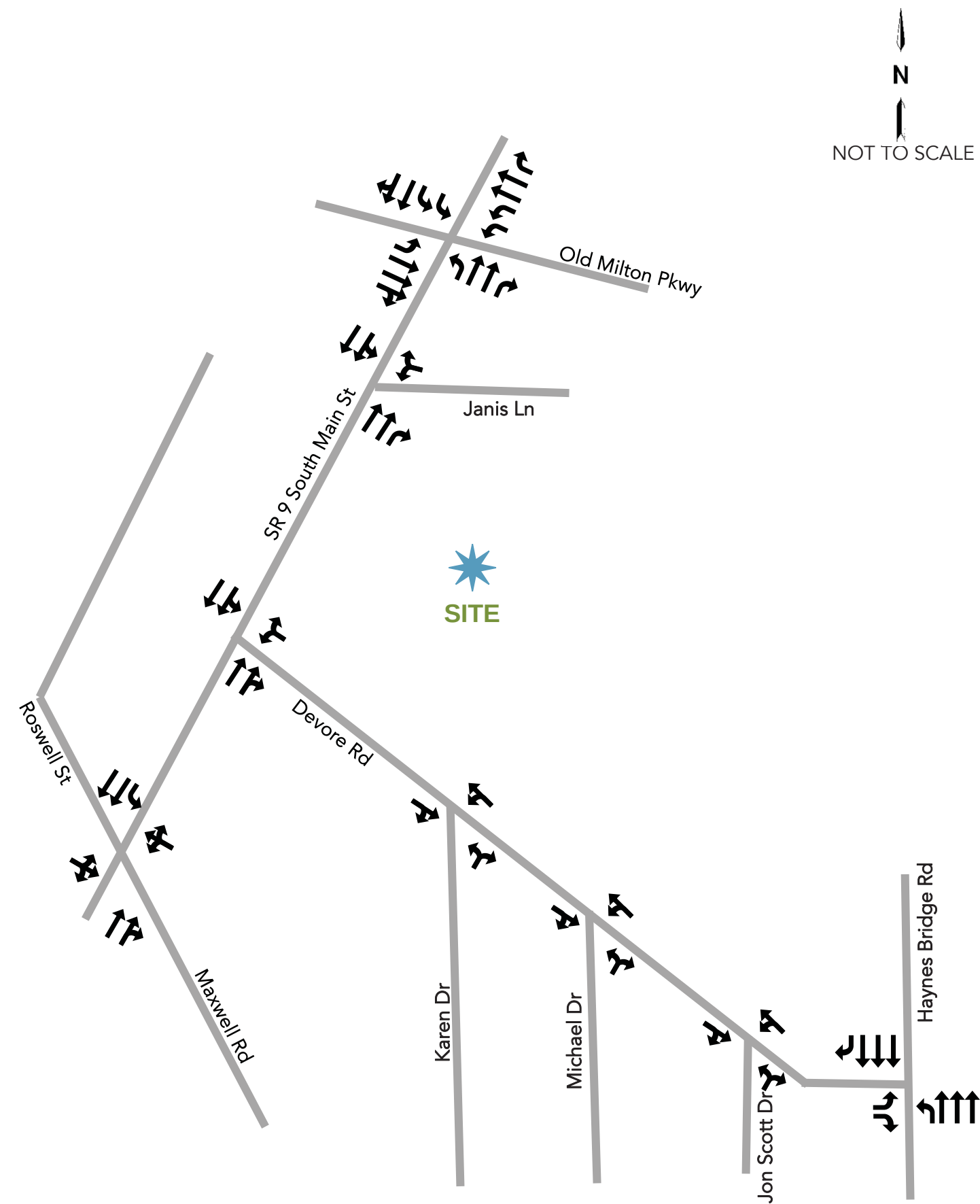
2.1. Transportation Facilities

South Main Street (SR 9) is a principal arterial with two through lanes in each direction with a 35 MPH speed limit. The land uses along SR 9 in this area are primarily commercial. SR 9 provides access between Roswell and Cumming and beyond. The primary intersections in the study area are signalized with turning lanes, but the intersections at Devore Road and at Janis Lane are side-street stop sign controlled and do not include turning lanes. SR 9 is planned to be improved to include a center raised median and left-turn lanes where appropriate.

Devore Road is a two-lane local street providing access to residences on Karen Drive, Michael Drive, and Jon Scott Drive, as well as commercial uses near the terminating intersections. Devore Road runs southeast between South Main Street (SR 9) and Haynes Bridge Road and appears to be used for substantial cut-through trips. The intersection of Devore Road at Haynes Bridge Road is controlled by a traffic signal and has dedicated turning lanes for all movements. The intersection of Devore Road at South Main Street currently allows for full-movement and is controlled by a side-street stop sign; but is planned to be improved with dedicated turning lanes and a traffic signal. Devore Road is also expected to extend northwest beyond South Main Street to terminate in a planned new roundabout at Roswell Street. Roswell Street is expected to be closed between the new roundabout and South Main Street at Maxwell Road.

The existing lane configurations and traffic controls are shown in Figure 2.

Figure 2: Existing Lane Configuration



2.2. Traffic Volumes

Traffic counts collected on Thursday, September 22, 2016, from 7-9 AM and 4-6 PM while schools were in session at the following intersections:

- South Main Street/SR 9 at Devore Road
- South Main Street/SR 9 at Janis Lane
- South Main Street/SR 9 at Old Milton Parkway
- Devore Road at Karen Drive
- Devore Road at Michael Drive
- Devore Road at Jon Scott Drive
- Devore Road at Haynes Bridge Road
- South Main Street/SR 9 at Roswell Street/Maxwell Road

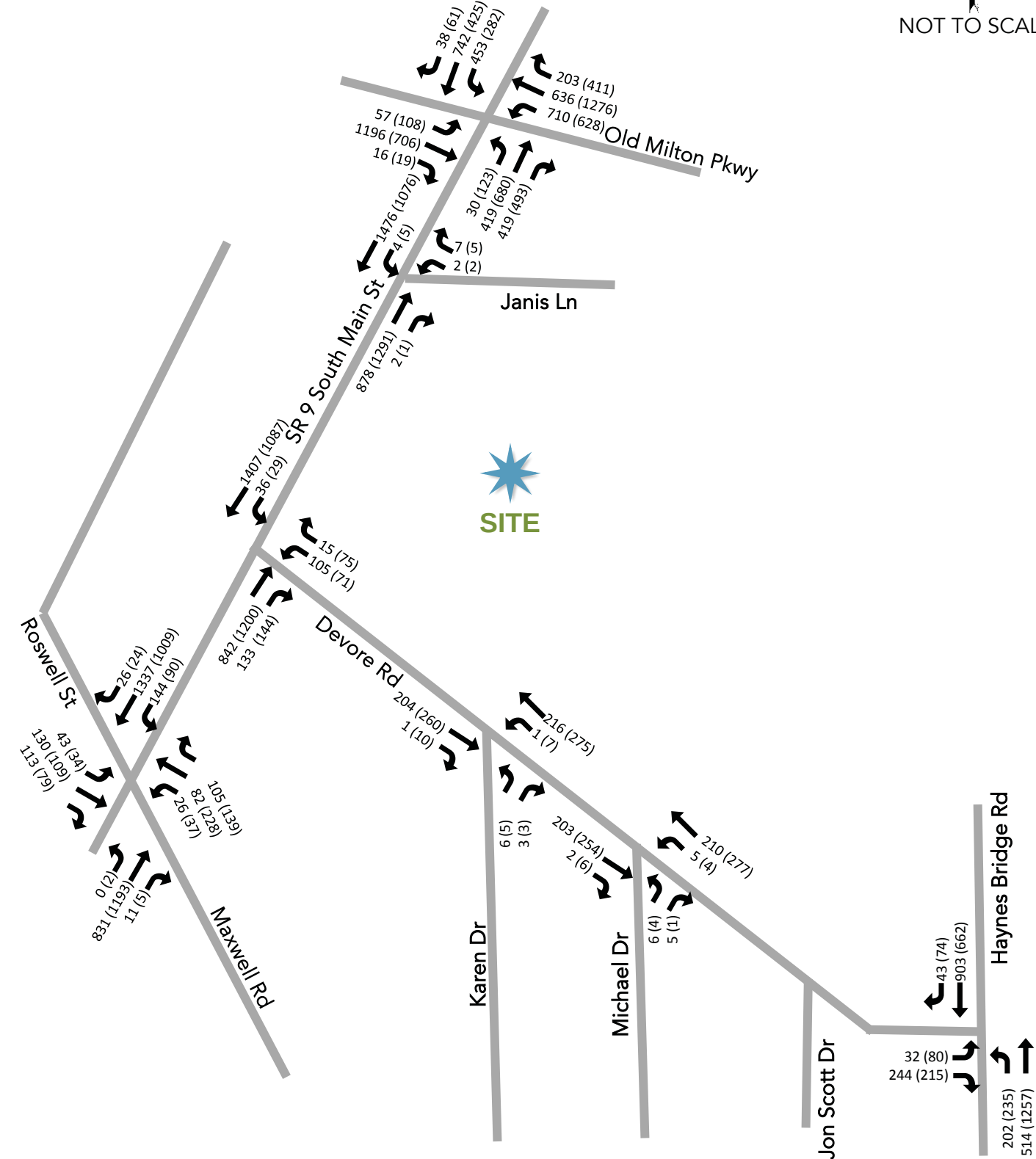
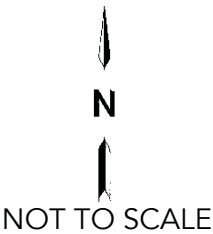
Bi-directional vehicular traffic counts were also collected Thursday, September 22, 2016, on South Main Street/SR 9, Devore Road and on Roswell Street near the site.

To provide an estimation of the new traffic expected from the brewery included in the development, entering and exiting vehicular traffic counts were also collected on Thursday, September 22, 2016, from 7-9 AM and 4-6 PM at the existing location of the Jekyll Brewery on Marconi Drive at the main and rear access points to the parking areas.

The existing morning and evening peak hour turning movement counts at the study intersections are shown in Figure 3. The count worksheets are included in the Appendix.

Figure 3: Existing Volumes

##(##)➡ AM(PM) Peak Hour Traffic Volume



2.3. Existing Capacity Analysis

The results of the intersection capacity analysis are shown in Table 1 for existing volumes. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM).

Table 1: Existing Intersection Capacity Analyses

Intersection	Control	Approach	Peak Hour LOS	
			AM	PM
SR 9 at Devore Rd	Side Street Stop	NB	A	A
		SB	B	B
		WB	F	F
SR 9 at Janis Ln	Side Street Stop	NB	A	A
		SB	A	A
		WB	B	D
SR 9 at Rucker Rd/Old Milton Pkwy	Signal	Intersection	E	D
Devore Rd at Karen Dr	Side Street Stop	EB	A	A
		WB	A	A
		NB	A	A
Devore Rd at Michael Dr	Side Street Stop	EB	A	A
		WB	A	A
		NB	B	B
Devore Rd at Jon Scott Dr	Side Street Stop	EB	A	A
		WB	A	A
		NB	B	B
Haynes Bridge at Devore Rd	Signal	Intersection	B	B
SR 9 at Maxwell Rd/Roswell St	Signal	Intersection	B	B

As can be seen in Table 1, all existing study intersections operate adequately during both morning and evening peak volume hours except the Devore Road approach to SR 9. That intersection will be reconstructed (see Section 4) so no changes are recommended. Intersection capacity analyses worksheets are included in the Appendix.

3. Trip Generation

Table 2 summarizes the project trip generation using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012 rates and equations and *Trip Generation Handbook*, 3rd Edition, 2014, internal capture formulas, constrained between types of use.

Table 2: Project Trip Generation

Project Land Use (LUC)		Project Density		Total	IN	OUT
Apartments (220)		200	dwelling units			
	Daily			1336	668	668
	AM Peak Hour			102	20	82
	PM Peak Hour			128	83	45
Townhomes (230)		64	dwelling units			
	Daily			436	218	218
	AM Peak Hour			36	6	30
	PM Peak Hour			42	28	14
Condos (230)		50	dwelling units			
	Daily			352	176	176
	AM Peak Hour			30	5	25
	PM Peak Hour			34	23	11
Residential New Trips		314	dwelling units			
	Daily			2124	1062	1062
	AM Peak Hour			168	31	137
	PM Peak Hour			204	134	70
Residential Internal Capture	Reduction					
	AM Peak Hour			9	2	7
	PM Peak Hour			45	19	26
External Residential Trips						
	AM Peak Hour			159	29	130
	PM Peak Hour			159	115	44
Office (710)		30	ksf			
	Daily			526	263	263
	AM Peak Hour			73	64	9
	PM Peak Hour			112	19	93
Specialty Retail (826)		29.5	ksf			
	Daily			1300	650	650
	AM Peak Hour			260	125	135
	PM Peak Hour			92	40	52
Quality Restaurant (931)		3.5	ksf			
	Daily			316	158	158
	AM Peak Hour			3	2	1
	PM Peak Hour			26	17	9
High Turnover Restaurant (932)		3	ksf			
	Daily			382	158	158
	AM Peak Hour			32	18	14
	PM Peak Hour			30	18	12
Brewery (No LUC)		60.5	ksf			
(Double Existing Counts)	AM Peak Hour			50	42	8

Project Land Use (LUC)		Project Density		Total	IN	OUT
(Double Existing Counts)	PM Peak Hour			54	18	36
Commercial New Trips		126.5	ksf			
(assumes 540 Brewery Daily Trips)	Daily			3064	1532	1532
	AM Peak Hour			418	251	167
	PM Peak Hour			314	112	202
Commercial Internal Capture	Reduction					
	AM Peak Hour			89	47	42
	PM Peak Hour			89	48	41
External Commercial Trips						
	AM Peak Hour			329	204	125
	PM Peak Hour			225	64	161
Total New Trips						
	Daily			5188	2594	2594
	AM Peak Hour			488	233	255
	PM Peak Hour			384	179	205

The 3rd Edition Trip Generation Handbook does not provide daily trip reduction formulas, so none were taken. For the Brewery, we counted the existing location peak hour trips and doubled them for the new location. The Brewery was assumed to generate ten (10) times the peak hour trips for the purpose of the daily total trips calculation. No internal capture reduction was taken between the Brewery and other uses, as rates are not documented at this time.

When completely occupied, the development is expected to generate approximately 233 entering and 255 exiting new vehicular trips during the morning peak volume hour. Approximately 179 entering and 205 exiting new evening peak hour vehicular trips are expected with a reduction taken for internal capture (trips between uses within the development) of approximately 17% during the morning peak hour and 26% during the evening peak hour. A total of 5,188 new entering and exiting vehicular trips are expected daily. Figure 4 shows the volumes of the new trips.

3.1. Trip Distribution and Assignment

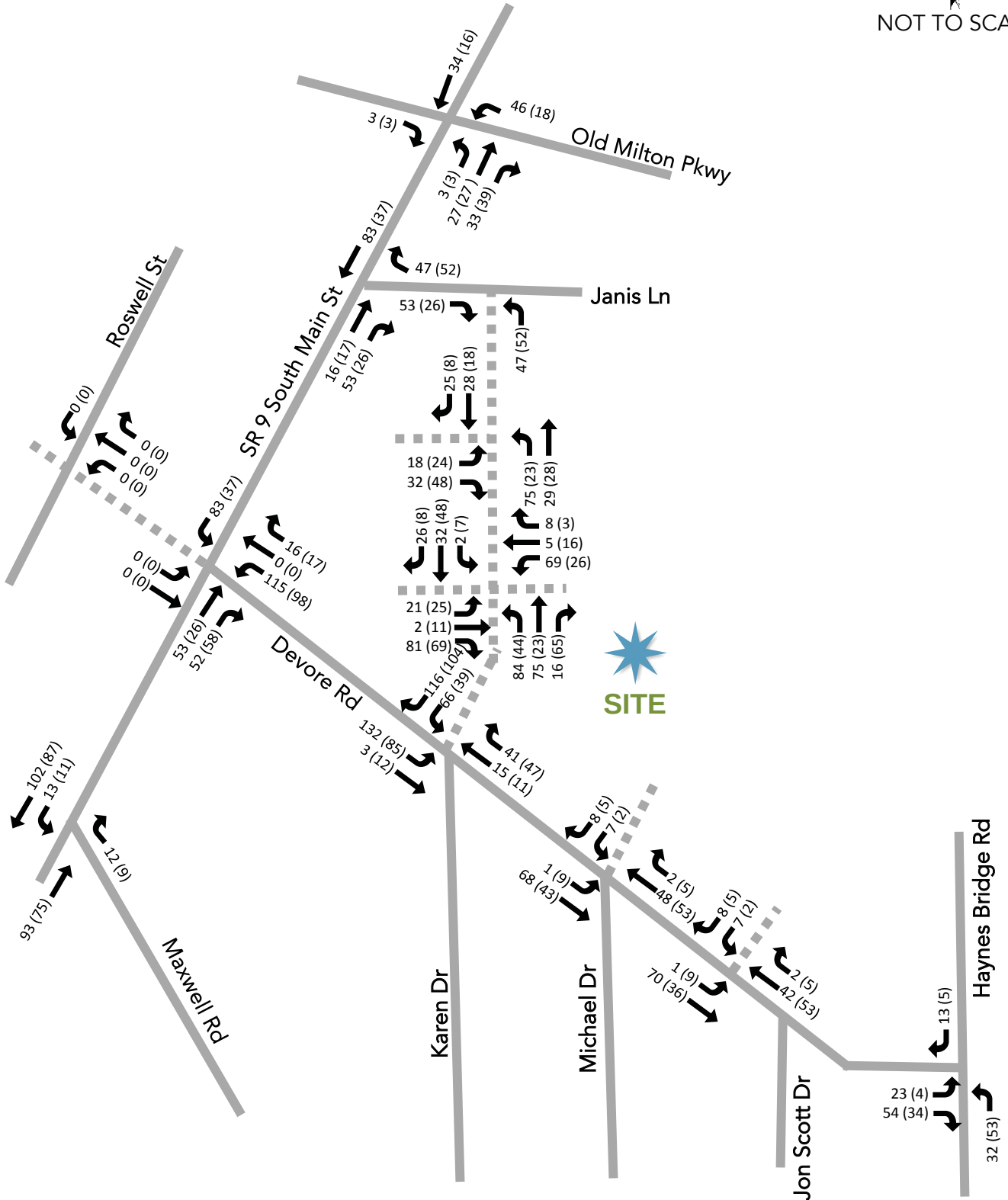
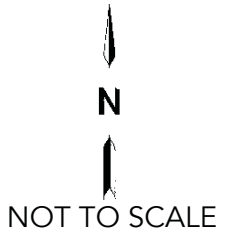
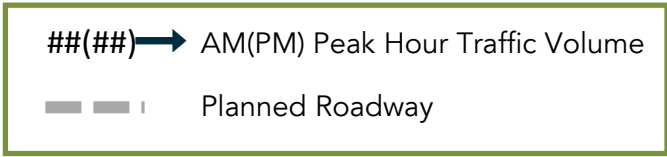
The assignment and directional distribution of new project trips was based on the existing traffic patterns in the area. The directional distribution for new trips is as follows:

Residential:

- 20% to/from north and east on SR 9 and Haynes Bridge Road to Old Milton Parkway
- 40% to/from west and south on SR 9
- 40% to/from south on Haynes Bridge Road

Commercial:

- 40% to/from north and east on SR 9 and Haynes Bridge Road to Old Milton Parkway
- 50% to/from west and south on SR 9
- 10% to/from south on Haynes Bridge Road



4. Background Conditions Capacity Analysis

The City of Alpharetta and the Georgia DOT has plans to modify the traffic lanes on SR 9. The project will modify the SR 9 at Maxwell Road intersection by cutting off access to Roswell Street. Devore Road will be realigned and extended west to intersect with Roswell Street at a roundabout. A traffic signal is planned for the realigned Devore Road.

As a result of the roadway changes, new traffic patterns will emerge. For example, traffic that current heads south on Roswell Street and continues onto Maxwell Road will likely use Devore Road to Haynes Bridge Road. The traffic that now heads south on SR 9 would turn left through the roundabout onto Devore Road and then right to SR 9. The reverse movements would be similar.

A traffic study was conducted for the road construction project. Traffic forecasts were made available and, to the extent reasonable, were incorporated into this study as background traffic conditions.

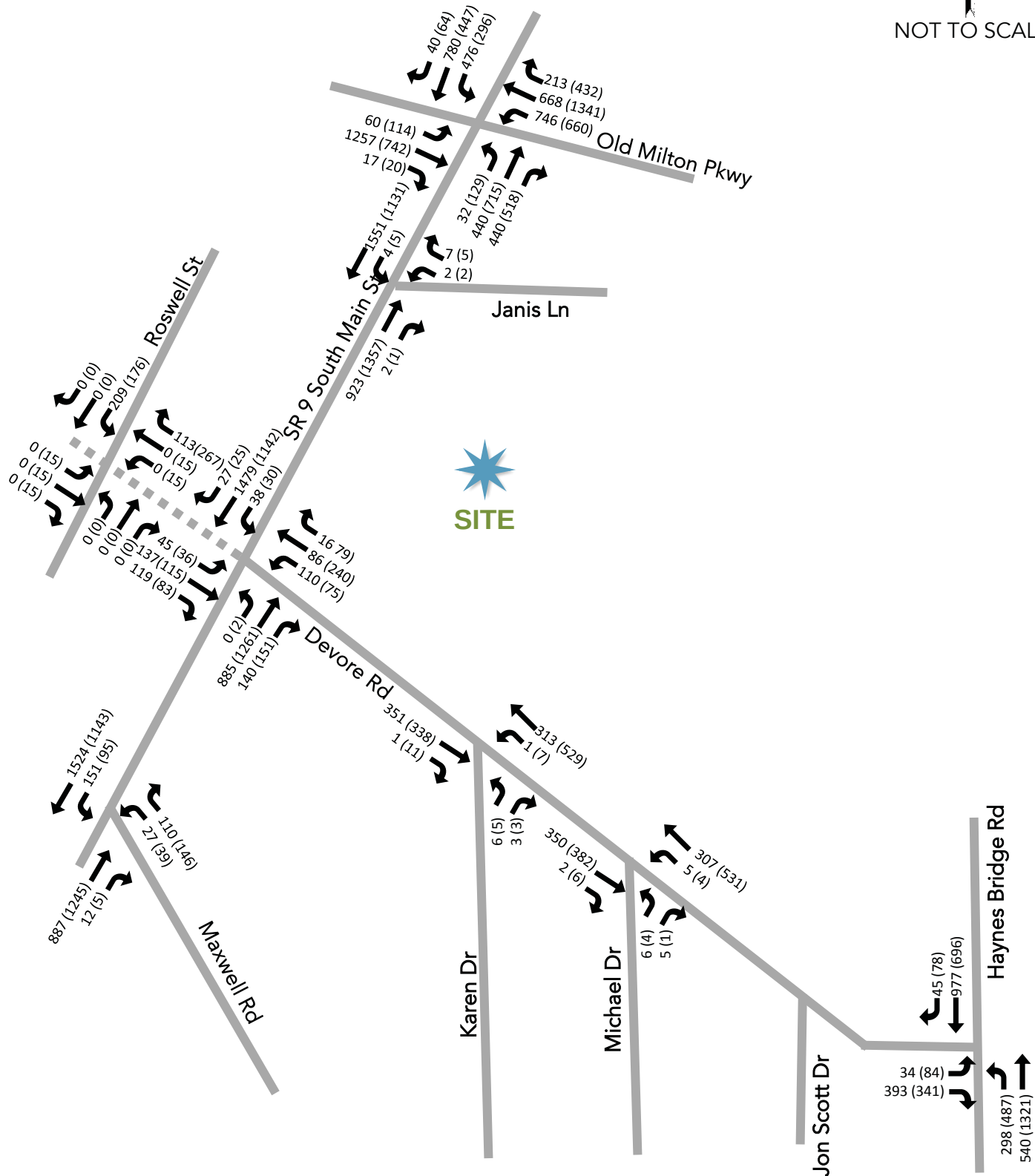
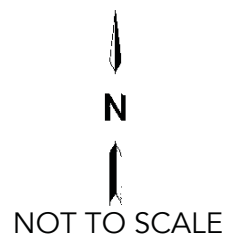
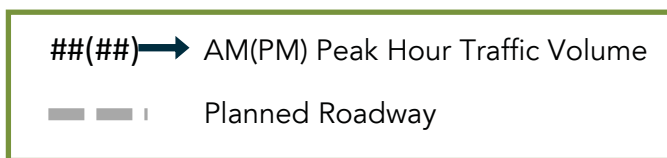
For the background capacity analysis, all GDOT improvements were assumed to be in place. It is important to note that the GDOT project should be complete by 2022 but the build-out year for the project is 2021. The results of the intersection capacity analysis are shown in Table 3 for background growth volumes shown in Figure 5.

Table 3: Background Conditions LOS

Intersection	Control	Approach	Peak Hour LOS	
			AM	PM
SR 9 at Devore Rd	Signal	Intersection	C	C
Roswell Street at Devore Rd	Roundabout	Intersection	A	A
SR 9 at Janis Ln	Side Street Stop	NB	A	A
		WB	E	E
SR 9 at Rucker Rd/Old Milton Pkwy	Signal	Intersection	E	E
Devore Rd at Karen Dr	Side Street Stop	EB	A	A
		WB	A	A
		NB	B	C
Devore Rd at Michael Dr	Side Street Stop	EB	A	A
		WB	A	A
		NB	B	C
Haynes Bridge at Devore Rd	Signal	Intersection	B	B
SR 9 at Maxwell Rd	Signal	Intersection	A	A

As a results of the SR 9 improvement project, the intersection of SR 9 at Devore Road will operate acceptably. There will be more traffic on Devore Road so the unsignalized approaches at Karen Dr and Michael Dr will degrade somewhat but not significantly over the existing case.

Figure 5: Background Volumes



5. Future Conditions Capacity Analysis

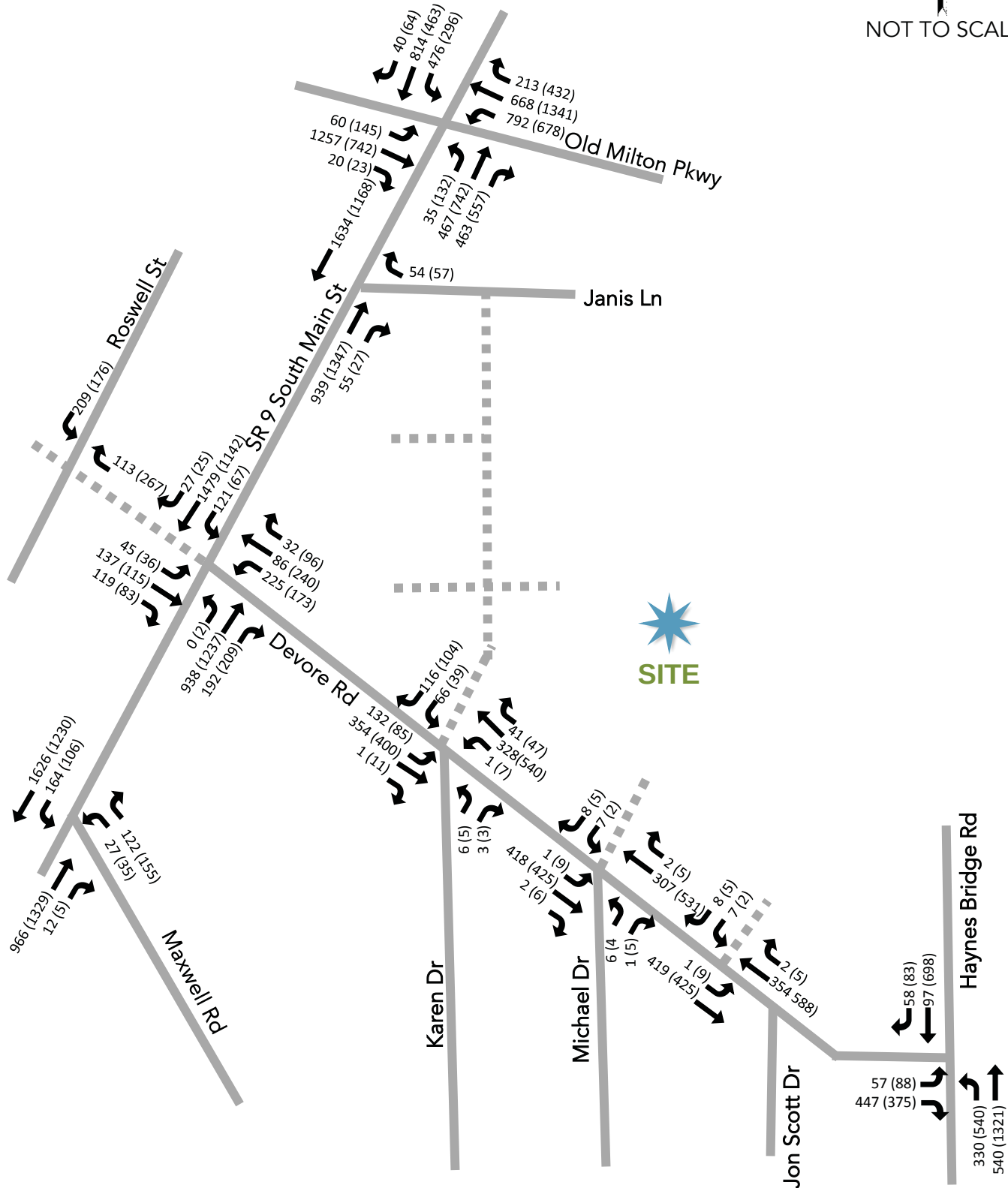
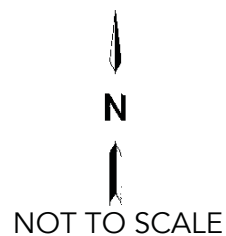
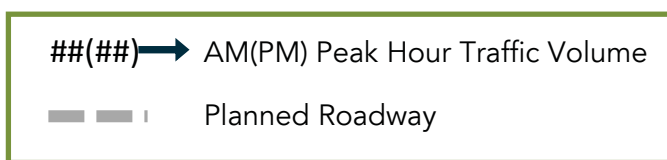
As stated previously, the future conditions assume that all of the GDOT improvements will be in place. This may not be the case for the first year of operation, depending on the construction schedule. The results of the intersection capacity analysis are shown in Table 4 for existing with project volumes shown in Figure 6.

Table 4: Future with Project Trips LOS

Intersection	Control	Approach	Peak Hour LOS	
			AM	PM
SR 9 at Devore Rd	Signal	Intersection	D	D
Roswell Street at Devore Rd	Roundabout	Intersection	A	A
SR 9 at Janis Ln	Side Street Stop	NB	A	A
		WB	C	C
SR 9 at Rucker Rd/Old Milton Pkwy	Signal	Intersection	E	E
Devore Rd at Karen Dr/Dwy 1	Side Street Stop	EB	A	A
		WB	A	A
		NB	D	D
		SB	D	D
Devore Rd at Michael Dr / Dwy 2	Side Street Stop	EB	A	A
		WB	A	A
		NB	B	C
		SB	B	C
Devore Rd at Driveway 3	Side Street Stop	EB	A	A
		WB	A	A
		SB	B	C
Haynes Bridge at Devore Rd	Signal	Intersection	C	B
SR 9 at Maxwell Rd	Signal	Intersection	A	A

All of the study intersections will be able to operate adequately with the site traffic and the planned improvements from the SR 9 project. Intersection capacity analyses worksheets are included in the Appendix.

Figure 6: Future with Project Volumes



6. Pre-GDOT Improvements Analysis

As stated previously, the proposed GDOT project may or may not be constructed by the time the development is ready to use the road network. An additional set of analysis was conducted for the intersection of SR 9 and Devore Road without the fourth leg or without a left turn lane on SR 9.

Intersection Configuration	AM Peak Dir - LOS	PM Peak Dir - LOS
Unsignalized, left/right lanes on Devore, Existing SR 9 lanes	WB – F	WB – F
	SBL – D	SBL – C
Signalized, left/right lanes on Devore, Existing SR 9 lanes	Intersection – C	Intersection – A
	SBL – D	SBL – B
Signalized, left/right lanes on Devore, SB left turn on SR 9	Intersection – B	Intersection – B
	SBL – A	SBL – B

The unsignalized conditions would be unacceptable in much the same way the intersection functions today. With a traffic signal but without a southbound left turn lane, the southbound queues on SR 9 are expected to be very long – beyond the Old Milton Pkwy intersection. With a turn lane, the queues will be manageable. A minimal length turn bay can be provided in the interim condition prior to the full construction of turn lanes and the median on SR 9. The 95% queue for the left turn bay will be less than 100 feet, assuming a left turn signal is provided.

7. Conclusions and Recommendations

The proposed South Main Street at Devore Road Mixed Use Community consisting of 29,500 square feet (sf) of retail space, 30,000 sf office space, 6,500 sf restaurants, a 60,500 sf brewery, 64 townhomes, 50 condominiums, 200 apartments with 1,321 parking spaces (1,030 spaces in parking structures, 256 spaces at the townhomes) is expected to be complete in 2021. The site is located in the southeast quadrant of the intersection of South Main Street (State Route 9) and Devore Road in the City of Alpharetta, Georgia, to the southwest of Janis Lane.

Vehicular access for the parking structures servicing the commercial uses, apartments and condominiums will be via three (3) entrances on a new interior roadway between Janis Lane and Devore Road at Karen Drive. The townhomes will be accessed by interior roadways intersecting with Devore Road two (2) locations, at Michael Drive and a new location to the southwest. Devore Road will provide access for the new vehicular trips at two (2) full-movement intersections at Haynes Bridge Road to the southeast and at South Main Street (SR 9) to the northwest. Janis Lane will provide access for the some of the new vehicular trips at the intersection with South Main Street (SR 9) to the north of the site. The intersection of Devore Road at Haynes Bridge Road is signalized and the intersection of Devore Road at South Main Street (SR 9) is expected to be signalized. Devore Road is expected to be extended to Roswell Street from South Main Street (SR 9) to the northwest to a new roundabout.

When completely occupied, the development is expected to generate approximately 233 entering and 255 exiting new vehicular trips during the morning peak volume hour. Approximately 179 entering and 205 exiting new evening peak hour vehicular trips are expected with a reduction taken for internal capture (trips between uses within the development) of approximately 17% during the morning peak hour and 26% during the evening peak hour. A total of 5,188 new entering and exiting vehicular trips are expected daily. Based on existing traffic patterns, approximately 20% of the new residential and 40% of the new commercial vehicular trips are expected to originate and terminate north and east of the development primarily via SR 9 and Haynes Bridge Road. Approximately 40% of the new residential and 50% of the new commercial trips are expected to use SR 9 west of the site. Approximately 40% of the new residential trips and 10% of the new commercial trips are expected to use Haynes Bridge Road from Devore Road to the south of the site.

Most study locations are expected to operate continue to operate adequately during weekday peak morning and evening hours with the new project trips in 2021 with the existing intersection lane configurations and traffic control. The planned improvements to add turning lanes and a traffic signal at the intersection of Devore Road and SR 9 will provide adequate operations with the new project trips.

Appendix

South Main Street at Devore Road

A Master Planned Mixed Use Community

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	9/30/2016	REC	CITY COMMENTS

This drawing is the property of Planners and Engineers Collaborative. It is to be used only for the project and site shown. It is not to be used for any other project or site without the written consent of Planners and Engineers Collaborative.

MASTER REZONING SITE PLAN

SHEET TITLE: MASTER REZONING SITE PLAN
 SCALE: 1" = 60'
 DATE: SEPT. 1, 2016
 PROJECT: 16143.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED BY A LICENSED PROFESSIONAL SURVEYOR.

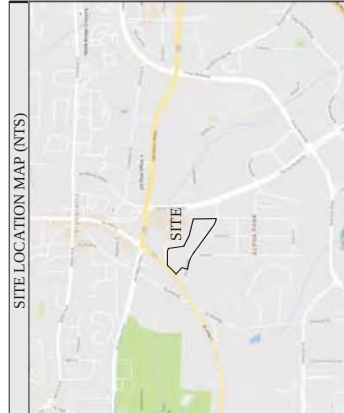


24 HOUR CONTACT:
 EYAL LIVNAT
 770-294-6543

SITE DATA:	
SITE AREA	12.913 ACRES
ZONING	C2
EXISTING ZONING	DT-MIX CONDITIONAL DENSITY
ZONING JURISDICTION	CITY OF ALPHARETTA
DENSITY CALCULATIONS	
FOR-SALE RESIDENTIAL TRACT	64 UNITS
MID-RISE CONDOMINIUM	50 UNITS
MID-RISE MULTIFAMILY	200 UNITS
TOTAL RESIDENTIAL	314 UNITS
TOTAL SITE DENSITY	2,437 UNITS/AC
RETAIL/RESTAURANTS	36,000 SF
BREWERY SPACE	30,000 SF
OFFICE SPACE	12,500 SF
TOTAL COMMERCIAL AREA	78,500 SF
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
REAR YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	5 FEET
PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY	N/A
PARKING SUMMARY	
POOLING PARKING BELOW BREWERY	150 SPACES
CONDOMINIUM PARKING DECK	400 SPACES
SURFACE PARKING PROVIDED	35 SPACES
TOTAL PARKING DECK PARKING	1,065 SPACES
RESIDENTIAL PARKING	256 SPACES
6 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT	
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED (100' X 100' X 10')	1.29 ACRES
CIVIC SPACE PROVIDED	1.30 ACRES (10.1%)
AMENITY SPACE REQUIRED	1.29 ACRES
AMENITY SPACE PROVIDED	1.33 ACRES (10.3%)

SPECIMEN TREE LEGEND:	
(X)	SPECIMEN TREE TO BE REMOVED
(O)	SPECIMEN TREE TO BE SAVED

- VARIANCE REQUEST:**
- ALLOW 5-STORY BUILDING HEIGHT.
 - ALLOW DENSITY OF 2,437 UNITS/ACRE.
 - ARCHITECTURE STYLE VARIANCE FROM DOWNTOWN ARCHITECTURE ROAD.
 - MULTIFAMILY BUILDING FACADE TO EXCEED 200 ALONG DEVORE ROAD.
 - FRONT YARD MAXIMUM SETBACK OF 10' TO BE EXCEEDED TO BREAK UP ALL THE LONG FRONTAGE.



ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

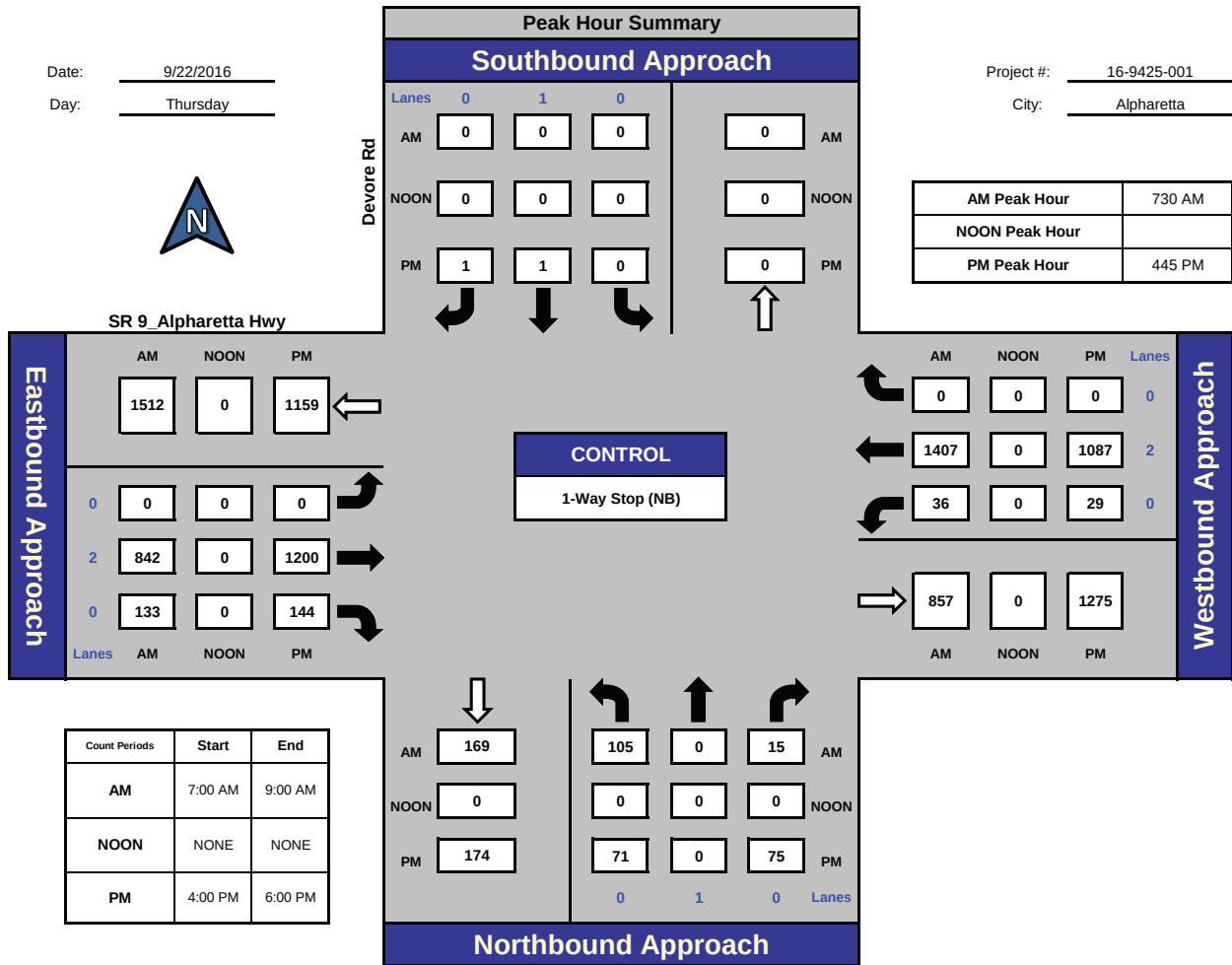
Devore Rd and SR 9 Alpharetta Hwy , Alpharetta

Date: 9/22/2016

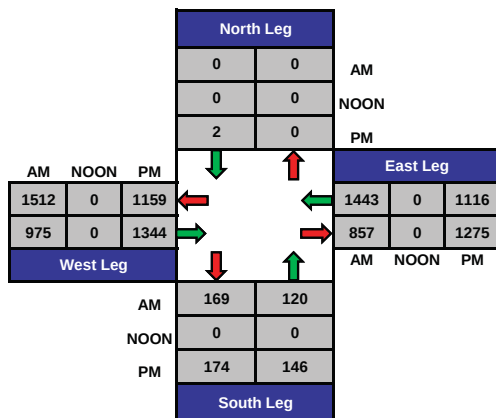
Day: Thursday

Project #: 16-9425-001

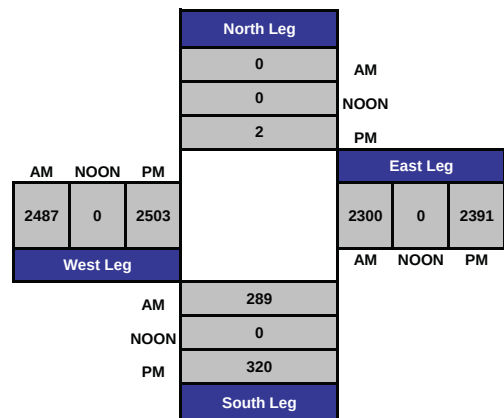
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-001

Location: Devore Rd & SR 9_Alpharetta Hwy

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Devore Rd Southbound					SR 9_Alpharetta Hwy Westbound					Devore Rd Northbound					SR 9_Alpharetta Hwy Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	317	17	0	334	4	0	22	0	26	9	135	0	0	144	504
7:15 AM	1	0	0	0	1	0	374	8	0	382	4	0	26	0	30	24	180	0	0	204	617
7:30 AM	0	0	0	0	0	0	374	11	0	385	4	0	22	0	26	35	200	0	0	235	646
7:45 AM	0	0	0	0	0	0	360	10	0	370	1	0	30	0	31	37	246	0	0	283	684
Total	1	0	0	0	1	0	1425	46	0	1471	13	0	100	0	113	105	761	0	0	866	2451
8:00 AM	0	0	0	0	0	0	312	5	0	317	6	0	29	0	35	24	189	0	0	213	565
8:15 AM	0	0	0	0	0	0	361	10	0	371	4	0	24	0	28	37	207	0	0	244	643
8:30 AM	0	0	0	0	0	0	299	9	0	308	4	0	26	0	30	36	216	0	0	252	590
8:45 AM	0	0	0	0	0	0	291	9	0	300	5	0	22	0	27	24	189	0	0	213	540
Total	0	0	0	0	0	0	1263	33	0	1296	19	0	101	0	120	121	801	0	0	922	2338

BREAK

4:00 PM	0	0	0	0	0	0	214	3	0	217	14	0	15	0	29	44	287	2	0	333	579
4:15 PM	1	0	0	0	1	0	234	8	0	242	8	0	21	0	29	20	252	1	0	273	545
4:30 PM	0	0	0	0	0	0	244	6	0	250	15	0	16	0	31	32	283	0	0	315	596
4:45 PM	1	0	0	0	1	0	273	5	0	278	13	0	17	0	30	28	296	0	0	324	633
Total	2	0	0	0	2	0	965	22	0	987	50	0	69	0	119	124	1118	3	0	1245	2353
5:00 PM	0	0	0	0	0	0	241	8	0	249	15	0	24	0	39	46	315	0	0	361	649
5:15 PM	0	1	0	0	1	0	273	10	0	283	27	0	14	0	41	38	330	0	0	368	693
5:30 PM	0	0	0	0	0	0	300	6	0	306	20	0	16	0	36	32	259	0	0	291	633
5:45 PM	1	0	0	0	1	0	221	5	0	226	11	0	29	0	40	30	214	1	0	245	512
Total	1	1	0	0	2	0	1035	29	0	1064	73	0	83	0	156	146	1118	1	0	1265	2487

Grand Total	4	1	0	0	5	0	4688	130	0	4818	155	0	353	0	508	496	3798	4	0	4298	9629
Apprch %	80.0	20.0	0.0	0.0		0.0	97.3	2.7	0.0		30.5	0.0	69.5	0.0		11.5	88.4	0.1	0.0		
Total %	0.0	0.0	0.0	0.0	0.1	0.0	48.7	1.4	0.0	50.0	1.6	0.0	3.7	0.0	5.3	5.2	39.4	0.0	0.0	44.6	
Cars, PU, Vans	4	1	0	0	5	0	4688	130	0	4818	155	0	353	0	508	496	3798	4	0	4298	9629
% Cars, PU, Vans	100.0	100.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	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

Project ID: 16-9425-001

Location: Devore Rd & SR 9_Alpharett

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	Devore Rd Southbound					SR 9_Alpharetta Hwy Westbound					Devore Rd Northbound					SR 9_Alpharetta Hwy Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	0	0	0	0		0	374	11	385		4	0	22	26		35	200	0	235		646
7:45 AM	0	0	0	0		0	360	10	370		1	0	30	31		37	246	0	283		684
8:00 AM	0	0	0	0		0	312	5	317		6	0	29	35		24	189	0	213		565
8:15 AM	0	0	0	0		0	361	10	371		4	0	24	28		37	207	0	244		643
Total Volume	0	0	0	0		0	1407	36	1443		15	0	105	120		133	842	0	975		2538
% App. Total	0.0	0.0	0.0	0		0.0	97.5	2.5	100		12.5	0.0	87.5	100		13.6	86.4	0.0	100		
PHF				0.000					0.937					0.857					0.861		
Cars, PU, Vans	0	0	0	0		0	1407	36	1443		15	0	105	120		133	842	0	975		2538
% Cars, PU, Vans	0.0	0.0	0.0	0.0		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
%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

PM

	Devore Rd Southbound					SR 9_Alpharetta Hwy Westbound					Devore Rd Northbound					SR 9_Alpharetta Hwy Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	1	0	0	1		0	273	5	278		13	0	17	30		28	296	0	324		633
5:00 PM	0	0	0	0		0	241	8	249		15	0	24	39		46	315	0	361		649
5:15 PM	0	1	0	1		0	273	10	283		27	0	14	41		38	330	0	368		693
5:30 PM	0	0	0	0		0	300	6	306		20	0	16	36		32	259	0	291		633
Total Volume	1	1	0	2		0	1087	29	1116		75	0	71	146		144	1200	0	1344		2608
% App. Total	50.0	50.0	0.0	100		0.0	97.4	2.6	100		51.4	0.0	48.6	100		10.7	89.3	0.0	100		
PHF				0.500					0.912					0.890					0.913		

ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

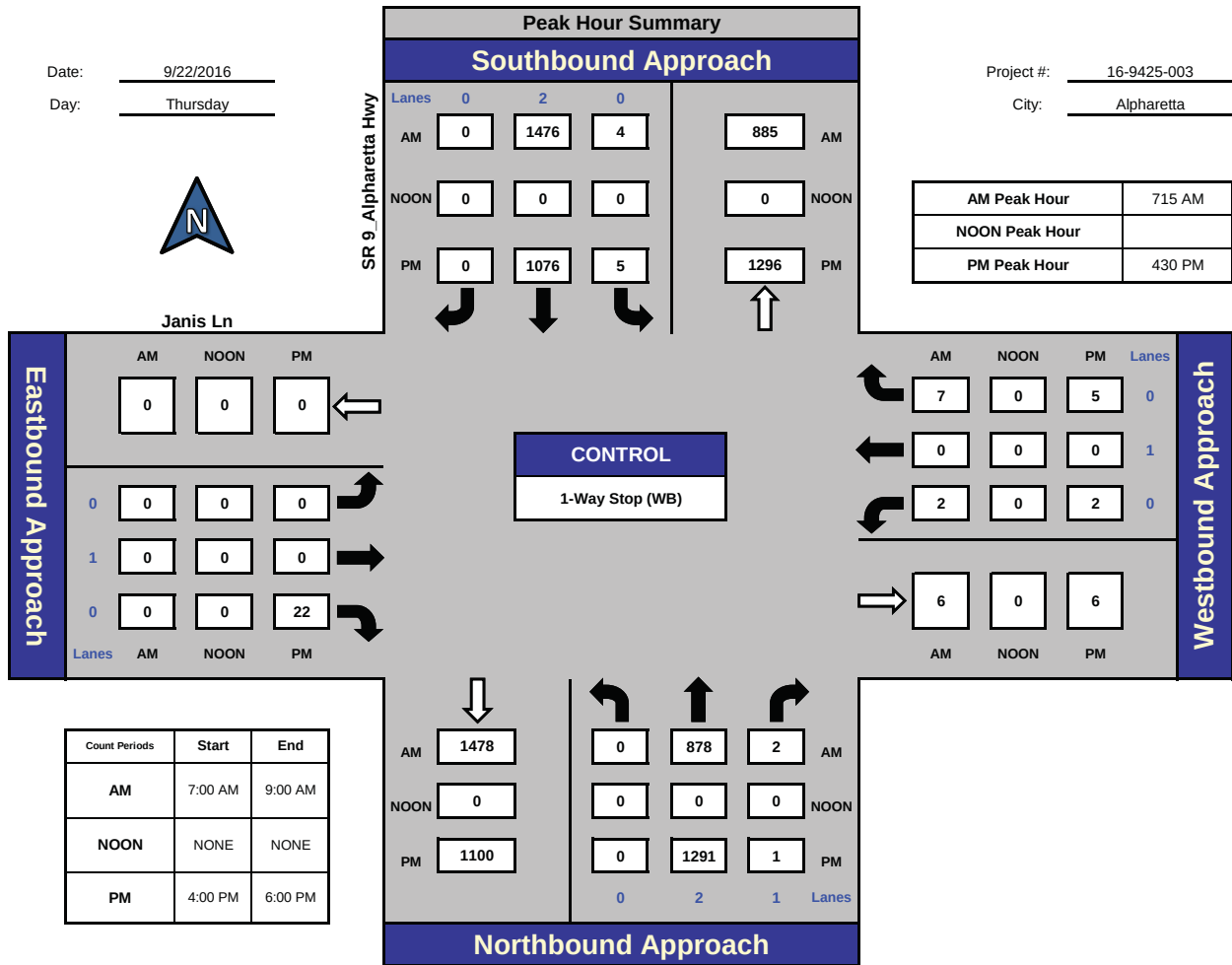
SR 9 Alpharetta Hwy and Janis Ln , Alpharetta

Date: 9/22/2016

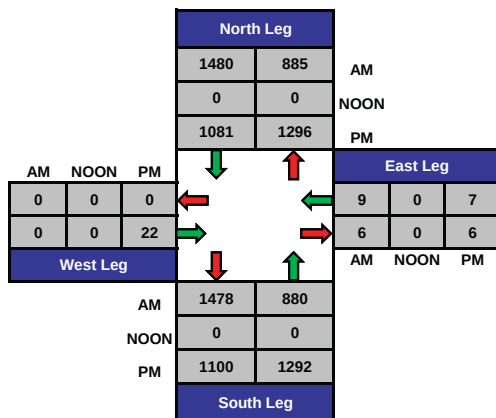
Day: Thursday

Project #: 16-9425-003

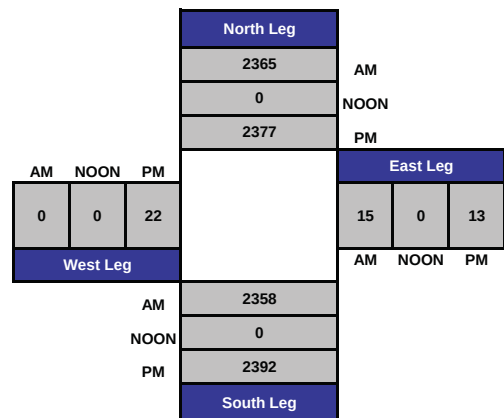
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-003

Location: SR 9_Alpharetta Hwy & Janis Ln

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	SR 9_Alpharetta Hwy Southbound					Janis Ln Westbound					SR 9_Alpharetta Hwy Northbound					Janis Ln Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	328	0	0	328	0	0	0	0	0	0	137	0	0	137	0	0	0	0	0	465
7:15 AM	0	451	3	0	454	0	0	1	0	1	0	182	0	0	182	0	0	0	0	0	637
7:30 AM	0	366	0	0	366	4	0	0	0	4	1	208	0	0	209	0	0	0	0	0	579
7:45 AM	0	355	1	0	356	3	0	1	0	4	1	252	0	0	253	0	0	0	0	0	613
Total	0	1500	4	0	1504	7	0	2	0	9	2	779	0	0	781	0	0	0	0	0	2294
8:00 AM	0	304	0	0	304	0	0	0	0	0	0	236	0	0	236	0	0	0	0	0	540
8:15 AM	0	343	2	0	345	0	0	1	0	1	0	198	0	0	198	0	0	0	0	0	544
8:30 AM	0	322	1	0	323	2	0	1	0	3	2	192	0	0	194	0	0	0	0	0	520
8:45 AM	0	302	0	0	302	2	0	1	0	3	1	215	0	0	216	1	0	0	0	1	522
Total	0	1271	3	0	1274	4	0	3	0	7	3	841	0	0	844	1	0	0	0	1	2126

BREAK

4:00 PM	0	240	2	0	242	2	0	1	0	3	2	326	0	0	328	2	0	4	0	6	579
4:15 PM	0	219	1	0	220	1	0	2	0	3	0	299	0	0	299	2	0	2	0	4	526
4:30 PM	0	268	2	0	270	2	0	0	0	2	1	337	0	0	338	4	0	0	0	4	614
4:45 PM	0	266	1	0	267	1	0	1	0	2	0	292	0	0	292	7	0	0	0	7	568
Total	0	993	6	0	999	6	0	4	0	10	3	1254	0	0	1257	15	0	6	0	21	2287
5:00 PM	0	268	1	0	269	1	0	1	0	2	0	304	0	0	304	6	0	0	0	6	581
5:15 PM	0	274	1	0	275	1	0	0	0	1	0	358	0	0	358	5	0	0	0	5	639
5:30 PM	0	272	0	0	272	0	0	0	0	0	2	323	0	0	325	5	0	0	0	5	602
5:45 PM	0	250	0	0	250	2	0	0	0	2	1	234	0	0	235	2	0	0	0	2	489
Total	0	1064	2	0	1066	4	0	1	0	5	3	1219	0	0	1222	18	0	0	0	18	2311

Grand Total	0	4828	15	0	4843	21	0	10	0	31	11	4093	0	0	4104	34	0	6	0	40	9018
Apprch %	0.0	99.7	0.3	0.0		67.7	0.0	32.3	0.0		0.3	99.7	0.0	0.0		85.0	0.0	15.0	0.0		
Total %	0.0	53.5	0.2	0.0	53.7	0.2	0.0	0.1	0.0	0.3	0.1	45.4	0.0	0.0	45.5	0.4	0.0	0.1	0.0	0.4	
Cars, PU, Vans	0	4828	15	0	4843	21	0	10	0	31	11	4093	0	0	4104	34	0	6	0	40	9018
% Cars, PU, Vans	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	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

Project ID: 16-9425-003

Location: SR 9_Alpharetta Hwy & Jani

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	SR 9_Alpharetta Hwy Southbound					Janis Ln Westbound					SR 9_Alpharetta Hwy Northbound					Janis Ln Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	451	3	454		0	0	1	1		0	182	0	182		0	0	0	0		637
7:30 AM	0	366	0	366		4	0	0	4		1	208	0	209		0	0	0	0		579
7:45 AM	0	355	1	356		3	0	1	4		1	252	0	253		0	0	0	0		613
8:00 AM	0	304	0	304		0	0	0	0		0	236	0	236		0	0	0	0		540
Total Volume	0	1476	4	1480		7	0	2	9		2	878	0	880		0	0	0	0		2369
% App. Total	0.0	99.7	0.3	100		77.8	0.0	22.2	100		0.2	99.8	0.0	100		0.0	0.0	0.0	0		
PHF				0.815					0.563					0.870					0.000		
Cars, PU, Vans	0	1476	4	1480		7	0	2	9		2	878	0	880		0	0	0	0		2369
% Cars, PU, Vans	0.0	100.0	100.0	100.0		100.0	0.0	100.0	100.0		100.0	100.0	0.0	100.0		0.0	0.0	0.0	0.0		100.0
Heavy Trucks	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

PM

	SR 9_Alpharetta Hwy Southbound					Janis Ln Westbound					SR 9_Alpharetta Hwy Northbound					Janis Ln Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	268	2	270		2	0	0	2		1	337	0	338		4	0	0	4		614
4:45 PM	0	266	1	267		1	0	1	2		0	292	0	292		7	0	0	7		568
5:00 PM	0	268	1	269		1	0	1	2		0	304	0	304		6	0	0	6		581
5:15 PM	0	274	1	275		1	0	0	1		0	358	0	358		5	0	0	5		639
Total Volume	0	1076	5	1081		5	0	2	7		1	1291	0	1292		22	0	0	22		2402
% App. Total	0.0	99.5	0.5	100		71.4	0.0	28.6	100		0.1	99.9	0.0	100		100.0	0.0	0.0	100		
PHF				0.983					0.875					0.902					0.786		

ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

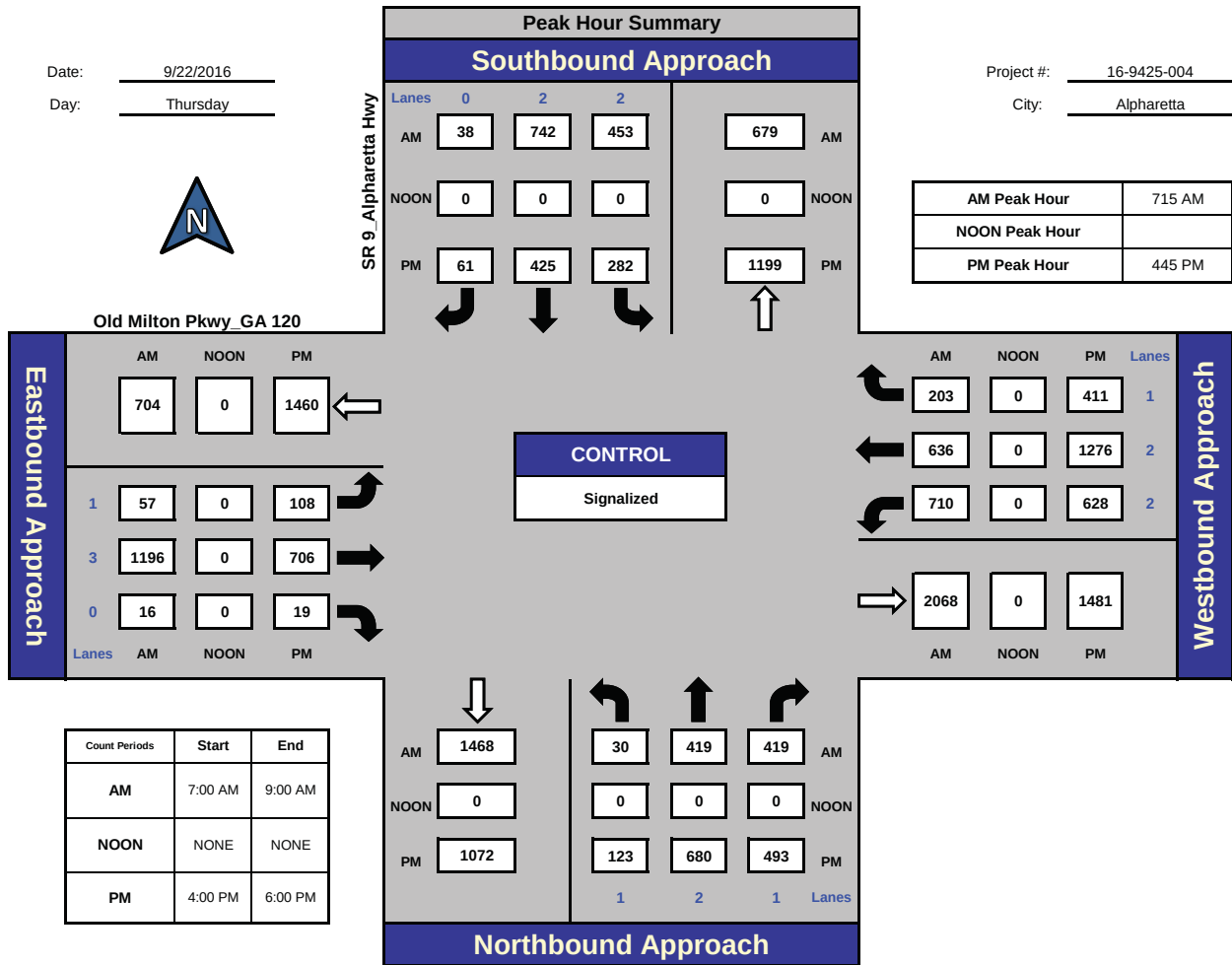
SR 9 Alpharetta Hwy and Old Milton Pkwy GA 120 , Alpharetta

Date: 9/22/2016

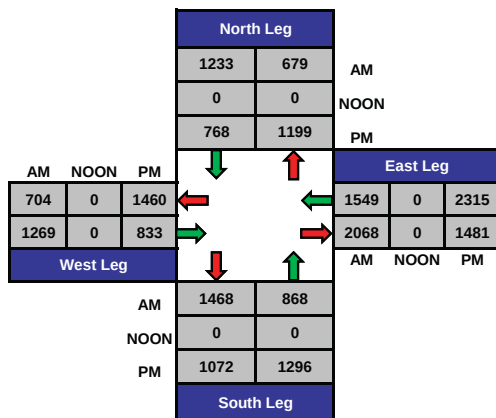
Day: Thursday

Project #: 16-9425-004

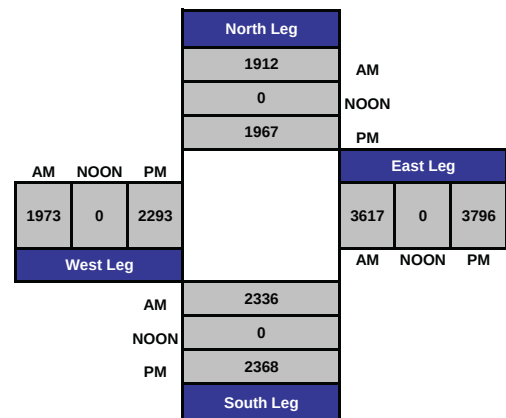
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-004

Location: SR 9_Alpharetta Hwy & Old Milton Pkwy_GA 120

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	SR 9_Alpharetta Hwy Southbound					Old Milton Pkwy_GA 120 Westbound					SR 9_Alpharetta Hwy Northbound					Old Milton Pkwy_GA 120 Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	4	148	129	0	281	36	133	185	0	354	67	48	7	0	122	2	225	9	0	236	993
7:15 AM	4	211	105	0	320	43	155	183	0	381	71	97	7	0	175	4	316	7	0	327	1203
7:30 AM	9	194	116	0	319	45	136	211	0	392	120	101	5	0	226	2	263	21	0	286	1223
7:45 AM	14	167	98	0	279	68	190	179	0	437	111	92	10	0	213	6	300	14	0	320	1249
Total	31	720	448	0	1199	192	614	758	0	1564	369	338	29	0	736	14	1104	51	0	1169	4668
8:00 AM	11	170	134	0	315	47	155	137	0	339	117	129	8	0	254	4	317	15	0	336	1244
8:15 AM	7	182	125	0	314	41	124	167	0	332	121	81	6	0	208	4	231	11	0	246	1100
8:30 AM	8	146	122	0	276	62	145	159	0	366	97	63	3	0	163	6	275	13	0	294	1099
8:45 AM	11	172	91	0	274	80	123	122	0	325	110	111	11	0	232	9	281	18	0	308	1139
Total	37	670	472	0	1179	230	547	585	0	1362	445	384	28	0	857	23	1104	57	0	1184	4582

BREAK

4:00 PM	14	129	65	0	208	74	277	107	0	458	144	139	20	0	303	3	158	20	0	181	1150
4:15 PM	17	77	60	0	154	81	361	141	0	583	148	130	22	0	300	10	133	19	0	162	1199
4:30 PM	24	111	61	0	196	83	320	144	0	547	132	181	20	0	333	4	166	19	0	189	1265
4:45 PM	11	126	62	0	199	87	337	167	0	591	132	165	26	0	323	8	173	21	0	202	1315
Total	66	443	248	0	757	325	1295	559	0	2179	556	615	88	0	1259	25	630	79	0	734	4929
5:00 PM	16	105	68	0	189	120	312	147	0	579	124	165	22	0	311	3	191	28	0	222	1301
5:15 PM	15	103	72	0	190	103	299	139	0	541	117	191	42	0	350	4	186	31	0	221	1302
5:30 PM	19	91	80	0	190	101	328	175	0	604	120	159	33	0	312	4	156	28	0	188	1294
5:45 PM	16	98	69	0	183	107	307	143	0	557	102	146	24	0	272	3	137	26	0	166	1178
Total	66	397	289	0	752	431	1246	604	0	2281	463	661	121	0	1245	14	670	113	0	797	5075

Grand Total	200	2230	1457	0	3887	1178	3702	2506	0	7386	1833	1998	266	0	4097	76	3508	300	0	3884	19254
Apprch %	5.1	57.4	37.5	0.0		15.9	50.1	33.9	0.0		44.7	48.8	6.5	0.0		2.0	90.3	7.7	0.0		
Total %	1.0	11.6	7.6	0.0	20.2	6.1	19.2	13.0	0.0	38.4	9.5	10.4	1.4	0.0	21.3	0.4	18.2	1.6	0.0	20.2	
Cars, PU, Vans	200	2230	1457	0	3887	1178	3702	2506	0	7386	1833	1998	266	0	4097	76	3508	300	0	3884	19254
% Cars, PU, Vans	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	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

Project ID: 16-9425-004

Location: SR 9_Alpharetta Hwy & Old

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	SR 9_Alpharetta Hwy Southbound					Old Milton Pkwy_GA 120 Westbound					SR 9_Alpharetta Hwy Northbound					Old Milton Pkwy_GA 120 Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	4	211	105	320		43	155	183	381		71	97	7	175		4	316	7	327		1203
7:30 AM	9	194	116	319		45	136	211	392		120	101	5	226		2	263	21	286		1223
7:45 AM	14	167	98	279		68	190	179	437		111	92	10	213		6	300	14	320		1249
8:00 AM	11	170	134	315		47	155	137	339		117	129	8	254		4	317	15	336		1244
Total Volume	38	742	453	1233		203	636	710	1549		419	419	30	868		16	1196	57	1269		4919
% App. Total	3.1	60.2	36.7	100		13.1	41.1	45.8	100		48.3	48.3	3.5	100		1.3	94.2	4.5	100		
PHF				0.963					0.886					0.854					0.944		
Cars, PU, Vans	38	742	453	1233		203	636	710	1549		419	419	30	868		16	1196	57	1269		4919
% Cars, PU, Vans	100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0		100.0	100.0	100.0	100.0		100.0
Heavy Trucks	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

PM

	SR 9_Alpharetta Hwy Southbound					Old Milton Pkwy_GA 120 Westbound					SR 9_Alpharetta Hwy Northbound					Old Milton Pkwy_GA 120 Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	11	126	62	199		87	337	167	591		132	165	26	323		8	173	21	202		1315
5:00 PM	16	105	68	189		120	312	147	579		124	165	22	311		3	191	28	222		1301
5:15 PM	15	103	72	190		103	299	139	541		117	191	42	350		4	186	31	221		1302
5:30 PM	19	91	80	190		101	328	175	604		120	159	33	312		4	156	28	188		1294
Total Volume	61	425	282	768		411	1276	628	2315		493	680	123	1296		19	706	108	833		5212
% App. Total	7.9	55.3	36.7	100		17.8	55.1	27.1	100		38.0	52.5	9.5	100		2.3	84.8	13.0	100		
PHF				0.965					0.958					0.926					0.938		

ITM Peak Hour Summary

Prepared by:

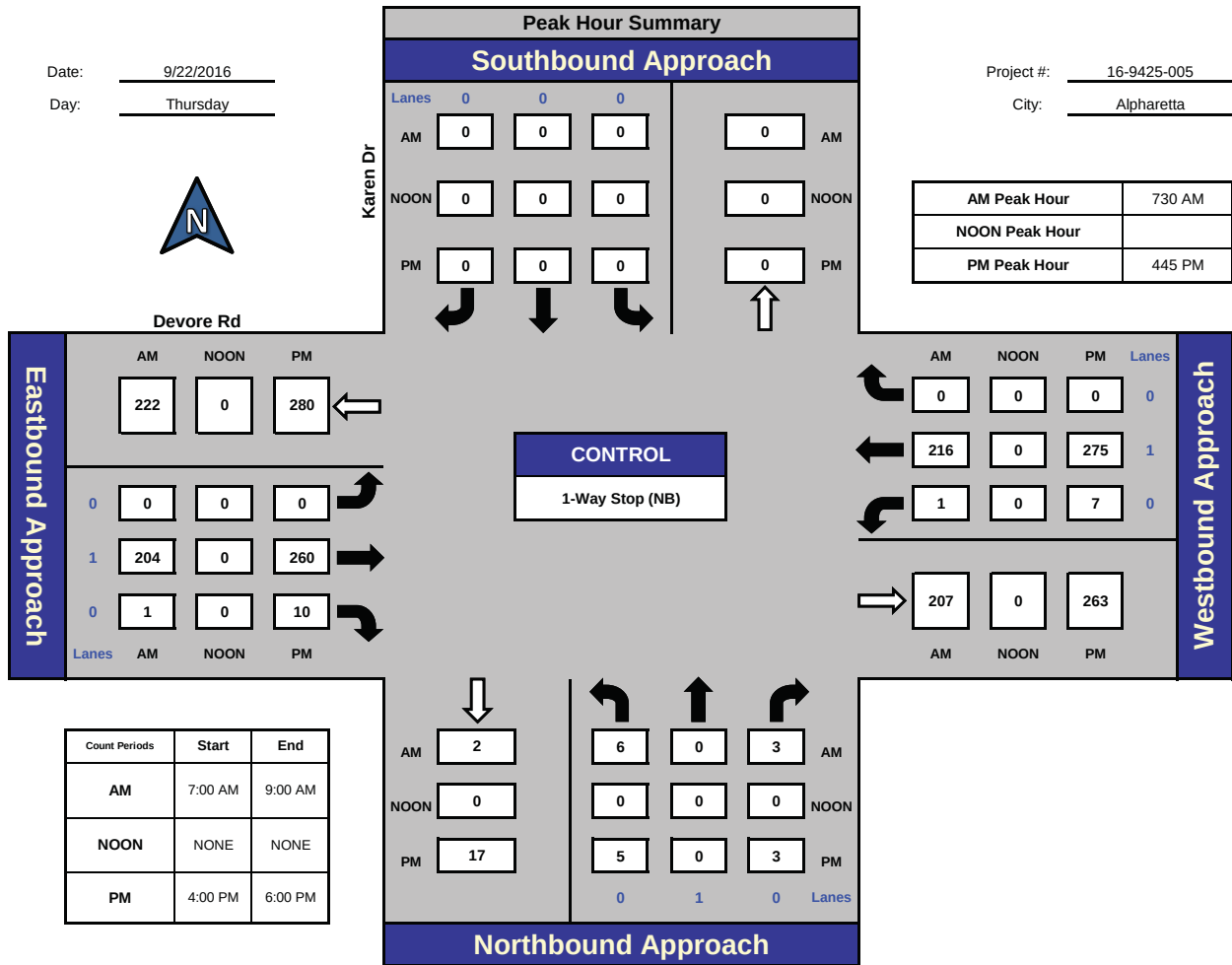


National Data & Surveying Services

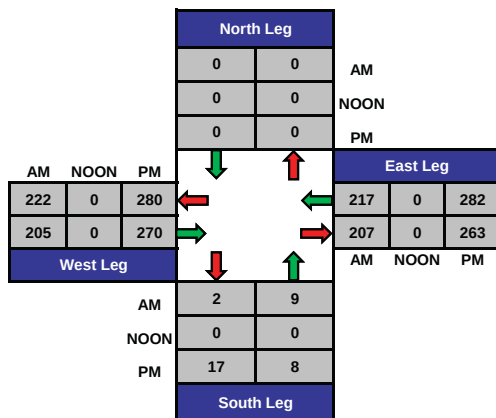
Karen Dr and Devore Rd , Alpharetta

Date: 9/22/2016
Day: Thursday

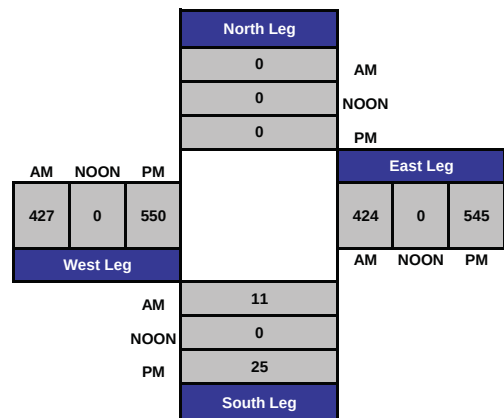
Project #: 16-9425-005
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-005
Location: Karen Dr & Devore Rd
City: Alpharetta

Day: Thursday
Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Karen Dr Southbound					Devore Rd Westbound					Karen Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	30	3	0	33	1	0	2	0	3	0	22	0	0	22	58
7:15 AM	0	0	0	0	0	0	43	1	0	44	1	0	0	0	1	1	40	0	0	41	86
7:30 AM	0	0	0	0	0	0	54	0	0	54	0	0	2	0	2	1	46	0	0	47	103
7:45 AM	0	0	0	0	0	0	63	1	0	64	1	0	3	0	4	0	55	0	0	55	123
Total	0	0	0	0	0	0	190	5	0	195	3	0	7	0	10	2	163	0	0	165	370
8:00 AM	0	0	0	0	0	0	43	0	0	43	1	0	1	0	2	0	44	0	0	44	89
8:15 AM	0	0	0	0	0	0	56	0	0	56	1	0	0	0	1	0	59	0	0	59	116
8:30 AM	0	0	0	0	0	0	51	1	0	52	0	0	0	0	0	1	35	0	0	36	88
8:45 AM	0	0	0	0	0	0	46	1	0	47	0	0	1	0	1	0	39	0	0	39	87
Total	0	0	0	0	0	0	196	2	0	198	2	0	2	0	4	1	177	0	0	178	380

BREAK

4:00 PM	0	0	0	0	0	0	38	2	0	40	3	0	1	0	4	4	60	0	0	64	108
4:15 PM	0	0	0	0	0	0	52	2	0	54	1	0	2	0	3	2	51	0	0	53	110
4:30 PM	0	0	0	0	0	0	41	3	0	44	2	0	2	0	4	3	61	0	0	64	112
4:45 PM	0	0	0	0	0	0	62	3	0	65	0	0	2	0	2	3	54	0	0	57	124
Total	0	0	0	0	0	0	193	10	0	203	6	0	7	0	13	12	226	0	0	238	454
5:00 PM	0	0	0	0	0	0	55	1	0	56	2	0	1	0	3	1	72	0	0	73	132
5:15 PM	0	0	0	0	0	0	88	2	0	90	1	0	1	0	2	1	65	0	0	66	158
5:30 PM	0	0	0	0	0	0	70	1	0	71	0	0	1	0	1	5	69	0	0	74	146
5:45 PM	0	0	0	0	0	0	56	1	0	57	0	0	1	0	1	0	36	0	0	36	94
Total	0	0	0	0	0	0	269	5	0	274	3	0	4	0	7	7	242	0	0	249	530

Grand Total	0	0	0	0	0	0	848	22	0	870	14	0	20	0	34	22	808	0	0	830	1734
Apprch %	0.0	0.0	0.0	0.0		0.0	97.5	2.5	0.0		41.2	0.0	58.8	0.0		2.7	97.3	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	48.9	1.3	0.0	50.2	0.8	0.0	1.2	0.0	2.0	1.3	46.6	0.0	0.0	47.9	
Cars, PU, Vans	0	0	0	0	0	0	848	22	0	870	14	0	20	0	34	22	808	0	0	830	1734
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	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

Project ID: 16-9425-005
Location: Karen Dr & Devore Rd
City: Alpharetta

PEAK HOURS

Day: Thursday
Date: 9/22/2016

AM

	Karen Dr Southbound					Devore Rd Westbound					Karen Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	0	0	0	0		0	54	0	54		0	0	2	2		1	46	0	47		103
7:45 AM	0	0	0	0		0	63	1	64		1	0	3	4		0	55	0	55		123
8:00 AM	0	0	0	0		0	43	0	43		1	0	1	2		0	44	0	44		89
8:15 AM	0	0	0	0		0	56	0	56		1	0	0	1		0	59	0	59		116
Total Volume	0	0	0	0		0	216	1	217		3	0	6	9		1	204	0	205		431
% App. Total	0.0	0.0	0.0	0		0.0	99.5	0.5	100		33.3	0.0	66.7	100		0.5	99.5	0.0	100		
PHF				0.000					0.848					0.563					0.869		
Cars, PU, Vans	0	0	0	0		0	216	1	217		3	0	6	9		1	204	0	205		431
% Cars, PU, Vans	0.0	0.0	0.0	0.0		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
%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

PM

	Karen Dr Southbound					Devore Rd Westbound					Karen Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	0	0	0		0	62	3	65		0	0	2	2		3	54	0	57		124
5:00 PM	0	0	0	0		0	55	1	56		2	0	1	3		1	72	0	73		132
5:15 PM	0	0	0	0		0	88	2	90		1	0	1	2		1	65	0	66		158
5:30 PM	0	0	0	0		0	70	1	71		0	0	1	1		5	69	0	74		146
Total Volume	0	0	0	0		0	275	7	282		3	0	5	8		10	260	0	270		560
% App. Total	0.0	0.0	0.0	0		0.0	97.5	2.5	100		37.5	0.0	62.5	100		3.7	96.3	0.0	100		
PHF				0.000					0.783					0.667					0.912		

ITM Peak Hour Summary

Prepared by:

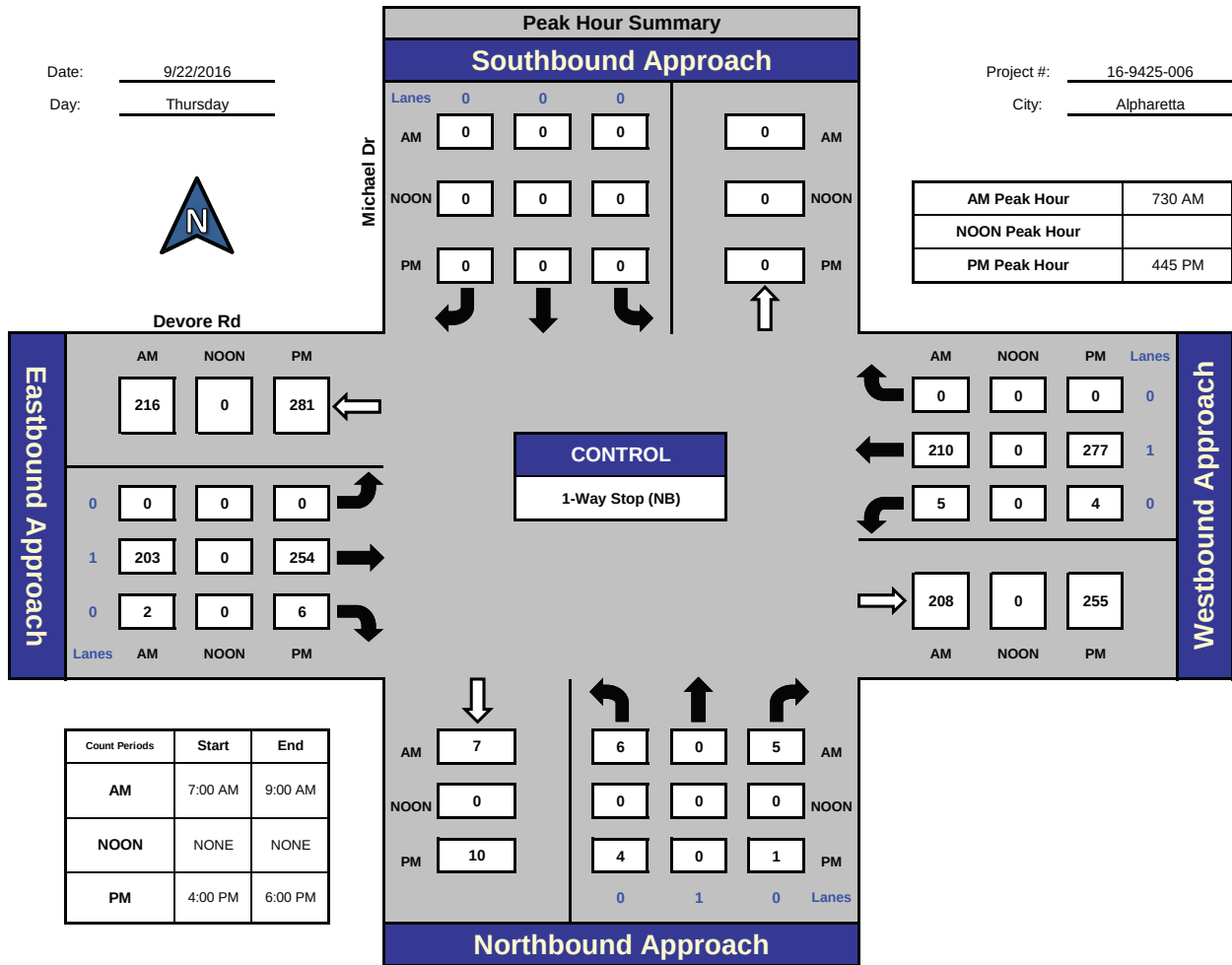


National Data & Surveying Services

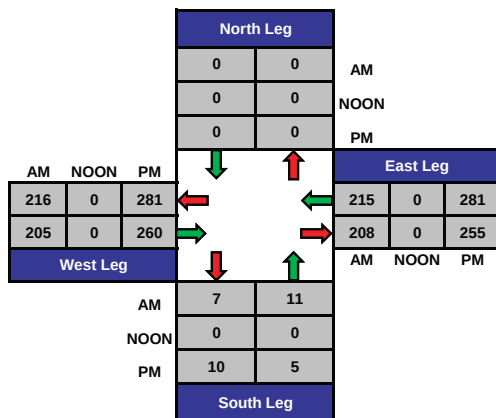
Michael Dr and Devore Rd , Alpharetta

Date: 9/22/2016
Day: Thursday

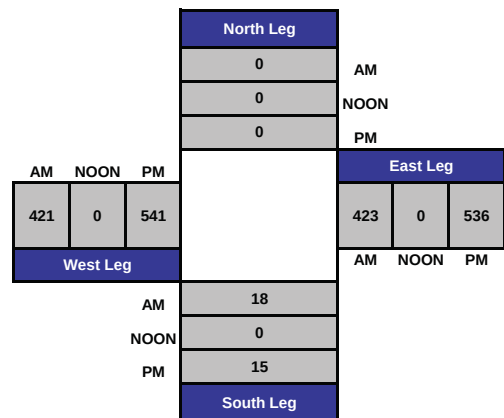
Project #: 16-9425-006
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-006
Location: Michael Dr & Devore Rd
City: Alpharetta

Day: Thursday
Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Michael Dr Southbound					Devore Rd Westbound					Michael Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	28	0	0	28	2	0	4	0	6	0	23	0	0	23	57
7:15 AM	0	0	0	0	0	0	44	0	0	44	1	0	2	0	3	1	42	0	0	43	90
7:30 AM	0	0	0	0	0	0	49	2	0	51	4	0	2	0	6	1	46	0	0	47	104
7:45 AM	0	0	0	0	0	0	63	2	0	65	1	0	2	0	3	0	57	0	0	57	125
Total	0	0	0	0	0	0	184	4	0	188	8	0	10	0	18	2	168	0	0	170	376
8:00 AM	0	0	0	0	0	0	43	0	0	43	0	0	1	0	1	0	47	0	0	47	91
8:15 AM	0	0	0	0	0	0	55	1	0	56	0	0	1	0	1	1	53	0	0	54	111
8:30 AM	0	0	0	0	0	0	52	1	0	53	0	0	2	0	2	1	34	0	0	35	90
8:45 AM	0	0	0	0	0	0	46	1	0	47	0	0	1	0	1	0	40	0	0	40	88
Total	0	0	0	0	0	0	196	3	0	199	0	0	5	0	5	2	174	0	0	176	380

BREAK

4:00 PM	0	0	0	0	0	0	38	1	0	39	2	0	0	0	2	1	64	0	0	65	106
4:15 PM	0	0	0	0	0	0	55	2	0	57	1	0	3	0	4	1	49	0	0	50	111
4:30 PM	0	0	0	0	0	0	42	1	0	43	1	0	1	0	2	1	59	0	0	60	105
4:45 PM	0	0	0	0	0	0	64	2	0	66	0	0	3	0	3	1	54	0	0	55	124
Total	0	0	0	0	0	0	199	6	0	205	4	0	7	0	11	4	226	0	0	230	446
5:00 PM	0	0	0	0	0	0	57	0	0	57	0	0	1	0	1	0	69	0	0	69	127
5:15 PM	0	0	0	0	0	0	88	2	0	90	1	0	0	0	1	2	63	0	0	65	156
5:30 PM	0	0	0	0	0	0	68	0	0	68	0	0	0	0	0	3	68	0	0	71	139
5:45 PM	0	0	0	0	0	0	55	2	0	57	1	0	3	0	4	0	38	0	0	38	99
Total	0	0	0	0	0	0	268	4	0	272	2	0	4	0	6	5	238	0	0	243	521
Grand Total	0	0	0	0	0	0	847	17	0	864	14	0	26	0	40	13	806	0	0	819	1723
Apprch %	0.0	0.0	0.0	0.0		0.0	98.0	2.0	0.0		35.0	0.0	65.0	0.0		1.6	98.4	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	49.2	1.0	0.0	50.1	0.8	0.0	1.5	0.0	2.3	0.8	46.8	0.0	0.0	47.5	
Cars, PU, Vans	0	0	0	0	0	0	847	17	0	864	14	0	26	0	40	13	806	0	0	819	1723
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	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

Project ID: 16-9425-006
Location: Michael Dr & Devore Rd
City: Alpharetta

PEAK HOURS

Day: Thursday
Date: 9/22/2016

AM

	Michael Dr Southbound					Devore Rd Westbound					Michael Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	0	0	0	0		0	49	2	51		4	0	2	6		1	46	0	47		104
7:45 AM	0	0	0	0		0	63	2	65		1	0	2	3		0	57	0	57		125
8:00 AM	0	0	0	0		0	43	0	43		0	0	1	1		0	47	0	47		91
8:15 AM	0	0	0	0		0	55	1	56		0	0	1	1		1	53	0	54		111
Total Volume	0	0	0	0		0	210	5	215		5	0	6	11		2	203	0	205		431
% App. Total	0.0	0.0	0.0	0		0.0	97.7	2.3	100		45.5	0.0	54.5	100		1.0	99.0	0.0	100		
PHF				0.000					0.827					0.458					0.899		
Cars, PU, Vans	0	0	0	0		0	210	5	215		5	0	6	11		2	203	0	205		431
% Cars, PU, Vans	0.0	0.0	0.0	0.0		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
%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

PM

	Michael Dr Southbound					Devore Rd Westbound					Michael Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	0	0	0		0	64	2	66		0	0	3	3		1	54	0	55		124
5:00 PM	0	0	0	0		0	57	0	57		0	0	1	1		0	69	0	69		127
5:15 PM	0	0	0	0		0	88	2	90		1	0	0	1		2	63	0	65		156
5:30 PM	0	0	0	0		0	68	0	68		0	0	0	0		3	68	0	71		139
Total Volume	0	0	0	0		0	277	4	281		1	0	4	5		6	254	0	260		546
% App. Total	0.0	0.0	0.0	0		0.0	98.6	1.4	100		20.0	0.0	80.0	100		2.3	97.7	0.0	100		
PHF				0.000					0.781					0.417					0.915		

ITM Peak Hour Summary

Prepared by:

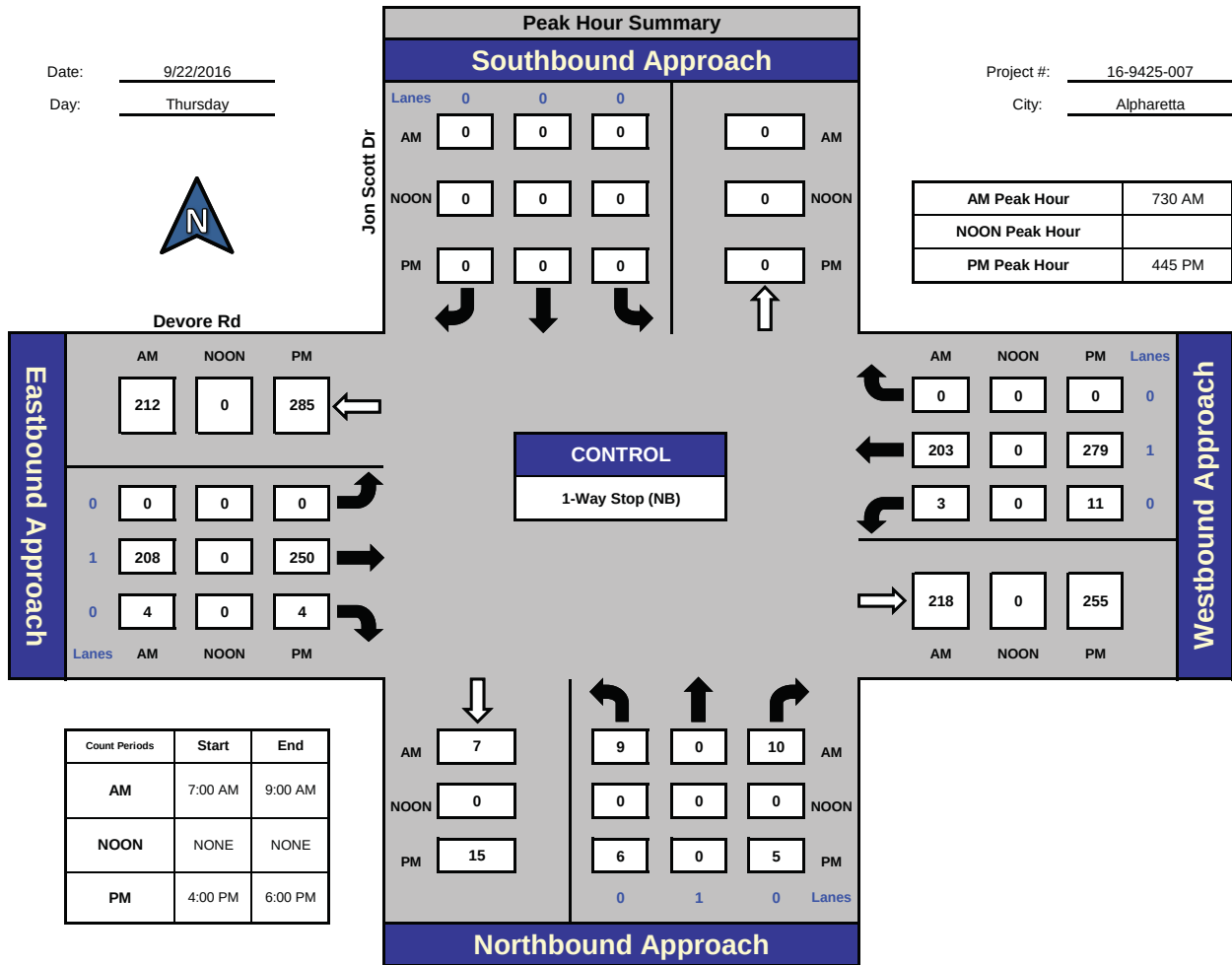


National Data & Surveying Services

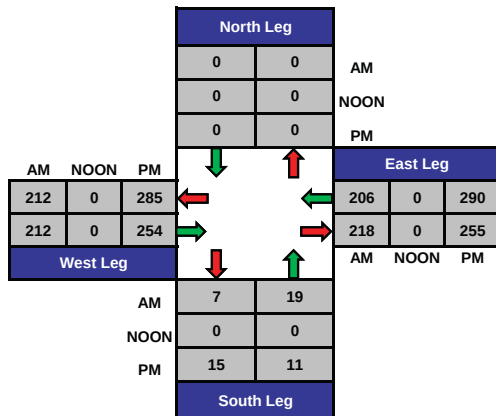
Jon Scott Dr and Devore Rd , Alpharetta

Date: 9/22/2016
Day: Thursday

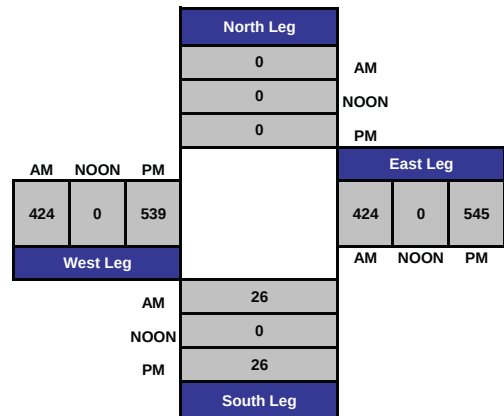
Project #: 16-9425-007
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-007

Location: Jon Scott Dr & Devore Rd

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Jon Scott Dr Southbound					Devore Rd Westbound					Jon Scott Dr Northbound					Devore Rd Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	24	0	0	24	1	0	5	0	6	0	25	0	0	25	55
7:15 AM	0	0	0	0	0	0	41	0	0	41	1	0	3	0	4	2	41	0	0	43	88
7:30 AM	0	0	0	0	0	0	49	0	0	49	1	0	4	0	5	2	47	0	0	49	103
7:45 AM	0	0	0	0	0	0	60	1	0	61	6	0	4	0	10	2	55	0	0	57	128
Total	0	0	0	0	0	0	174	1	0	175	9	0	16	0	25	6	168	0	0	174	374
8:00 AM	0	0	0	0	0	0	42	1	0	43	1	0	0	0	1	0	46	0	0	46	90
8:15 AM	0	0	0	0	0	0	52	1	0	53	2	0	1	0	3	0	60	0	0	60	116
8:30 AM	0	0	0	0	0	0	54	0	0	54	2	0	0	0	2	1	33	0	0	34	90
8:45 AM	0	0	0	0	0	0	44	1	0	45	1	0	2	0	3	2	36	0	0	38	86
Total	0	0	0	0	0	0	192	3	0	195	6	0	3	0	9	3	175	0	0	178	382

BREAK

4:00 PM	0	0	0	0	0	0	37	0	0	37	1	0	0	0	1	2	60	0	0	62	100
4:15 PM	0	0	0	0	0	0	56	1	0	57	0	0	0	0	0	2	50	0	0	52	109
4:30 PM	0	0	0	0	0	0	37	0	0	37	0	0	4	0	4	2	61	0	0	63	104
4:45 PM	0	0	0	0	0	0	67	1	0	68	2	0	1	0	3	1	49	0	0	50	121
Total	0	0	0	0	0	0	197	2	0	199	3	0	5	0	8	7	220	0	0	227	434
5:00 PM	0	0	0	0	0	0	52	4	0	56	1	0	0	0	1	1	72	0	0	73	130
5:15 PM	0	0	0	0	0	0	89	5	0	94	0	0	2	0	2	1	63	0	0	64	160
5:30 PM	0	0	0	0	0	0	71	1	0	72	2	0	3	0	5	1	66	0	0	67	144
5:45 PM	0	0	0	0	0	0	55	1	0	56	0	0	0	0	0	4	33	0	0	37	93
Total	0	0	0	0	0	0	267	11	0	278	3	0	5	0	8	7	234	0	0	241	527

Grand Total	0	0	0	0	0	0	830	17	0	847	21	0	29	0	50	23	797	0	0	820	1717
Apprch %	0.0	0.0	0.0	0.0		0.0	98.0	2.0	0.0		42.0	0.0	58.0	0.0		2.8	97.2	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	48.3	1.0	0.0	49.3	1.2	0.0	1.7	0.0	2.9	1.3	46.4	0.0	0.0	47.8	
Cars, PU, Vans	0	0	0	0	0	0	830	17	0	847	21	0	29	0	50	23	797	0	0	820	1717
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	100.0	0.0	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

Project ID: 16-9425-007

Location: Jon Scott Dr & Devore Rd

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

Row	Jon Scott Dr Southbound				Devore Rd Westbound				Jon Scott Dr Northbound				Devore Rd Eastbound				
Start Time	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
7:30 AM	0	0	0	0	0	49	0	49	1	0	4	5	2	47	0	49	103
7:45 AM	0	0	0	0	0	60	1	61	6	0	4	10	2	55	0	57	128
8:00 AM	0	0	0	0	0	42	1	43	1	0	0	1	0	46	0	46	90
8:15 AM	0	0	0	0	0	52	1	53	2	0	1	3	0	60	0	60	116
Total Volume	0	0	0	0	0	203	3	206	10	0	9	19	4	208	0	212	437
% App. Total	0.0	0.0	0.0	0	0.0	98.5	1.5	100	52.6	0.0	47.4	100	1.9	98.1	0.0	100	
PHF	0.000				0.844				0.475				0.883				
Cars, PU, Vans	0	0	0	0	0	203	3	206	10	0	9	19	4	208	0	212	437
% Cars, PU, Vans	0.0	0.0	0.0	0.0	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
%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

PM

	Jon Scott Dr Southbound				Devore Rd Westbound				Jon Scott Dr Northbound				Devore Rd Eastbound				
Start Time	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	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	0	0	0	0	0	67	1	68	2	0	1	3	1	49	0	50	121
5:00 PM	0	0	0	0	0	52	4	56	1	0	0	1	1	72	0	73	130
5:15 PM	0	0	0	0	0	89	5	94	0	0	2	2	1	63	0	64	160
5:30 PM	0	0	0	0	0	71	1	72	2	0	3	5	1	66	0	67	144
Total Volume	0	0	0	0	0	279	11	290	5	0	6	11	4	250	0	254	555
% App. Total	0.0	0.0	0.0	0	0.0	96.2	3.8	100	45.5	0.0	54.5	100	1.6	98.4	0.0	100	
PHF	0.000				0.771				0.550				0.870				

ITM Peak Hour Summary

Prepared by:

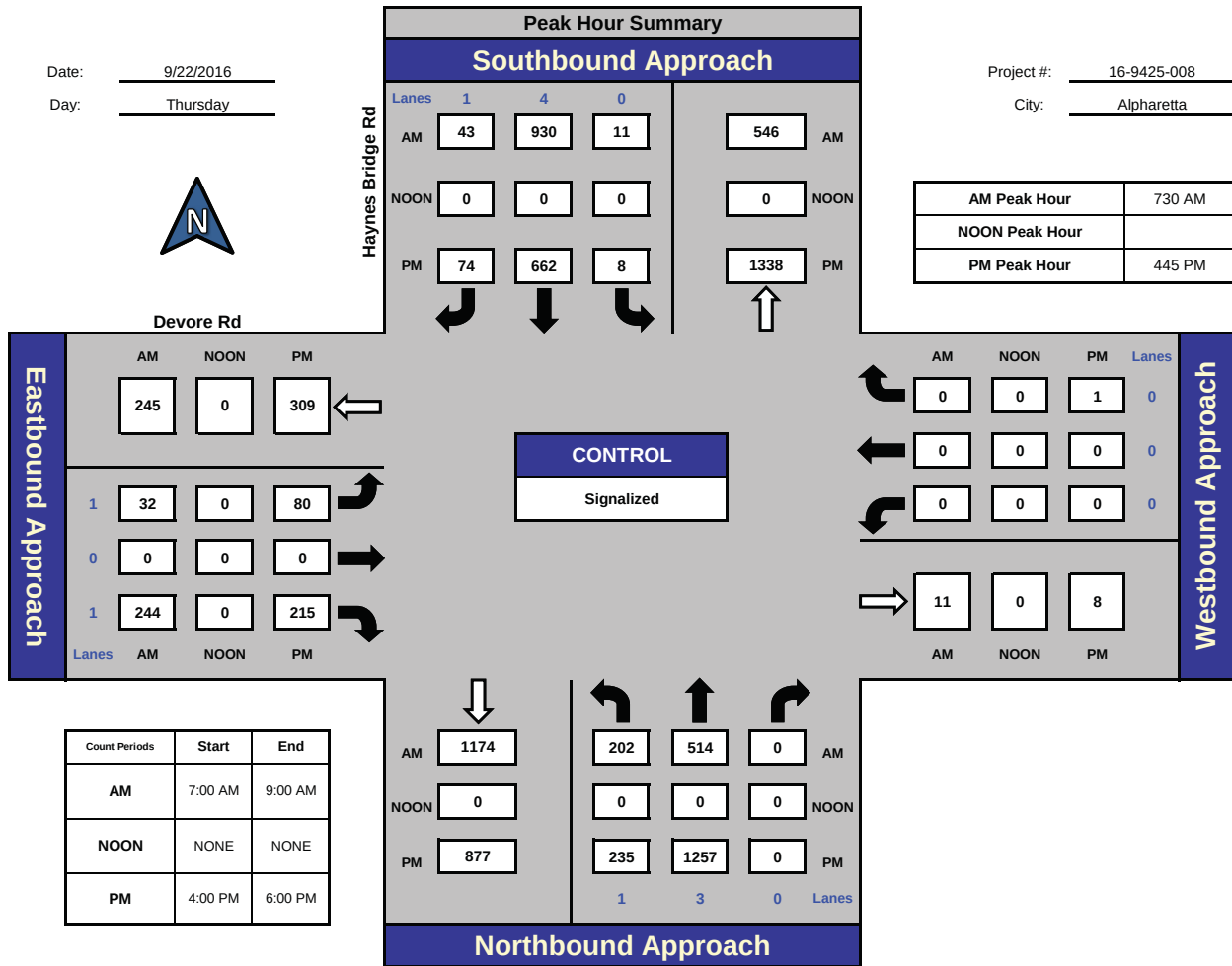


National Data & Surveying Services

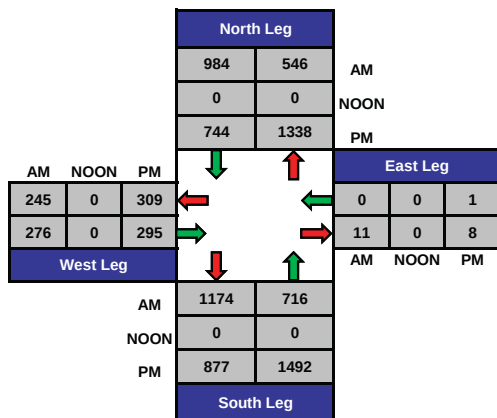
Haynes Bridge Rd and Devore Rd , Alpharetta

Date: 9/22/2016
Day: Thursday

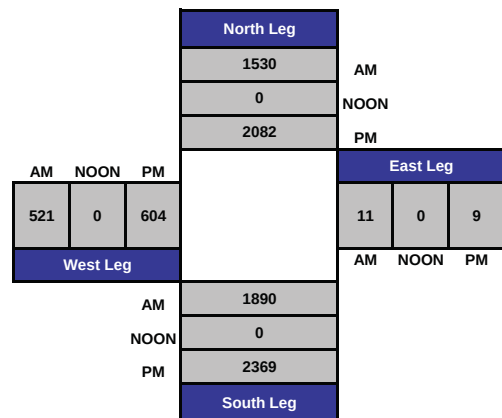
Project #: 16-9425-008
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-008

Location: Haynes Bridge Rd & Devore Rd

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Haynes Bridge Rd Southbound					Devore Rd Westbound					Haynes Bridge Rd Northbound					Devore Rd Eastbound					Int. Total
	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	
7:00 AM	5	198	0	0	203	0	0	0	0	0	0	88	24	0	112	38	0	7	0	45	360
7:15 AM	13	242	2	0	257	0	0	0	0	0	0	91	38	0	129	49	0	9	0	58	444
7:30 AM	8	242	4	0	254	0	0	0	0	0	0	129	51	0	180	59	0	6	0	65	499
7:45 AM	15	213	2	0	230	0	0	0	0	0	0	141	48	0	189	60	0	11	0	71	490
Total	41	895	8	0	944	0	0	0	0	0	0	449	161	0	610	206	0	33	0	239	1793
8:00 AM	10	249	3	0	262	0	0	0	0	0	0	125	45	0	170	58	0	8	0	66	498
8:15 AM	10	226	2	0	238	0	0	0	0	0	0	119	58	0	177	67	0	7	0	74	489
8:30 AM	14	208	2	0	224	0	0	0	0	0	0	122	44	0	166	39	0	7	0	46	436
8:45 AM	16	196	2	0	214	0	0	0	0	0	0	125	39	0	164	45	0	4	0	49	427
Total	50	879	9	0	938	0	0	0	0	0	0	491	186	0	677	209	0	26	0	235	1850

BREAK

4:00 PM	14	171	3	0	188	0	0	0	0	0	0	306	30	0	336	62	0	24	0	86	610
4:15 PM	22	155	1	0	178	0	0	0	0	0	0	266	35	0	301	39	0	14	0	53	532
4:30 PM	13	142	0	0	155	0	0	0	0	0	0	265	33	0	298	55	0	9	0	64	517
4:45 PM	23	166	5	0	194	0	0	0	0	0	0	300	59	0	359	50	0	19	0	69	622
Total	72	634	9	0	715	0	0	0	0	0	0	1137	157	0	1294	206	0	66	0	272	2281
5:00 PM	15	182	1	0	198	0	0	0	0	0	0	336	53	0	389	65	0	21	0	86	673
5:15 PM	23	157	2	0	182	1	0	0	0	1	0	318	64	0	382	52	0	17	0	69	634
5:30 PM	13	157	0	0	170	0	0	0	0	0	0	303	59	0	362	48	0	23	0	71	603
5:45 PM	13	146	2	0	161	0	0	0	0	0	0	326	59	0	385	28	0	14	0	42	588
Total	64	642	5	0	711	1	0	0	0	1	0	1283	235	0	1518	193	0	75	0	268	2498

Grand Total	227	3050	31	0	3308	1	0	0	0	1	0	3360	739	0	4099	814	0	200	0	1014	8422
Apprch %	6.9	92.2	0.9	0.0		100.0	0.0	0.0	0.0		0.0	82.0	18.0	0.0		80.3	0.0	19.7	0.0		
Total %	2.7	36.2	0.4	0.0	39.3	0.0	0.0	0.0	0.0	0.0	0.0	39.9	8.8	0.0	48.7	9.7	0.0	2.4	0.0	12.0	
Cars, PU, Vans	227	3050	31	0	3308	1	0	0	0	1	0	3360	739	0	4099	814	0	200	0	1014	8422
% Cars, PU, Vans	100.0	100.0	100.0	0.0	100.0	100.0	0.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	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

Project ID: 16-9425-008

Location: Haynes Bridge Rd & Devore

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

Start Time	Haynes Bridge Rd Southbound					Devore Rd Westbound					Haynes Bridge Rd Northbound					Devore Rd Eastbound					Int. Total
	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	8	242	4	254		0	0	0	0		0	129	51	180		59	0	6	65		499
7:45 AM	15	213	2	230		0	0	0	0		0	141	48	189		60	0	11	71		490
8:00 AM	10	249	3	262		0	0	0	0		0	125	45	170		58	0	8	66		498
8:15 AM	10	226	2	238		0	0	0	0		0	119	58	177		67	0	7	74		489
Total Volume	43	930	11	984		0	0	0	0		0	514	202	716		244	0	32	276		1976
% App. Total	4.4	94.5	1.1	100		0.0	0.0	0.0	0.0		0.0	71.8	28.2	100		88.4	0.0	11.6	100		
PHF				0.939					0.000					0.947					0.932		
Cars, PU, Vans	43	930	11	984		0	0	0	0		0	514	202	716		244	0	32	276		1976
% Cars, PU, Vans	100.0	100.0	100.0	100.0		0.0	0.0	0.0	0.0		0.0	100.0	100.0	100.0		100.0	0.0	100.0	100.0		100.0
Heavy Trucks	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

PM

Start Time	Haynes Bridge Rd Southbound					Devore Rd Westbound					Haynes Bridge Rd Northbound					Devore Rd Eastbound					Int. Total
	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. 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	23	166	5	194		0	0	0	0		0	300	59	359		50	0	19	69		622
5:00 PM	15	182	1	198		0	0	0	0		0	336	53	389		65	0	21	86		673
5:15 PM	23	157	2	182		1	0	0	1		0	318	64	382		52	0	17	69		634
5:30 PM	13	157	0	170		0	0	0	0		0	303	59	362		48	0	23	71		603
Total Volume	74	662	8	744		1	0	0	1		0	1257	235	1492		215	0	80	295		2532
% App. Total	9.9	89.0	1.1	100		100.0	0.0	0.0	100		0.0	84.2	15.8	100		72.9	0.0	27.1	100		
PHF				0.939					0.250					0.959					0.858		

ITM Peak Hour Summary

Prepared by:



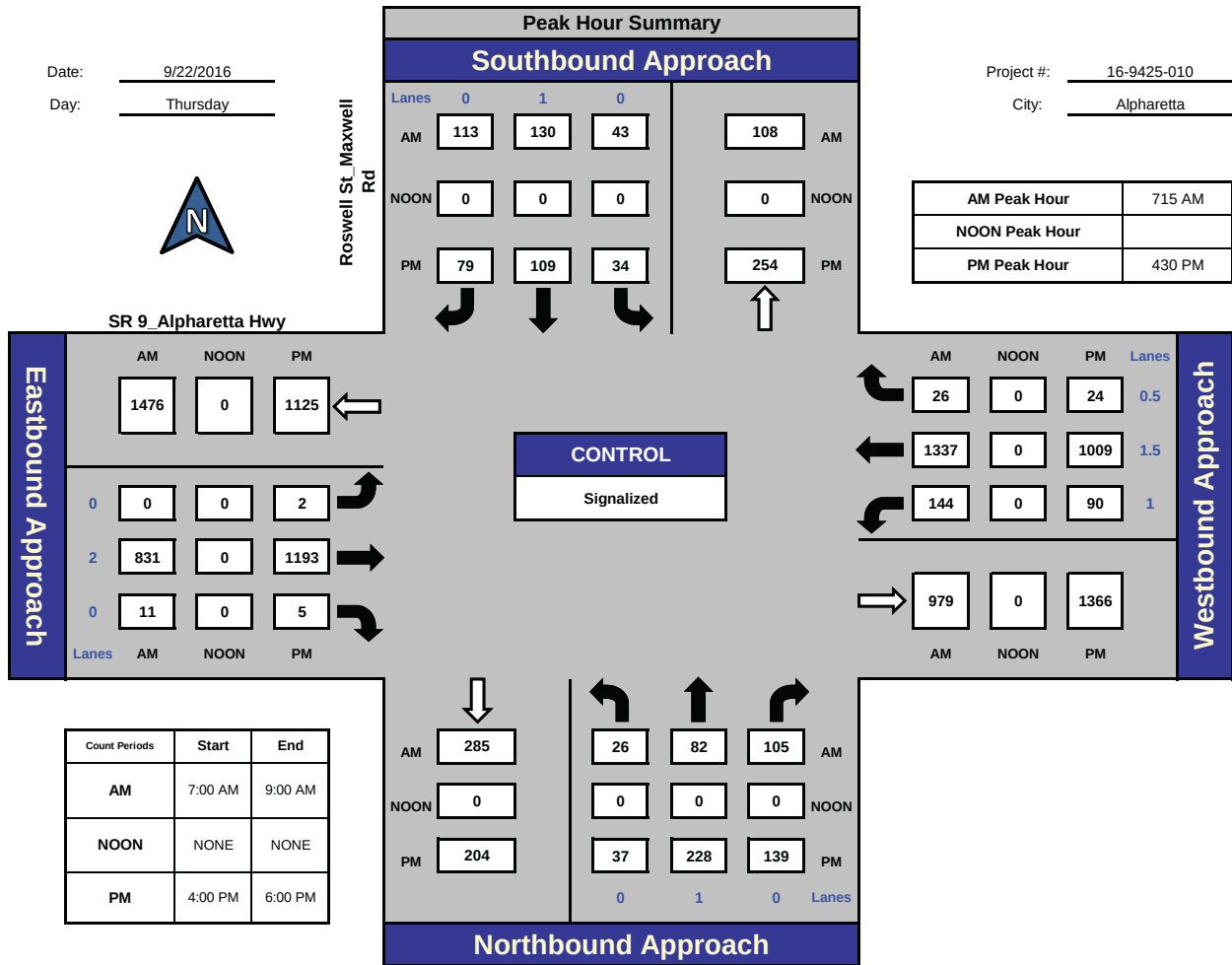
National Data & Surveying Services

Roswell St Maxwell Rd and SR 9 Alpharetta Hwy , Alpharetta

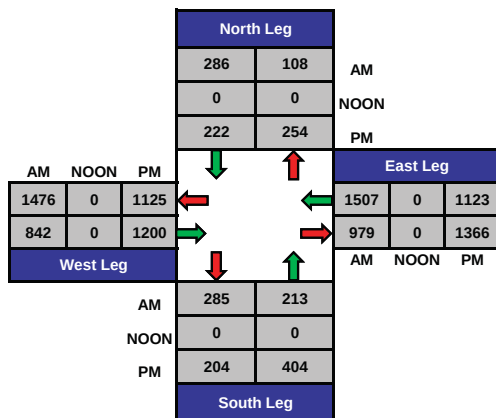
Date: 9/22/2016
Day: Thursday



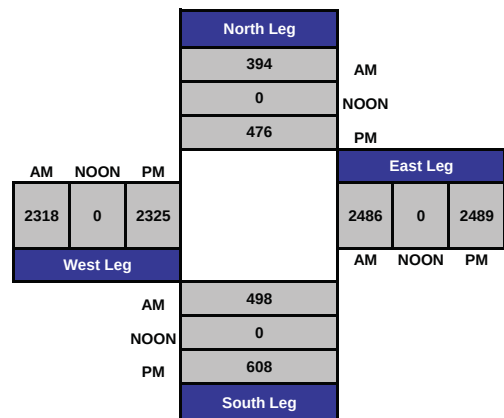
Project #: 16-9425-010
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-010

Location: Roswell St_Maxwell Rd & SR 9_Alpharetta Hwy

City: Alpharetta

Day:

Date:

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Roswell St_Maxwell Rd Southbound					SR 9_Alpharetta Hwy Westbound					Roswell St_Maxwell Rd Northbound					SR 9_Alpharetta Hwy Eastbound			
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds
7:00 AM	20	28	1	0	49	4	306	31	0	341	15	10	3	0	28	3	121	0	0
7:15 AM	32	37	4	0	73	9	373	34	0	416	18	15	2	0	35	3	183	0	0
7:30 AM	22	33	16	0	71	10	328	38	0	376	31	26	17	0	74	2	186	0	0
7:45 AM	31	29	14	0	74	6	350	44	0	400	29	24	3	0	56	5	250	0	0
Total	105	127	35	0	267	29	1357	147	0	1533	93	75	25	0	193	13	740	0	0
8:00 AM	28	31	9	0	68	1	286	28	0	315	27	17	4	0	48	1	212	0	0
8:15 AM	40	29	7	0	76	2	321	29	0	352	7	10	1	0	18	3	211	0	0
8:30 AM	26	31	4	0	61	4	276	36	0	316	11	15	3	0	29	1	212	0	0
8:45 AM	28	42	4	0	74	2	269	45	0	316	16	19	11	0	46	1	222	0	0
Total	122	133	24	0	279	9	1152	138	0	1299	61	61	19	0	141	6	857	0	0
BREAK																			
4:00 PM	24	10	5	0	39	9	210	15	0	234	25	29	3	0	57	0	321	0	0
4:15 PM	16	19	5	0	40	5	229	25	0	259	24	33	12	0	69	1	263	0	0
4:30 PM	33	23	9	0	65	6	226	25	0	257	39	52	10	0	101	1	289	0	0
4:45 PM	19	36	12	0	67	7	276	36	0	319	28	57	10	0	95	2	297	0	0
Total	92	88	31	0	211	27	941	101	0	1069	116	171	35	0	322	4	1170	0	0
5:00 PM	14	31	7	0	52	5	258	18	0	281	40	61	7	0	108	1	302	0	0
5:15 PM	13	19	6	0	38	6	249	11	0	266	32	58	10	0	100	1	305	2	0
5:30 PM	10	9	8	0	27	11	272	14	0	297	34	36	13	0	83	0	270	0	0
5:45 PM	10	11	3	0	24	8	231	16	0	255	18	29	5	0	52	1	231	0	0
Total	47	70	24	0	141	30	1010	59	0	1099	124	184	35	0	343	3	1108	2	0
Grand Total	366	418	114	0	898	95	4460	445	0	5000	394	491	114	0	999	26	3875	2	0
Apprch %	40.8	46.5	12.7	0.0		1.9	89.2	8.9	0.0		39.4	49.1	11.4	0.0		0.7	99.3	0.1	0.0
Total %	3.4	3.9	1.1	0.0	8.3	0.9	41.3	4.1	0.0	46.3	3.6	4.5	1.1	0.0	9.3	0.2	35.9	0.0	0.0
Cars, PU, Vans	366	418	114	0	898	95	4460	445	0	5000	394	491	114	0	999	26	3875	2	0
% Cars, PU, Vans	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	100.0	100.0	0.0
Heavy Trucks	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

Project ID: 16-9425-010

Location: Roswell St_Maxwell Rd & St

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	Roswell St_Maxwell Rd Southbound				SR 9_Alpharetta Hwy Westbound				Roswell St_Maxwell Rd Northbound				SR 9_Alpharetta Hwy Eastbound				
Start Time	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	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	32	37	4	73	9	373	34	416	18	15	2	35	3	183	0	186	710
7:30 AM	22	33	16	71	10	328	38	376	31	26	17	74	2	186	0	188	709
7:45 AM	31	29	14	74	6	350	44	400	29	24	3	56	5	250	0	255	785
8:00 AM	28	31	9	68	1	286	28	315	27	17	4	48	1	212	0	213	644
Total Volume	113	130	43	286	26	1337	144	1507	105	82	26	213	11	831	0	842	2848
% App. Total	39.5	45.5	15.0	100	1.7	88.7	9.6	100	49.3	38.5	12.2	100	1.3	98.7	0.0	100	
PHF				0.966				0.906				0.720				0.825	
Cars, PU, Vans	113	130	43	286	26	1337	144	1507	105	82	26	213	11	831	0	842	2848
% Cars, PU, Vans	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	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
%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

PM

	Roswell St_Maxwell Rd Southbound				SR 9_Alpharetta Hwy Westbound				Roswell St_Maxwell Rd Northbound				SR 9_Alpharetta Hwy Eastbound				
Start Time	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	App. Total	Rgt	Thru	Left	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	33	23	9	65	6	226	25	257	39	52	10	101	1	289	0	290	713
4:45 PM	19	36	12	67	7	276	36	319	28	57	10	95	2	297	0	299	780
5:00 PM	14	31	7	52	5	258	18	281	40	61	7	108	1	302	0	303	744
5:15 PM	13	19	6	38	6	249	11	266	32	58	10	100	1	305	2	308	712
Total Volume	79	109	34	222	24	1009	90	1123	139	228	37	404	5	1193	2	1200	2949
% App. Total	35.6	49.1	15.3	100	2.1	89.8	8.0	100	34.4	56.4	9.2	100	0.4	99.4	0.2	100	
PHF				0.828				0.880				0.935				0.974	

ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

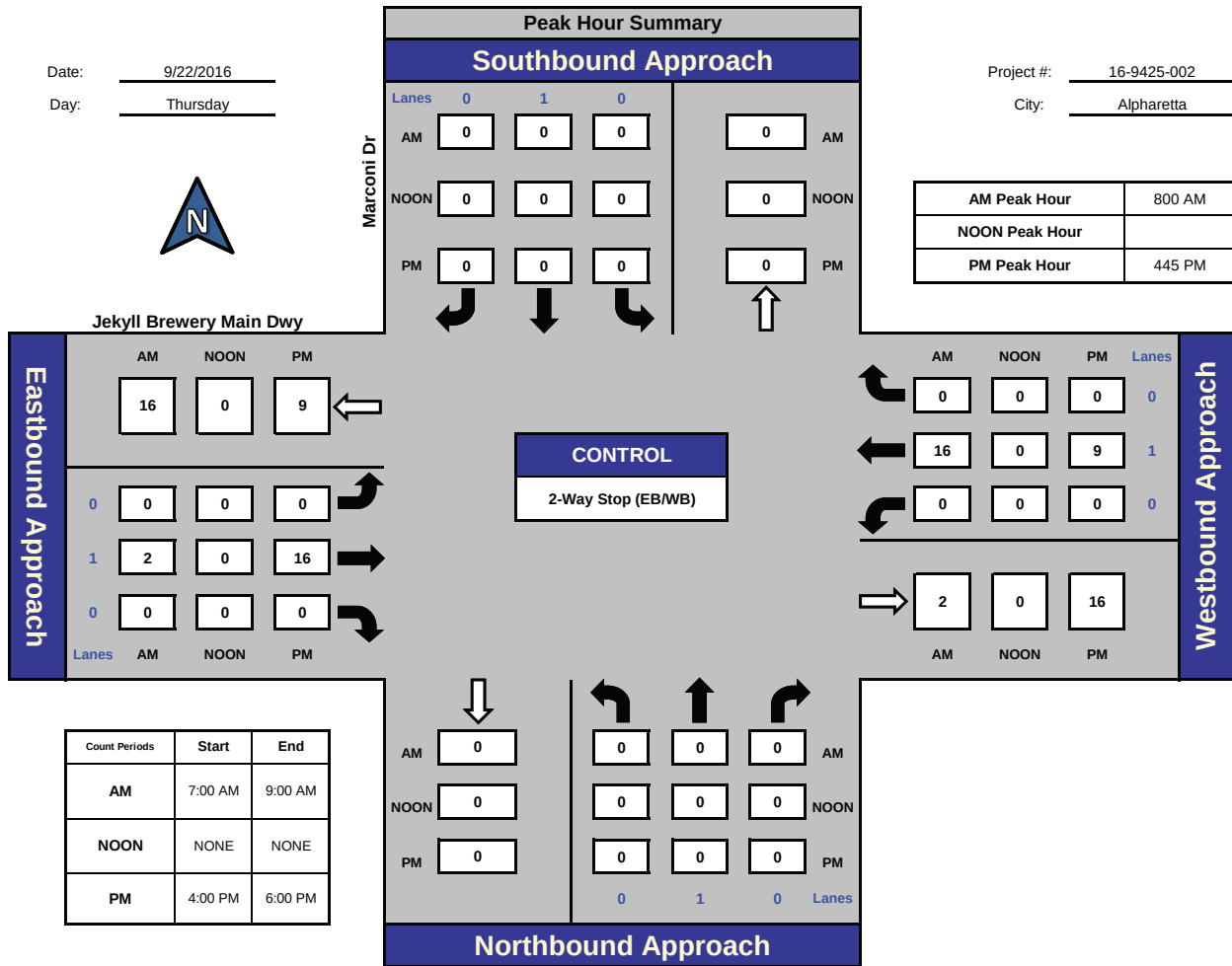
Marconi Dr and Jekyll Brewery Main Dwy , Alpharetta

Date: 9/22/2016

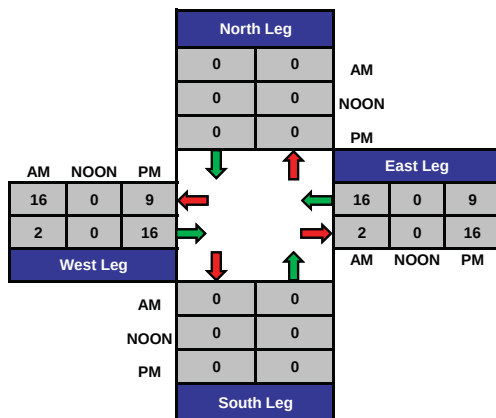
Day: Thursday

Project #: 16-9425-002

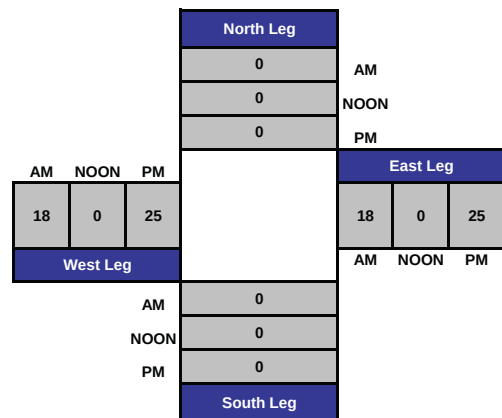
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-002

Location: Marconi Dr & Jekyll Brewery Main Dwy

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Marconi Dr Southbound					Jekyll Brewery Main Dwy Westbound					Marconi Dr Northbound					Jekyll Brewery Main Dwy Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	5
8:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	7
8:30 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4
8:45 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5
Total	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	2	0	0	2	18

BREAK

4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
4:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	5	0	0	5	6
4:30 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	5
4:45 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
Total	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	14	0	0	14	20
5:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
5:15 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	8	0	0	8	9
5:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	4
Total	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	15	0	0	15	22
Grand Total	0	0	0	0	0	0	34	0	0	34	0	0	0	0	0	0	31	0	0	31	65
Apprch %	0.0	0.0	0.0	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	100.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	52.3	0.0	0.0	52.3	0.0	0.0	0.0	0.0	0.0	0.0	47.7	0.0	0.0	47.7	
Cars, PU, Vans	0	0	0	0	0	0	34	0	0	34	0	0	0	0	0	0	31	0	0	31	65
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	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

Project ID: 16-9425-002

Location: Marconi Dr & Jekyll Brewery

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	Marconi Dr Southbound					Jekyll Brewery Main Dwy Westbound					Marconi Dr Northbound					Jekyll Brewery Main Dwy Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	0		0	2	0	2		0	0	0	0		0	0	0	0		2
8:15 AM	0	0	0	0		0	6	0	6		0	0	0	0		0	1	0	1		7
8:30 AM	0	0	0	0		0	4	0	4		0	0	0	0		0	0	0	0		4
8:45 AM	0	0	0	0		0	4	0	4		0	0	0	0		0	1	0	1		5
Total Volume	0	0	0	0		0	16	0	16		0	0	0	0		0	2	0	2		18
% App. Total	0.0	0.0	0.0	0		0.0	100.0	0.0	100		0.0	0.0	0.0	0		0.0	100.0	0.0	100		
PHF	0.000					0.667					0.000					0.500					
Cars, PU, Vans	0	0	0	0		0	16	0	16		0	0	0	0		0	2	0	2		18
% Cars, PU, Vans	0.0	0.0	0.0	0.0		0.0	100.0	0.0	100.0		0.0	0.0	0.0	0.0		0.0	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
%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

PM

	Marconi Dr Southbound					Jekyll Brewery Main Dwy Westbound					Marconi Dr Northbound					Jekyll Brewery Main Dwy Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	0	0	0		0	3	0	3		0	0	0	0		0	4	0	4		7
5:00 PM	0	0	0	0		0	3	0	3		0	0	0	0		0	4	0	4		7
5:15 PM	0	0	0	0		0	2	0	2		0	0	0	0		0	0	0	0		2
5:30 PM	0	0	0	0		0	1	0	1		0	0	0	0		0	8	0	8		9
Total Volume	0	0	0	0		0	9	0	9		0	0	0	0		0	16	0	16		25
% App. Total	0.0	0.0	0.0	0		0.0	100.0	0.0	100		0.0	0.0	0.0	0		0.0	100.0	0.0	100		
PHF	0.000					0.750					0.000					0.500					

ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

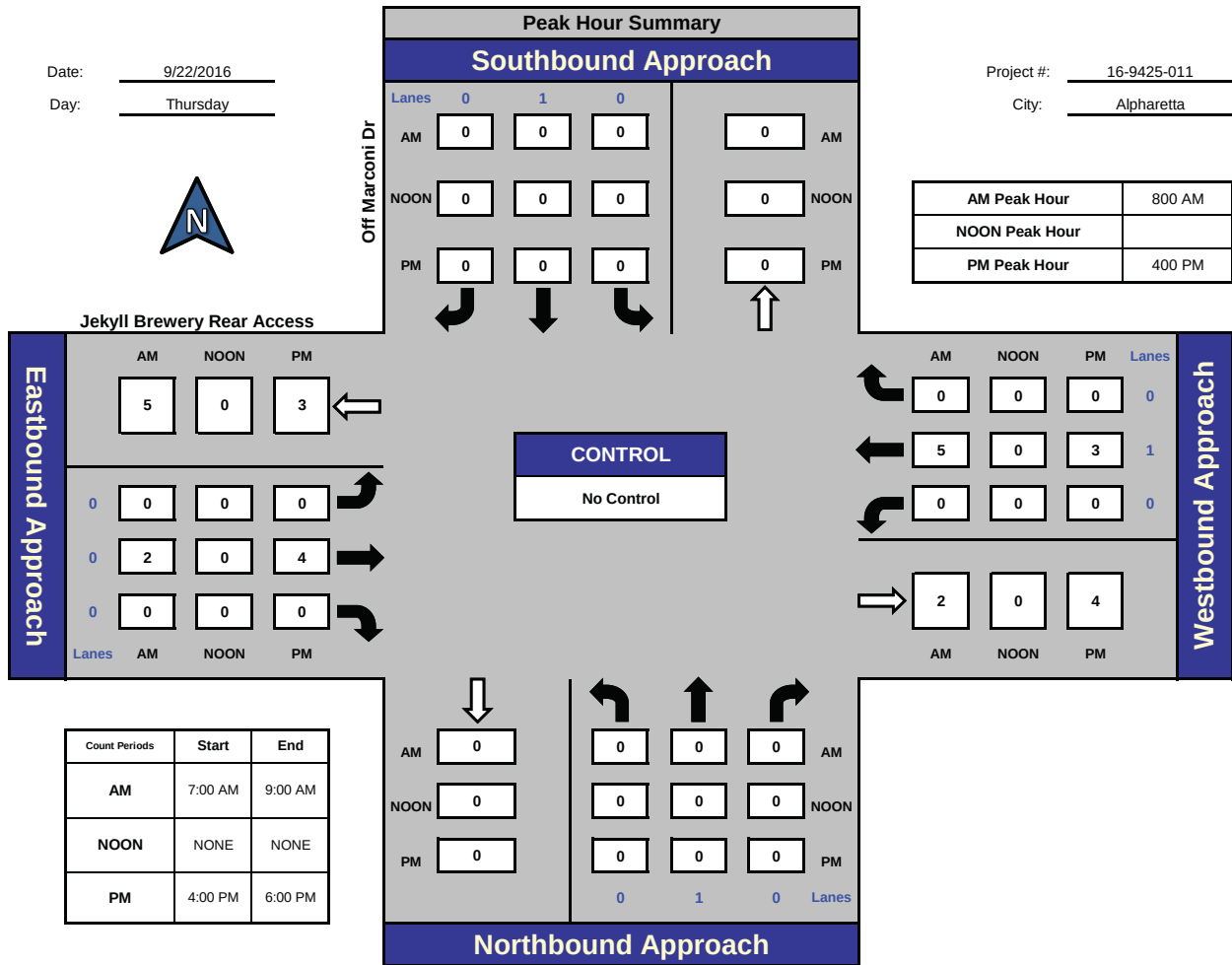
Off Marconi Dr and Jekyll Brewery Rear Access , Alpharetta

Date: 9/22/2016

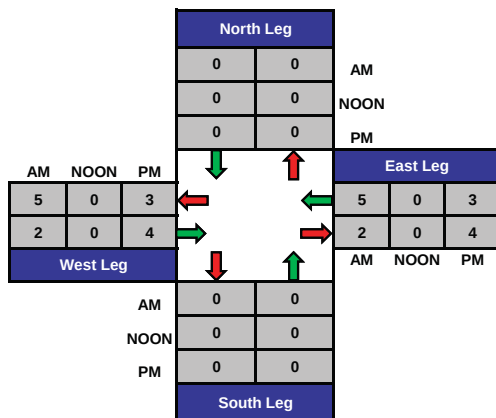
Day: Thursday

Project #: 16-9425-011

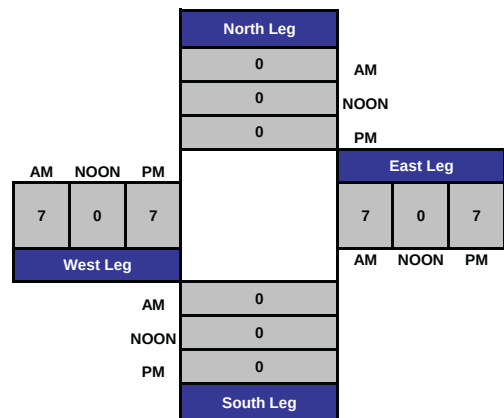
City: Alpharetta



Total Ins & Outs



Total Volume Per Leg



Project ID: 16-9425-011

Location: Off Marconi Dr & Jekyll Brewery Rear Access

City: Alpharetta

Day: Thursday

Date: 9/22/2016

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Off Marconi Dr Southbound					Jekyll Brewery Rear Access Westbound					Off Marconi Dr Northbound					Jekyll Brewery Rear Access Eastbound					
Start Time	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Rgt	Thru	Left	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
8:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	2	0	0	2	7

BREAK

4:00 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	4
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Grand Total	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	0	7	0	0	7	18
Apprch %	0.0	0.0	0.0	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	100.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	61.1	0.0	0.0	61.1	0.0	0.0	0.0	0.0	0.0	0.0	38.9	0.0	0.0	38.9	
Cars, PU, Vans	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	6	0	0	6	16
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	90.9	0.0	0.0	90.9	0.0	0.0	0.0	0.0	0.0	0.0	85.7	0.0	0.0	85.7	88.9
Heavy Trucks	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	9.1	0.0	0.0	9.1	0.0	0.0	0.0	0.0	0.0	0.0	14.3	0.0	0.0	14.3	11.1

Project ID: 16-9425-011

Location: Off Marconi Dr & Jekyll Brev

City: Alpharetta

PEAK HOURS

Day: Thursday

Date: 9/22/2016

AM

	Off Marconi Dr Southbound					Jekyll Brewery Rear Access Westbound					Off Marconi Dr Northbound					Jekyll Brewery Rear Access Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	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	0	0		0	1	0	1		0	0	0	0		0	1	0	1		2
8:15 AM	0	0	0	0		0	2	0	2		0	0	0	0		0	0	0	0		2
8:30 AM	0	0	0	0		0	1	0	1		0	0	0	0		0	1	0	1		2
8:45 AM	0	0	0	0		0	1	0	1		0	0	0	0		0	0	0	0		1
Total Volume	0	0	0	0		0	5	0	5		0	0	0	0		0	2	0	2		7
% App. Total	0.0	0.0	0.0	0		0.0	100.0	0.0	100		0.0	0.0	0.0	0		0.0	100.0	0.0	100		
PHF				0.000					0.625					0.000					0.500		
Cars, PU, Vans	0	0	0	0		0	5	0	5		0	0	0	0		0	1	0	1		6
% Cars, PU, Vans	0.0	0.0	0.0	0.0		0.0	100.0	0.0	100.0		0.0	0.0	0.0	0.0		0.0	50.0	0.0	50.0		85.7
Heavy Trucks	0	0	0	0		0	0	0	0		0	0	0	0		0	1	0	1		1
%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	50.0	0.0	50.0		14.3

PM

	Off Marconi Dr Southbound					Jekyll Brewery Rear Access Westbound					Off Marconi Dr Northbound					Jekyll Brewery Rear Access Eastbound					
Start Time	Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Rgt	Thru	Left	App. Total		Int. Total
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
4:00 PM	0	0	0	0		0	2	0	2		0	0	0	0		0	2	0	2		4
4:15 PM	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0
4:30 PM	0	0	0	0		0	1	0	1		0	0	0	0		0	2	0	2		3
4:45 PM	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0
Total Volume	0	0	0	0		0	3	0	3		0	0	0	0		0	4	0	4		7
% App. Total	0.0	0.0	0.0	0		0.0	100.0	0.0	100		0.0	0.0	0.0	0		0.0	100.0	0.0	100		
PHF				0.000					0.375					0.000					0.500		

VOLUME

Roswell St N/O SR 9/Alpharetta Hwy

Day: Thursday
Date: 9/22/2016City: Alpharetta
Project #: GA16_9426_001

DAILY TOTALS					NB	SB	EB					WB	Total
					1,853	2,513						0	0
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL		
00:00	0	1			1	12:00	32	23			55		
00:15	0	0			0	12:15	25	41			66		
00:30	0	0			0	12:30	22	33			55		
00:45	0	1	2		1	12:45	27	106	42	139	69		
01:00	1	3			4	13:00	28	59			87		
01:15	0	0			0	13:15	26	39			65		
01:30	1	0			1	13:30	19	28			47		
01:45	0	2	1	4	1	13:45	27	100	34	160	61		
02:00	0	0			0	14:00	43	40			83		
02:15	0	0			0	14:15	16	52			68		
02:30	0	0			0	14:30	21	35			56		
02:45	0	0			0	14:45	28	108	48	175	76		
03:00	0	0			0	15:00	25	52			77		
03:15	0	1			1	15:15	33	48			81		
03:30	0	1			1	15:30	64	62			126		
03:45	0	0	2		0	15:45	47	169	27	189	74		
04:00	0	0			0	16:00	44	42			86		
04:15	0	1			1	16:15	49	39			88		
04:30	2	3			5	16:30	57	67			124		
04:45	0	2	3	7	3	16:45	83	233	75	223	158		
05:00	1	3			4	17:00	84	48			132		
05:15	3	6			9	17:15	79	40			119		
05:30	2	11			13	17:30	70	30			100		
05:45	3	9	14	34	17	17:45	44	277	27	145	71		
06:00	5	12			17	18:00	56	37			93		
06:15	8	14			22	18:15	41	21			62		
06:30	12	36			48	18:30	28	22			50		
06:45	18	43	38	100	56	18:45	34	159	34	114	68		
07:00	20	46			66	19:00	27	21			48		
07:15	17	84			101	19:15	27	22			49		
07:30	49	85			134	19:30	13	27			40		
07:45	24	110	56	271	80	19:45	25	92	16	86	41		
08:00	27	54			81	20:00	18	21			39		
08:15	18	84			102	20:15	11	12			23		
08:30	12	65			77	20:30	11	12			23		
08:45	30	87	72	275	102	20:45	15	55	13	58	28		
09:00	16	74			90	21:00	10	7			17		
09:15	23	51			74	21:15	8	10			18		
09:30	16	41			57	21:30	9	12			21		
09:45	20	75	47	213	67	21:45	7	34	4	33	11		
10:00	17	31			48	22:00	10	6			16		
10:15	25	40			65	22:15	6	5			11		
10:30	22	27			49	22:30	5	2			7		
10:45	19	83	30	128	49	22:45	2	23	3	16	5		
11:00	14	20			34	23:00	3	5			8		
11:15	6	45			51	23:15	6	2			8		
11:30	24	36			60	23:30	4	0			4		
11:45	29	73	28	129	57	23:45	0	13	3	10	3		
TOTALS	484	1165			1649	TOTALS	1369	1348			2717		
SPLIT %	29.4%	70.6%			37.8%	SPLIT %	50.4%	49.6%			62.2%		

DAILY TOTALS					NB	SB	EB					WB	Total
					1,853	2,513						0	0

AM Peak Hour	07:30	08:15		07:30	PM Peak Hour	16:45	16:30		16:30		
AM Pk Volume	118	295		397	PM Pk Volume	316	230		533		
Pk Hr Factor	0.602	0.878		0.741	Pk Hr Factor	0.940	0.767		0.843		
7 - 9 Volume	197	546	0	0	743	4 - 6 Volume	510	368	0	0	878
7 - 9 Peak Hour	07:30	07:15		07:30	4 - 6 Peak Hour	16:45	16:30				16:30
7 - 9 Pk Volume	118	279	0	0	397	4 - 6 Pk Volume	316	230	0	0	533
Pk Hr Factor	0.602	0.821	0.000	0.000	0.741	Pk Hr Factor	0.940	0.767	0.000	0.000	0.843

VOLUME

SR 9/Alpharetta Hwy Bet. Devore Rd & Janis Ln

Day: Thursday

Date: 9/22/2016

City: Alpharetta

Project #: GA16_9426_002

DAILY TOTALS					NB	SB						EB	WB						Total
					0	0						13,569	13,380						26,949
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL							TOTAL
00:00			13	9	22		12:00			261	219	480							
00:15			8	6	14		12:15			228	234	462							
00:30			14	5	19		12:30			257	225	482							
00:45			9	44	5	25	12:45			250	996	241	919	491	1915				
01:00			8	4	12		13:00			245	257	502							
01:15			3	4	7		13:15			221	245	466							
01:30			4	2	6		13:30			237	234	471							
01:45			5	20	5	15	13:45			274	977	271	1007	545	1984				
02:00			4	6	10		14:00			250	227	477							
02:15			4	4	8		14:15			253	246	499							
02:30			4	1	5		14:30			268	212	480							
02:45			7	19	6	17	14:45			288	1059	163	848	451	1907				
03:00			4	0	4		15:00			242	210	452							
03:15			3	4	7		15:15			241	187	428							
03:30			3	8	11		15:30			248	221	469							
03:45			1	11	8	20	15:45			271	1002	196	814	467	1816				
04:00			2	1	3		16:00			318	220	538							
04:15			7	4	11		16:15			261	237	498							
04:30			9	13	22		16:30			329	256	585							
04:45			18	36	10	28	16:45			302	1210	272	985	574	2195				
05:00			13	19	32		17:00			313	241	554							
05:15			20	36	56		17:15			349	280	629							
05:30			38	41	79		17:30			313	271	584							
05:45			45	116	60	156	17:45			232	1207	246	1038	478	2245				
06:00			50	74	124		18:00			246	197	443							
06:15			65	113	178		18:15			205	220	425							
06:30			126	169	295		18:30			191	171	362							
06:45			129	370	201	557	18:45			236	878	129	717	365	1595				
07:00			135	333	468		19:00			195	137	332							
07:15			187	375	562		19:15			166	117	283							
07:30			206	388	594		19:30			154	110	264							
07:45			243	771	362	1458	19:45			134	649	81	445	215	1094				
08:00			201	299	500		20:00			127	87	214							
08:15			202	364	566		20:15			93	67	160							
08:30			211	299	510		20:30			100	78	178							
08:45			206	820	301	1263	20:45			82	402	54	286	136	688				
09:00			240	241	481		21:00			100	57	157							
09:15			193	221	414		21:15			59	63	122							
09:30			184	211	395		21:30			72	58	130							
09:45			191	808	203	876	21:45			56	287	42	220	98	507				
10:00			187	202	389		22:00			43	36	79							
10:15			174	170	344		22:15			43	29	72							
10:30			169	174	343		22:30			46	34	80							
10:45			192	722	185	731	22:45			38	170	24	123	62	293				
11:00			219	173	392		23:00			31	28	59							
11:15			203	184	387		23:15			31	14	45							
11:30			226	185	411		23:30			13	11	24							
11:45			257	905	225	767	23:45			15	90	12	65	27	155				
TOTALS			4642	5913	10555		TOTALS			8927	7467	16394							
SPLIT %			44.0%	56.0%	39.2%		SPLIT %			54.5%	45.5%	60.8%							

DAILY TOTALS					NB	SB						EB	WB						Total
					0	0						13,569	13,380						26,949
AM Peak Hour			11:45	07:00	07:30		PM Peak Hour			16:30	16:45	16:30							
AM Pk Volume			1003	1458	2265		PM Pk Volume			1293	1064	2342							
Pk Hr Factor			0.961	0.939	0.936		Pk Hr Factor			0.926	0.950	0.931							
7 - 9 Volume	0	0	1591	2721	4312		4 - 6 Volume	0	0	2417	2023	4440							
7 - 9 Peak Hour			07:45	07:00	07:30		4 - 6 Peak Hour			16:30	16:45	16:30							
7 - 9 Pk Volume	0	0	857	1458	2265		4 - 6 Pk Volume	0	0	1293	1064	2342							
Pk Hr Factor	0.000	0.000	0.882	0.939	0.936		Pk Hr Factor	0.000	0.000	0.926	0.950	0.931							

VOLUME

Devore Rd Bet. SR 9/Alpharetta Hwy & Karen Dr

Day: Thursday

Date: 9/22/2016

City: Alpharetta

Project #: GA16_9426_003

DAILY TOTALS					NB	SB						EB	WB	Total	
					0	0						2,538	2,095	4,633	
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL			
00:00			2	4	6		12:00			55	33	88			
00:15			1	4	5		12:15			60	32	92			
00:30			2	3	5		12:30			54	27	81			
00:45			5	10	8	24	12:45			45	214	26	118	71	332
01:00			2	2	4		13:00			39	46	85			
01:15			3	0	3		13:15			46	32	78			
01:30			0	3	3		13:30			48	29	77			
01:45			2	7	3	13	13:45			44	177	44	151	88	328
02:00			3	2	5		14:00			41	47	88			
02:15			0	0	0		14:15			45	43	88			
02:30			1	1	2		14:30			46	31	77			
02:45			4	8	6	13	14:45			48	180	49	170	97	350
03:00			0	1	1		15:00			46	37	83			
03:15			1	2	3		15:15			35	41	76			
03:30			2	1	3		15:30			66	32	98			
03:45			3	6	4	11	15:45			62	209	27	137	89	346
04:00			0	0	0		16:00			53	24	77			
04:15			3	1	4		16:15			33	37	70			
04:30			4	3	7		16:30			46	26	72			
04:45			2	9	3	14	16:45			27	159	39	126	66	285
05:00			7	5	12		17:00			57	35	92			
05:15			11	12	23		17:15			52	50	102			
05:30			9	7	16		17:30			47	29	76			
05:45			16	43	22	73	17:45			30	186	43	157	73	343
06:00			28	13	41		18:00			54	41	95			
06:15			28	18	46		18:15			47	34	81			
06:30			28	20	48		18:30			35	38	73			
06:45			34	118	55	190	18:45			33	169	29	142	62	311
07:00			18	22	40		19:00			35	36	71			
07:15			37	35	72		19:15			26	31	57			
07:30			41	23	64		19:30			39	23	62			
07:45			55	151	96	272	19:45			26	126	35	125	61	251
08:00			33	25	58		20:00			29	30	59			
08:15			56	35	91		20:15			22	18	40			
08:30			40	28	68		20:30			10	20	30			
08:45			35	164	66	283	20:45			20	81	27	95	47	176
09:00			40	38	78		21:00			8	13	21			
09:15			32	35	67		21:15			22	9	31			
09:30			39	35	74		21:30			15	17	32			
09:45			33	144	59	278	21:45			13	58	17	56	30	114
10:00			32	38	70		22:00			7	16	23			
10:15			22	35	57		22:15			6	7	13			
10:30			36	24	60		22:30			11	10	21			
10:45			33	123	59	246	22:45			5	29	12	45	17	74
11:00			33	26	59		23:00			8	7	15			
11:15			30	26	56		23:15			8	5	13			
11:30			41	24	65		23:30			2	7	9			
11:45			42	146	78	258	23:45			3	21	8	27	11	48
TOTALS			929	746	1675		TOTALS			1609	1349	2958			
SPLIT %			55.5%	44.5%	36.2%		SPLIT %			54.4%	45.6%	63.8%			

DAILY TOTALS					NB	SB						EB	WB	Total	
					0	0						2,538	2,095	4,633	
AM Peak Hour			11:45	08:45	11:45		PM Peak Hour			15:15	14:00	14:45			
AM Pk Volume			211	139	339		PM Pk Volume			216	170	354			
Pk Hr Factor			0.879	0.914	0.921		Pk Hr Factor			0.818	0.867	0.903			
7 - 9 Volume	0	0	315	240	555		4 - 6 Volume	0	0	345	283	628			
7 - 9 Peak Hour			07:30	07:45	07:45		4 - 6 Peak Hour			17:00	17:00	17:00			
7 - 9 Pk Volume	0	0	185	129	313		4 - 6 Pk Volume	0	0	186	157	343			
Pk Hr Factor	0.000	0.000	0.826	0.787	0.815		Pk Hr Factor	0.000	0.000	0.816	0.785	0.841			

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ Project Number _____
 Client _____
 Site _____ Number of Units* 200
 Land Use Apartments ITE Code 220

Weekdays

$$\text{Trips} = 6.06(\# \text{ units}) + 123.56$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
1336	50%	50%	668	668

AM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Trips} = 0.49(\# \text{ units}) + 3.73$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
102	20%	80%	20	82

PM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Trips} = 0.55(\# \text{ units}) + 17.65$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
128	65%	35%	83	45

Peak Hour: Saturday (peak hour of generator)

$$\text{Trips} = 0.41(\# \text{ units}) + 19.23$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
101	50%	50%	51	50

*units are dwelling units

**split based on Saturday peak hour persons data

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ Project Number _____

Client _____

Site _____ Number of Units* 50

Land Use Residential Condo/Townhomes ITE Code 230

Weekdays

$$\text{Ln(Trips)} = 0.87\text{Ln}(\# \text{ units}) + 2.46$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
352	50%	50%	176	176

AM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Ln(Trips)} = 0.80\text{Ln}(\# \text{ units}) + 0.26$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
30	17%	83%	5	25

PM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Ln(Trips)} = 0.82\text{Ln}(\# \text{ units}) + 0.32$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
34	67%	33%	23	11

Peak Hour: Saturday (peak hour of generator)

$$\text{Trips} = 0.29(\# \text{ units}) + 42.63$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
57	54%	46%	31	26

*units are dwelling units

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ Project Number _____
 Client _____
 Site _____ Number of Units* 64
 Land Use Residential Condo/Townhomes ITE Code 230

Weekdays

$$\text{Ln(Trips)} = 0.87\text{Ln}(\# \text{ units}) + 2.46$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
436	50%	50%	218	218

AM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Ln(Trips)} = 0.80\text{Ln}(\# \text{ units}) + 0.26$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
36	17%	83%	6	30

PM Peak Hour: Weekdays (peak hour of adjacent street)

$$\text{Ln(Trips)} = 0.82\text{Ln}(\# \text{ units}) + 0.32$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
42	67%	33%	28	14

Peak Hour: Saturday (peak hour of generator)

$$\text{Trips} = 0.29(\# \text{ units}) + 42.63$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
61	54%	46%	33	28

*units are dwelling units

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ **Project Number** _____
Client _____
Site _____ **Number of Units*** 30
Land Use General Office Building **ITE Code** 710

Weekdays

$$\text{Ln(Trips)} = 0.76\text{Ln}(\# \text{ units}) + 3.61$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
526	50%	50%	263	263

AM Peak Hour: Weekday (peak hour of generator)

$$\text{Ln(Trips)} = 0.80\text{Ln}(\# \text{ units}) + 1.57$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
73	88%	12%	64	9

PM Peak Hour: Weekday (peak hour of generator)

$$\text{Trips} = 1.12(\# \text{ units}) + 78.45$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
112	17%	83%	19	93

Peak Hour: Saturday (peak hour of generator)

$$\text{Trips} = 0.43(\# \text{ units})$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
13	54%	46%	7	6

*units are 1000 Sq. Feet Gross Floor Area

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ **Project Number** _____
Client _____
Site _____ **Number of Units*** 29.5
Land Use Specialty Retail Center **ITE Code** 826

Weekdays

$$T = 42.78(\# \text{ units}) + 37.66$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
1,300	50%	50%	650	650

AM Peak Hour: Weekdays (peak hour of generator)

$$T = 4.91(\# \text{ units}) + 115.59$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
260	48%	52%	125	135

PM Peak Hour: Weekdays (peak hour of adjacent street)

$$T = 2.40(\# \text{ units}) + 21.48$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
92	44%	56%	40	52

Saturday

$$T = 42.04(\# \text{ units})$$

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
1,240	50%	50%	620	620

**Trips are per thousand square feet gross leasable area*

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____ **Project Number** _____
Client _____
Site _____ **Number of Units*** 3.5
Land Use Quality Restaurant **ITE Code** 931

Weekdays

Average Rate = 89.95 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
316	50%	50%	158	158

AM Peak Hour: Weekdays (peak hour of adjacent street)

Average Rate = 0.81 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
3	52%	48%	2	1

PM Peak Hour: Weekdays (peak hour of adjacent street)

Average Rate = 7.49 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
26	67%	33%	17	9

Peak Hour: Saturday (peak hour of generator)

Rate = 10.87(# units) - 0.46

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
38	59%	41%	22	16

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project _____	Project Number _____
Client _____	
Site _____	Number of Units* 3
Land Use <u>High-Turnover (Sit-Down) Restaurant</u>	ITE Code <u>932</u>

Weekdays

Average Rate = 127.15 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
382	50%	50%	191	191

AM Peak Hour: Weekdays (peak hour of adjacent street)

Average Rate = 10.81 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
32	55%	45%	18	14

PM Peak Hour: Weekdays (peak hour of adjacent street)

Average Rate = 9.85 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
30	60%	40%	18	12

Peak Hour: Saturday (peak hour of generator)

Average Rate = 14.07 per unit

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
42	53%	47%	22	20

HCM 2010 TWSC
1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 57.7

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	15	842	133	36	1407
Future Vol, veh/h	105	15	842	133	36	1407
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	122	17	979	155	38	1497

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1881	567	0	0	1134	0
Stage 1	1056	-	-	-	-	-
Stage 2	825	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 63	467	-	-	612	-
Stage 1	296	-	-	-	-	-
Stage 2	391	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 40	467	-	-	612	-
Mov Cap-2 Maneuver	~ 40	-	-	-	-	-
Stage 1	296	-	-	-	-	-
Stage 2	247	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	\$ 1136.5	0	2.2
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	- 45	612	-
HCM Lane V/C Ratio	-	- 3.101	0.063	-
HCM Control Delay (s)	-	\$ 1136.5	11.3	2
HCM Lane LOS	-	- F	B	A
HCM 95th %tile Q(veh)	-	- 15.2	0.2	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 3.3

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	7	878	2	4	1476
Future Vol, veh/h	2	7	878	2	4	1476
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	87	87	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	9	1009	2	5	1800

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1919	505	0	0	1009	0
Stage 1	1009	-	-	-	-	-
Stage 2	910	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	59	512	-	-	683	-
Stage 1	313	-	-	-	-	-
Stage 2	353	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	0	512	-	-	683	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	0	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	12.2	0	5.1
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	512	683	-
HCM Lane V/C Ratio	-	-	0.023	0.007	-
HCM Control Delay (s)	-	-	12.2	10.3	5.1
HCM Lane LOS	-	-	B	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	57	1196	16	710	636	203	30	419	419	453	742	38
Future Volume (veh/h)	57	1196	16	710	636	203	30	419	419	453	742	38
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	58	1272	17	798	715	0	35	493	493	472	773	40
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.94	0.94	0.94	0.89	0.89	0.89	0.85	0.85	0.85	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	75	1189	16	757	1444	646	55	637	633	447	955	49
Arrive On Green	0.04	0.23	0.23	0.22	0.41	0.00	0.03	0.18	0.18	0.13	0.28	0.28
Sat Flow, veh/h	1774	5172	69	3442	3539	1583	1774	3539	1583	3442	3424	177
Grp Volume(v), veh/h	58	834	455	798	715	0	35	493	493	472	399	414
Grp Sat Flow(s),veh/h/ln	1774	1695	1851	1721	1770	1583	1774	1770	1583	1721	1770	1831
Q Serve(g_s), s	3.2	23.0	23.0	22.0	15.0	0.0	2.0	13.3	18.0	13.0	21.0	21.0
Cycle Q Clear(g_c), s	3.2	23.0	23.0	22.0	15.0	0.0	2.0	13.3	18.0	13.0	21.0	21.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	75	780	426	757	1444	646	55	637	633	447	494	511
V/C Ratio(X)	0.78	1.07	1.07	1.05	0.50	0.00	0.63	0.77	0.78	1.05	0.81	0.81
Avail Cap(c_a), veh/h	142	780	426	757	1444	646	89	637	633	447	494	511
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.4	38.5	38.5	39.0	22.0	0.0	47.9	39.1	26.1	43.5	33.6	33.6
Incr Delay (d2), s/veh	15.7	52.4	63.4	47.8	0.3	0.0	11.5	5.9	6.1	57.8	9.7	9.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	29.5	34.6	27.8	11.9	0.0	2.0	11.4	18.7	17.5	17.1	17.6
LnGrp Delay(d),s/veh	63.1	90.9	101.9	86.8	22.2	0.0	59.3	45.0	32.3	101.3	43.3	43.0
LnGrp LOS	E	F	F	F	C		E	D	C	F	D	D
Approach Vol, veh/h		1347			1513			1021			1285	
Approach Delay, s/veh		93.4			56.3			39.3			64.5	
Approach LOS		F			E			D			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	19.0	24.0	28.0	29.0	9.1	33.9	10.2	46.8				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	13.0	18.0	22.0	23.0	5.0	26.0	8.0	37.0				
Max Q Clear Time (g_c+I1), s	15.0	20.0	24.0	25.0	4.0	23.0	5.2	17.0				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	2.3	0.0	13.3				

Intersection Summary

HCM 2010 Ctrl Delay 64.7
HCM 2010 LOS E

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	204	1	1	216	6	3
Future Vol, veh/h	204	1	1	216	6	3
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	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	85	85	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	234	1	1	254	8	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	236	0	235	235
Stage 1	-	-	-	-	235	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1331	-	720	804
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1331	-	720	804
Mov Cap-2 Maneuver	-	-	-	-	720	-
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	746	-	-	1331	-
HCM Lane V/C Ratio	0.016	-	-	0.001	-
HCM Control Delay (s)	9.9	-	-	7.7	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	203	2	5	210	6	5
Future Vol, veh/h	203	2	5	210	6	5
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	90	90	75	75	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	226	2	7	280	7	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	228	0	520	227
Stage 1	-	-	-	-	227	-
Stage 2	-	-	-	-	293	-
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	-	-	1340	-	516	812
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	757	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1340	-	513	812
Mov Cap-2 Maneuver	-	-	-	-	513	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	752	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	616	-	-	1340	-
HCM Lane V/C Ratio	0.022	-	-	0.005	-
HCM Control Delay (s)	11	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 2010 TWSC
7: Jon Scott Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	208	4	3	203	9	10
Future Vol, veh/h	208	4	3	203	9	10
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	88	88	84	84	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	236	5	4	242	12	13

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	241	0	488	239
Stage 1	-	-	-	-	239	-
Stage 2	-	-	-	-	249	-
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	-	-	1326	-	539	800
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	792	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1326	-	537	800
Mov Cap-2 Maneuver	-	-	-	-	537	-
Stage 1	-	-	-	-	801	-
Stage 2	-	-	-	-	790	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	649	-	-	1326	-
HCM Lane V/C Ratio	0.039	-	-	0.003	-
HCM Control Delay (s)	10.8	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	32	244	202	514	930	43
Future Volume (veh/h)	32	244	202	514	930	43
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	34	262	213	541	989	46
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.93	0.93	0.95	0.95	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	354	316	384	2500	1443	449
Arrive On Green	0.22	0.22	0.11	0.55	0.32	0.32
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	34	262	213	541	989	46
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	0.9	9.1	4.2	3.1	9.8	1.2
Cycle Q Clear(g_c), s	0.9	9.1	4.2	3.1	9.8	1.2
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	354	316	384	2500	1443	449
V/C Ratio(X)	0.10	0.83	0.55	0.22	0.69	0.10
Avail Cap(c_a), veh/h	556	496	387	2657	1594	496
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	16.0	19.2	10.7	6.0	15.5	12.5
Incr Delay (d2), s/veh	0.1	6.6	1.7	0.0	1.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	11.6	3.5	2.4	7.5	0.9
LnGrp Delay(d),s/veh	16.1	25.8	12.4	6.1	16.5	12.6
LnGrp LOS	B	C	B	A	B	B
Approach Vol, veh/h	296			754	1035	
Approach Delay, s/veh	24.7			7.9	16.4	
Approach LOS	C			A	B	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		34.2		17.4	11.9	22.3
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		30.0		18.0	6.0	18.0
Max Q Clear Time (g_c+l1), s		5.1		11.1	6.2	11.8
Green Ext Time (p_c), s		12.1		0.6	0.0	4.5
Intersection Summary						
HCM 2010 Ctrl Delay			14.5			
HCM 2010 LOS			B			

7 8

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd/Roswell St & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	831	11	144	1337	26	26	82	105	43	130	113
Future Volume (veh/h)	0	831	11	144	1337	26	26	82	105	43	130	113
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	0	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	0	1001	13	158	1469	29	35	109	140	44	134	116
Adj No. of Lanes	0	2	0	1	2	0	0	1	0	0	1	0
Peak Hour Factor	0.83	0.83	0.83	0.91	0.91	0.91	0.75	0.75	0.75	0.97	0.97	0.97
Percent Heavy Veh, %	0	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	0	1317	17	325	1934	38	98	192	217	91	249	178
Arrive On Green	0.00	0.37	0.37	0.08	0.54	0.54	0.26	0.26	0.26	0.26	0.26	0.26
Sat Flow, veh/h	0	3671	46	1774	3550	70	123	742	841	91	965	688
Grp Volume(v), veh/h	0	495	519	158	732	766	284	0	0	294	0	0
Grp Sat Flow(s),veh/h/ln	0	1770	1855	1774	1770	1850	1706	0	0	1744	0	0
Q Serve(g_s), s	0.0	14.9	14.9	3.1	19.5	19.6	0.0	0.0	0.0	10.4	0.0	0.0
Cycle Q Clear(g_c), s	0.0	14.9	14.9	3.1	19.5	19.6	8.8	0.0	0.0	10.4	0.0	0.0
Prop In Lane	0.00		0.03	1.00		0.04	0.12		0.49	0.15		0.39
Lane Grp Cap(c), veh/h	0	651	683	325	964	1008	507	0	0	0	0	0
V/C Ratio(X)	0.00	0.76	0.76	0.49	0.76	0.76	0.56	0.00	0.00	0.00	0.00	0.00
Avail Cap(c_a), veh/h	0	668	700	332	988	1033	567	0	0	0	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	16.9	16.9	12.4	10.8	10.8	20.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	5.0	4.7	1.1	3.4	3.3	1.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	12.9	13.3	2.9	15.5	16.1	7.7	0.0	0.0	0.0	0.0	0.0
LnGrp Delay(d),s/veh	0.0	21.8	21.6	13.5	14.1	14.1	21.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS		C	C	B	B	B	C					
Approach Vol, veh/h		1014			1656			284			294	
Approach Delay, s/veh		21.7			14.0			21.0			0.0	
Approach LOS		C			B			C			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6		8				
Phs Duration (G+Y+Rc), s		21.7	10.7	28.4		21.7		39.2				
Change Period (Y+Rc), s		6.0	6.0	6.0		6.0		6.0				
Max Green Setting (Gmax), s		18.0	5.0	23.0		29.0		34.0				
Max Q Clear Time (g_c+I1), s		10.8	5.1	16.9		12.4		21.6				
Green Ext Time (p_c), s		2.1	0.0	5.5		3.3		10.5				
Intersection Summary												
HCM 2010 Ctrl Delay			15.8									
HCM 2010 LOS			B									

HCM 2010 TWSC
1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 43.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	71	75	1200	144	29	1087
Future Vol, veh/h	71	75	1200	144	29	1087
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	84	1319	158	32	1195

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2059	738	0	0	1477	0
Stage 1	1398	-	-	-	-	-
Stage 2	661	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 48	360	-	-	452	-
Stage 1	194	-	-	-	-	-
Stage 2	475	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 38	360	-	-	452	-
Mov Cap-2 Maneuver	~ 38	-	-	-	-	-
Stage 1	194	-	-	-	-	-
Stage 2	375	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	\$ 740.3	0	1.7
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	- 70	452	-
HCM Lane V/C Ratio	-	- 2.343	0.071	-
HCM Control Delay (s)	-	-\$ 740.3	13.6	1.4
HCM Lane LOS	-	- F	B	A
HCM 95th %tile Q(veh)	-	- 15.7	0.2	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	5	1291	1	5	1076
Future Vol, veh/h	2	5	1291	1	5	1076
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	90	90	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	6	1434	1	5	1098

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1993	717	0	0	1434	0
Stage 1	1434	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	53	372	-	-	470	-
Stage 1	186	-	-	-	-	-
Stage 2	536	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	52	372	-	-	470	-
Mov Cap-2 Maneuver	52	-	-	-	-	-
Stage 1	186	-	-	-	-	-
Stage 2	522	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	33.3	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	135	470	-
HCM Lane V/C Ratio	-	-	0.059	0.011	-
HCM Control Delay (s)	-	-	33.3	12.7	0.2
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	706	19	628	1276	411	123	680	493	282	425	61
Future Volume (veh/h)	108	706	19	628	1276	411	123	680	493	282	425	61
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	110	751	20	654	1329	0	132	731	530	291	438	63
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.94	0.94	0.94	0.96	0.96	0.96	0.93	0.93	0.93	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	118	1129	30	729	1298	581	158	747	670	306	656	94
Arrive On Green	0.07	0.22	0.22	0.21	0.37	0.00	0.09	0.21	0.21	0.09	0.21	0.21
Sat Flow, veh/h	1774	5094	135	3442	3539	1583	1774	3539	1583	3442	3109	445
Grp Volume(v), veh/h	110	499	272	654	1329	0	132	731	530	291	248	253
Grp Sat Flow(s),veh/h/ln	1774	1695	1839	1721	1770	1583	1774	1770	1583	1721	1770	1784
Q Serve(g_s), s	5.6	12.1	12.1	16.6	33.0	0.0	6.6	18.5	19.0	7.6	11.6	11.7
Cycle Q Clear(g_c), s	5.6	12.1	12.1	16.6	33.0	0.0	6.6	18.5	19.0	7.6	11.6	11.7
Prop In Lane	1.00		0.07	1.00		1.00	1.00		1.00	1.00		0.25
Lane Grp Cap(c), veh/h	118	751	407	729	1298	581	158	747	670	306	374	377
V/C Ratio(X)	0.93	0.66	0.67	0.90	1.02	0.00	0.84	0.98	0.79	0.95	0.66	0.67
Avail Cap(c_a), veh/h	118	751	407	765	1298	581	158	747	670	306	374	377
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.8	32.0	32.0	34.5	28.5	0.0	40.4	35.3	22.5	40.8	32.6	32.6
Incr Delay (d2), s/veh	61.2	2.2	4.1	13.0	31.3	0.0	30.8	27.5	6.4	38.5	4.4	4.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.3	9.9	10.9	14.2	39.0	0.0	8.1	17.5	18.3	9.0	10.2	10.3
LnGrp Delay(d),s/veh	103.0	34.2	36.1	47.5	59.8	0.0	71.1	62.8	29.0	79.3	37.0	37.2
LnGrp LOS	F	C	D	D	F		E	E	C	E	D	D
Approach Vol, veh/h		881			1983			1393			792	
Approach Delay, s/veh		43.4			55.7			50.7			52.6	
Approach LOS		D			E			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.0	25.0	25.1	25.9	14.0	25.0	12.0	39.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	8.0	19.0	20.0	19.0	8.0	19.0	6.0	33.0				
Max Q Clear Time (g_c+I1), s	9.6	21.0	18.6	14.1	8.6	13.7	7.6	35.0				
Green Ext Time (p_c), s	0.0	0.0	0.4	4.2	0.0	3.9	0.0	0.0				

Intersection Summary

HCM 2010 Ctrl Delay 51.7
HCM 2010 LOS D

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0

Movement	WBL	WBR	NBL	NBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	7	275	5	3	260	10
Future Vol, veh/h	7	275	5	3	260	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Stop	Stop	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	-
Veh in Median Storage, #	0	-	0	-	0	-
Grade, %	0	-	0	-	0	-
Peak Hour Factor	78	78	75	75	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	353	7	4	286	11

Major/Minor	Major2		Minor1		Major1	
Conflicting Flow All	11	-	0	0	0	0
Stage 1	-	-	0	-	-	-
Stage 2	-	-	0	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-				-
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB		NB		SE
HCM Control Delay, s					
HCM LOS			-		

Minor Lane/Major Mvmt	NBLn1	WBL	WBR	SEL	SER
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	-	-	-
HCM Lane LOS	-	-	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-	-

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	254	6	4	277	4	1
Future Vol, veh/h	254	6	4	277	4	1
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	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	75	75	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	282	7	5	369	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	289	0	286	286
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1273	-	666	753
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1273	-	664	753
Mov Cap-2 Maneuver	-	-	-	-	664	-
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	680	-	-	1273	-
HCM Lane V/C Ratio	0.009	-	-	0.004	-
HCM Control Delay (s)	10.3	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 2010 TWSC
7: Jon Scott Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	250	4	11	279	6	5
Future Vol, veh/h	250	4	11	279	6	5
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	87	87	77	77	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	287	5	14	362	8	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	292	0	681	290
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	391	-
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	-	-	1270	-	416	749
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	683	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1270	-	410	749
Mov Cap-2 Maneuver	-	-	-	-	410	-
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	673	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	516	-	-	1270	-
HCM Lane V/C Ratio	0.028	-	-	0.011	-
HCM Control Delay (s)	12.2	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	80	215	235	1257	662	74
Future Volume (veh/h)	80	215	235	1257	662	74
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	93	250	245	1309	704	79
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.86	0.86	0.96	0.96	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	347	309	445	2511	1440	448
Arrive On Green	0.22	0.22	0.12	0.55	0.31	0.31
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	93	250	245	1309	704	79
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	2.5	8.5	4.9	9.3	6.4	2.1
Cycle Q Clear(g_c), s	2.5	8.5	4.9	9.3	6.4	2.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	347	309	445	2511	1440	448
V/C Ratio(X)	0.27	0.81	0.55	0.52	0.49	0.18
Avail Cap(c_a), veh/h	561	500	445	2679	1607	500
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	16.7	19.0	9.6	7.3	14.2	12.7
Incr Delay (d2), s/veh	0.4	5.0	1.5	0.2	0.3	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.0	11.0	4.1	7.1	4.9	1.5
LnGrp Delay(d),s/veh	17.1	24.0	11.1	7.5	14.5	12.9
LnGrp LOS	B	C	B	A	B	B
Approach Vol, veh/h	343			1554	783	
Approach Delay, s/veh	22.2			8.0	14.3	
Approach LOS	C			A	B	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		34.1		17.1	12.0	22.1
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		30.0		18.0	6.0	18.0
Max Q Clear Time (g_c+I1), s		11.3		10.5	6.9	8.4
Green Ext Time (p_c), s		13.3		0.7	0.0	7.7
Intersection Summary						
HCM 2010 Ctrl Delay			11.7			
HCM 2010 LOS			B			

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd/Roswell St & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	1193	5	90	1009	24	37	228	139	34	109	79
Future Volume (veh/h)	2	1193	5	90	1009	24	37	228	139	34	109	79
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1900	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	2	1230	5	102	1147	27	39	243	148	41	131	95
Adj No. of Lanes	0	2	0	1	2	0	0	1	0	0	1	0
Peak Hour Factor	0.97	0.97	0.97	0.88	0.88	0.88	0.94	0.94	0.94	0.83	0.83	0.83
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	48	1523	6	254	2006	47	79	286	164	86	255	158
Arrive On Green	0.43	0.43	0.43	0.06	0.57	0.57	0.27	0.27	0.27	0.27	0.27	0.27
Sat Flow, veh/h	1	3538	14	1774	3534	83	98	1039	597	116	926	575
Grp Volume(v), veh/h	648	0	589	102	574	600	430	0	0	267	0	0
Grp Sat Flow(s),veh/h/ln	1860	0	1693	1774	1770	1848	1735	0	0	1617	0	0
Q Serve(g_s), s	0.0	0.0	23.1	2.3	15.8	15.8	6.2	0.0	0.0	11.8	0.0	0.0
Cycle Q Clear(g_c), s	23.1	0.0	23.1	2.3	15.8	15.8	18.0	0.0	0.0	11.8	0.0	0.0
Prop In Lane	0.00		0.01	1.00		0.05	0.09		0.34	0.15		0.36
Lane Grp Cap(c), veh/h	848	0	729	254	1004	1049	528	0	0	0	0	0
V/C Ratio(X)	0.76	0.00	0.81	0.40	0.57	0.57	0.81	0.00	0.00	0.00	0.00	0.00
Avail Cap(c_a), veh/h	878	0	756	268	1047	1093	552	0	0	0	0	0
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	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	18.9	0.0	18.9	14.9	10.5	10.5	26.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	3.9	0.0	6.4	1.0	0.7	0.7	8.8	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.7	0.0	17.8	2.1	12.4	12.9	15.1	0.0	0.0	0.0	0.0	0.0
LnGrp Delay(d),s/veh	22.8	0.0	25.3	15.9	11.2	11.2	35.3	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	C		C	B	B	B	D					
Approach Vol, veh/h		1237			1276			430			267	
Approach Delay, s/veh		24.0			11.6			35.3			0.0	
Approach LOS		C			B			D			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6		8				
Phs Duration (G+Y+Rc), s		26.9	10.4	38.8		26.9		49.2				
Change Period (Y+Rc), s		6.0	6.0	6.0		6.0		6.0				
Max Green Setting (Gmax), s		22.0	5.0	34.0		33.0		45.0				
Max Q Clear Time (g_c+I1), s		20.0	4.3	25.1		13.8		17.8				
Green Ext Time (p_c), s		0.9	0.0	7.6		4.4		19.2				
Intersection Summary												
HCM 2010 Ctrl Delay			18.6									
HCM 2010 LOS			B									

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

												
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	45	137	119	110	86	16	0	885	140	38	1479	27
Future Volume (veh/h)	45	137	119	110	86	16	0	885	140	38	1479	27
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	49	149	129	128	93	19	0	1029	163	40	1573	29
Adj No. of Lanes	0	1	1	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.86	0.92	0.86	0.92	0.86	0.86	0.94	0.94	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	60	183	210	152	110	229	73	1652	261	216	1918	35
Arrive On Green	0.13	0.13	0.13	0.14	0.14	0.14	0.00	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	455	1385	1583	1049	762	1583	316	3062	484	468	3555	65
Grp Volume(v), veh/h	198	0	129	221	0	19	0	594	598	40	782	820
Grp Sat Flow(s),veh/h/ln	1840	0	1583	1810	0	1583	316	1770	1777	468	1770	1851
Q Serve(g_s), s	10.3	0.0	7.6	11.7	0.0	1.0	0.0	22.8	22.9	6.4	35.8	36.0
Cycle Q Clear(g_c), s	10.3	0.0	7.6	11.7	0.0	1.0	0.0	22.8	22.9	29.3	35.8	36.0
Prop In Lane	0.25		1.00	0.58		1.00	1.00		0.27	1.00		0.04
Lane Grp Cap(c), veh/h	244	0	210	262	0	229	73	955	959	216	955	999
V/C Ratio(X)	0.81	0.00	0.62	0.84	0.00	0.08	0.00	0.62	0.62	0.18	0.82	0.82
Avail Cap(c_a), veh/h	337	0	290	350	0	306	80	991	996	226	991	1037
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	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.4	0.0	40.2	40.9	0.0	36.3	0.0	15.7	15.7	25.9	18.7	18.7
Incr Delay (d2), s/veh	10.1	0.0	2.9	13.1	0.0	0.2	0.0	1.1	1.2	0.4	5.4	5.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	0.0	3.5	6.8	0.0	0.5	0.0	11.4	11.4	0.8	18.8	19.7
LnGrp Delay(d),s/veh	51.5	0.0	43.1	54.0	0.0	36.5	0.0	16.8	16.8	26.3	24.0	23.9
LnGrp LOS	D		D	D		D		B	B	C	C	C
Approach Vol, veh/h		327			240			1192			1642	
Approach Delay, s/veh		48.2			52.6			16.8			24.0	
Approach LOS		D			D			B			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		20.2		59.0		19.0		59.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		19.0		55.0		18.0		55.0				
Max Q Clear Time (g_c+l1), s		13.7		24.9		12.3		38.0				
Green Ext Time (p_c), s		0.5		24.5		0.7		15.0				
Intersection Summary												
HCM 2010 Ctrl Delay			25.8									
HCM 2010 LOS			C									

HCM 2010 Roundabout
2: Roswell St & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Intersection Delay, s/veh 4.8

Intersection LOS A

Approach	NB	SB	SE	NW
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	0	227	0	123
Demand Flow Rate, veh/h	0	232	0	125
Vehicles Circulating, veh/h	232	0	232	0
Vehicles Exiting, veh/h	0	125	0	232
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	5.1	0.0	4.2
Approach LOS	-	A	-	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	0	232	0	125
Cap Entry Lane, veh/h	896	1130	896	1130
Entry HV Adj Factor	1.000	0.978	1.000	0.984
Flow Entry, veh/h	0	227	0	123
Cap Entry, veh/h	896	1106	896	1112
V/C Ratio	0.000	0.205	0.000	0.111
Control Delay, s/veh	4.0	5.1	4.0	4.2
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	0

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	7	923	2	4	1551
Future Vol, veh/h	2	7	923	2	4	1551
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	87	87	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	9	1061	2	5	1891

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2016	530	0	0	1061	0
Stage 1	1061	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Critical Hdwy	7.54	6.94	-	-	4.14	-
Critical Hdwy Stg 1	6.54	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	34	493	-	-	652	-
Stage 1	239	-	-	-	-	-
Stage 2	278	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	34	493	-	-	652	-
Mov Cap-2 Maneuver	34	-	-	-	-	-
Stage 1	239	-	-	-	-	-
Stage 2	278	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	37.4	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	123	652	-
HCM Lane V/C Ratio	-	-	0.098	0.007	-
HCM Control Delay (s)	-	-	37.4	10.6	0
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	1257	17	746	668	213	32	440	440	476	780	40
Future Volume (veh/h)	60	1257	17	746	668	213	32	440	440	476	780	40
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	64	1337	18	838	751	0	38	518	518	496	812	42
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.94	0.94	0.94	0.89	0.89	0.89	0.85	0.85	0.85	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	82	1269	17	751	1476	661	55	611	619	501	983	51
Arrive On Green	0.05	0.25	0.25	0.22	0.42	0.00	0.03	0.17	0.17	0.15	0.29	0.29
Sat Flow, veh/h	1774	5171	70	3442	3539	1583	1774	3539	1583	3442	3424	177
Grp Volume(v), veh/h	64	877	478	838	751	0	38	518	518	496	420	434
Grp Sat Flow(s),veh/h/ln	1774	1695	1850	1721	1770	1583	1774	1770	1583	1721	1770	1831
Q Serve(g_s), s	3.9	27.0	27.0	24.0	17.3	0.0	2.3	15.6	19.0	15.8	24.4	24.4
Cycle Q Clear(g_c), s	3.9	27.0	27.0	24.0	17.3	0.0	2.3	15.6	19.0	15.8	24.4	24.4
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	82	832	454	751	1476	661	55	611	619	501	508	526
V/C Ratio(X)	0.78	1.05	1.05	1.12	0.51	0.00	0.69	0.85	0.84	0.99	0.83	0.83
Avail Cap(c_a), veh/h	145	832	454	751	1476	661	81	611	619	501	508	526
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.9	41.5	41.5	43.0	23.7	0.0	52.7	44.1	30.3	46.9	36.7	36.7
Incr Delay (d2), s/veh	14.4	46.2	57.0	69.5	0.3	0.0	14.0	10.8	9.8	37.7	10.8	10.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	17.9	20.9	18.6	8.5	0.0	1.4	8.5	15.9	10.1	13.4	13.8
LnGrp Delay(d),s/veh	66.2	87.7	98.5	112.5	24.0	0.0	66.7	54.8	40.1	84.7	47.4	47.1
LnGrp LOS	E	F	F	F	C		E	D	D	F	D	D
Approach Vol, veh/h		1419			1589			1074			1350	
Approach Delay, s/veh		90.4			70.7			48.2			61.0	
Approach LOS		F			E			D			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	22.0	25.0	30.0	33.0	9.4	37.6	11.1	51.9				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	16.0	19.0	24.0	27.0	5.0	30.0	9.0	42.0				
Max Q Clear Time (g_c+I1), s	17.8	21.0	26.0	29.0	4.3	26.4	5.9	19.3				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	2.9	0.0	15.2				

Intersection Summary

HCM 2010 Ctrl Delay 69.0
HCM 2010 LOS E

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	NBL	NBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	6	3	351	1	1	313
Future Vol, veh/h	6	3	351	1	1	313
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	87	87	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	4	403	1	1	368

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	775	404	0	0	405	0
Stage 1	404	-	-	-	-	-
Stage 2	371	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	366	647	-	-	1154	-
Stage 1	674	-	-	-	-	-
Stage 2	698	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	366	647	-	-	1154	-
Mov Cap-2 Maneuver	366	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	697	-	-	-	-	-

Approach	NB		SE		NW
HCM Control Delay, s	13.7		0		0
HCM LOS	B				

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	SET	SER
Capacity (veh/h)	428	1154	-	-	-
HCM Lane V/C Ratio	0.028	0.001	-	-	-
HCM Control Delay (s)	13.7	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.3

Movement	NBL	NBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	6	5	350	2	5	307
Future Vol, veh/h	6	5	350	2	5	307
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	83	83	90	90	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	6	389	2	7	409

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	813	390	0	0	391	0
Stage 1	390	-	-	-	-	-
Stage 2	423	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	348	658	-	-	1168	-
Stage 1	684	-	-	-	-	-
Stage 2	661	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	345	658	-	-	1168	-
Mov Cap-2 Maneuver	345	-	-	-	-	-
Stage 1	684	-	-	-	-	-
Stage 2	656	-	-	-	-	-

Approach	NB	SE	NW
HCM Control Delay, s	13.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	SET	SER
Capacity (veh/h)	440	1168	-	-	-
HCM Lane V/C Ratio	0.03	0.006	-	-	-
HCM Control Delay (s)	13.4	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	34	393	298	540	977	45
Future Volume (veh/h)	34	393	298	540	977	45
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	37	423	314	568	1039	48
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.93	0.93	0.95	0.95	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	379	548	422	2768	1730	539
Arrive On Green	0.24	0.24	0.15	0.60	0.38	0.38
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	37	423	314	568	1039	48
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	1.4	18.0	8.3	4.3	13.9	1.6
Cycle Q Clear(g_c), s	1.4	18.0	8.3	4.3	13.9	1.6
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	379	548	422	2768	1730	539
V/C Ratio(X)	0.10	0.77	0.74	0.21	0.60	0.09
Avail Cap(c_a), veh/h	379	548	880	4824	2472	770
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	22.6	20.4	13.5	6.8	19.0	15.2
Incr Delay (d2), s/veh	0.1	6.7	2.6	0.0	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	15.3	3.9	1.8	5.8	0.7
LnGrp Delay(d),s/veh	22.7	27.1	16.2	6.8	19.3	15.3
LnGrp LOS	C	C	B	A	B	B
Approach Vol, veh/h	460			882	1087	
Approach Delay, s/veh	26.7			10.1	19.2	
Approach LOS	C			B	B	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		51.9		24.0	17.2	34.7
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		80.0		18.0	33.0	41.0
Max Q Clear Time (g_c+I1), s		6.3		20.0	10.3	15.9
Green Ext Time (p_c), s		18.1		0.0	0.9	12.8
Intersection Summary						
HCM 2010 Ctrl Delay			17.3			
HCM 2010 LOS			B			

7 8

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations								
Traffic Volume (veh/h)	873	12	151	1524	27	110		
Future Volume (veh/h)	873	12	151	1524	27	110		
Number	4	14	3	8	5	12		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1900	1863	1863	1863	1900		
Adj Flow Rate, veh/h	1052	14	166	1675	36	147		
Adj No. of Lanes	2	0	1	2	0	0		
Peak Hour Factor	0.83	0.83	0.91	0.91	0.75	0.75		
Percent Heavy Veh, %	2	2	2	2	0	0		
Cap, veh/h	2615	35	406	2588	43	177		
Arrive On Green	0.73	0.73	0.73	0.73	0.14	0.14		
Sat Flow, veh/h	3669	48	527	3632	317	1293		
Grp Volume(v), veh/h	521	545	166	1675	184	0		
Grp Sat Flow(s),veh/h/ln	1770	1854	527	1770	1619	0		
Q Serve(g_s), s	10.2	10.2	15.9	21.9	10.0	0.0		
Cycle Q Clear(g_c), s	10.2	10.2	26.0	21.9	10.0	0.0		
Prop In Lane		0.03	1.00		0.20	0.80		
Lane Grp Cap(c), veh/h	1294	1356	406	2588	221	0		
V/C Ratio(X)	0.40	0.40	0.41	0.65	0.83	0.00		
Avail Cap(c_a), veh/h	1502	1574	468	3003	375	0		
HCM Platoon Ratio	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	0.00		
Uniform Delay (d), s/veh	4.6	4.6	9.6	6.2	38.2	0.0		
Incr Delay (d2), s/veh	0.2	0.2	0.7	0.4	7.9	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	5.0	5.2	2.4	10.6	5.0	0.0		
LnGrp Delay(d),s/veh	4.8	4.8	10.3	6.6	46.1	0.0		
LnGrp LOS	A	A	B	A	D			
Approach Vol, veh/h	1066			1841	184			
Approach Delay, s/veh	4.8			6.9	46.1			
Approach LOS	A			A	D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4				8
Phs Duration (G+Y+Rc), s		18.4		72.3				72.3
Change Period (Y+Rc), s		6.0		6.0				6.0
Max Green Setting (Gmax), s		21.0		77.0				77.0
Max Q Clear Time (g_c+I1), s		12.0		12.2				28.0
Green Ext Time (p_c), s		0.3		47.3				38.3
Intersection Summary								
HCM 2010 Ctrl Delay			8.5					
HCM 2010 LOS			A					

Notes

User approved volume balancing among the lanes for turning movement.

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

												
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	36	115	83	75	240	79	2	1261	151	30	1142	25
Future Volume (veh/h)	36	115	83	75	240	79	2	1261	151	30	1142	25
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	39	125	90	84	261	89	2	1386	166	33	1255	27
Adj No. of Lanes	0	1	1	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.89	0.92	0.89	0.92	0.91	0.91	0.91	0.91	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	49	159	179	94	293	333	167	1586	189	107	1763	38
Arrive On Green	0.11	0.11	0.11	0.21	0.21	0.21	0.50	0.50	0.50	0.50	0.50	0.50
Sat Flow, veh/h	438	1403	1583	448	1392	1583	429	3187	379	331	3543	76
Grp Volume(v), veh/h	164	0	90	345	0	89	2	765	787	33	627	655
Grp Sat Flow(s),veh/h/ln	1841	0	1583	1840	0	1583	429	1770	1796	331	1770	1849
Q Serve(g_s), s	8.7	0.0	5.4	18.3	0.0	4.7	0.4	38.5	39.3	9.9	27.7	27.7
Cycle Q Clear(g_c), s	8.7	0.0	5.4	18.3	0.0	4.7	28.1	38.5	39.3	49.3	27.7	27.7
Prop In Lane	0.24		1.00	0.24		1.00	1.00		0.21	1.00		0.04
Lane Grp Cap(c), veh/h	208	0	179	387	0	333	167	881	894	107	881	920
V/C Ratio(X)	0.79	0.00	0.50	0.89	0.00	0.27	0.01	0.87	0.88	0.31	0.71	0.71
Avail Cap(c_a), veh/h	330	0	284	440	0	378	167	881	894	107	881	920
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	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.4	0.0	41.9	38.6	0.0	33.2	30.6	22.3	22.6	44.6	19.6	19.6
Incr Delay (d2), s/veh	6.5	0.0	2.2	18.4	0.0	0.4	0.0	9.3	10.1	1.6	2.7	2.6
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	4.8	0.0	2.5	11.3	0.0	2.1	0.0	21.0	22.0	1.0	14.1	14.7
LnGrp Delay(d),s/veh	49.9	0.0	44.1	57.0	0.0	33.6	30.6	31.6	32.7	46.2	22.3	22.2
LnGrp LOS	D		D	E		C	C	C	C	D	C	C
Approach Vol, veh/h		254			434			1554			1315	
Approach Delay, s/veh		47.8			52.2			32.2			22.9	
Approach LOS		D			D			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		27.1		56.0		17.4		56.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		24.0		50.0		18.0		50.0				
Max Q Clear Time (g_c+I1), s		20.3		41.3		10.7		51.3				
Green Ext Time (p_c), s		0.8		8.1		0.6		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			32.3									
HCM 2010 LOS			C									

HCM 2010 Roundabout
2: Roswell St & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Intersection Delay, s/veh 5.3

Intersection LOS A

Approach	NB	SB	SE	NW
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	0	191	0	290
Demand Flow Rate, veh/h	0	195	0	296
Vehicles Circulating, veh/h	195	0	195	0
Vehicles Exiting, veh/h	0	296	0	195
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	4.8	0.0	5.7
Approach LOS	-	A	-	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	0	195	0	296
Cap Entry Lane, veh/h	930	1130	930	1130
Entry HV Adj Factor	1.000	0.979	1.000	0.980
Flow Entry, veh/h	0	191	0	290
Cap Entry, veh/h	930	1107	930	1107
V/C Ratio	0.000	0.173	0.000	0.262
Control Delay, s/veh	3.9	4.8	3.9	5.7
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	1

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	5	1357	1	5	1131
Future Vol, veh/h	2	5	1357	1	5	1131
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	90	90	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	6	1508	1	5	1154

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2095	754	0	0	1508	0
Stage 1	1508	-	-	-	-	-
Stage 2	587	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	45	352	-	-	440	-
Stage 1	169	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	44	352	-	-	440	-
Mov Cap-2 Maneuver	44	-	-	-	-	-
Stage 1	169	-	-	-	-	-
Stage 2	502	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	38	0	0.3
HCM LOS	E		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	117	440	-
HCM Lane V/C Ratio	-	-	0.068	0.012	-
HCM Control Delay (s)	-	-	38	13.3	0.2
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	742	20	660	1341	432	129	715	518	296	447	64
Future Volume (veh/h)	114	742	20	660	1341	432	129	715	518	296	447	64
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	121	789	21	688	1397	0	139	769	557	305	461	66
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.94	0.94	0.94	0.96	0.96	0.96	0.93	0.93	0.93	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	124	1173	31	756	1345	602	169	779	696	310	668	95
Arrive On Green	0.07	0.23	0.23	0.22	0.38	0.00	0.10	0.22	0.22	0.09	0.21	0.21
Sat Flow, veh/h	1774	5094	135	3442	3539	1583	1774	3539	1583	3442	3111	443
Grp Volume(v), veh/h	121	525	285	688	1397	0	139	769	557	305	261	266
Grp Sat Flow(s),veh/h/ln	1774	1695	1839	1721	1770	1583	1774	1770	1583	1721	1770	1785
Q Serve(g_s), s	6.8	14.1	14.1	19.5	38.0	0.0	7.7	21.7	22.0	8.8	13.6	13.7
Cycle Q Clear(g_c), s	6.8	14.1	14.1	19.5	38.0	0.0	7.7	21.7	22.0	8.8	13.6	13.7
Prop In Lane	1.00		0.07	1.00		1.00	1.00		1.00	1.00		0.25
Lane Grp Cap(c), veh/h	124	781	423	756	1345	602	169	779	696	310	380	383
V/C Ratio(X)	0.97	0.67	0.67	0.91	1.04	0.00	0.82	0.99	0.80	0.98	0.69	0.69
Avail Cap(c_a), veh/h	124	781	423	792	1345	602	195	779	696	310	380	383
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.4	35.1	35.1	38.0	31.0	0.0	44.4	38.9	24.2	45.4	36.2	36.2
Incr Delay (d2), s/veh	72.5	2.3	4.2	14.1	35.2	0.0	21.4	29.1	6.6	46.8	5.1	5.3
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	5.8	6.8	7.6	10.8	25.1	0.0	4.8	13.7	14.4	6.2	7.2	7.4
LnGrp Delay(d),s/veh	119.0	37.3	39.2	52.2	66.2	0.0	65.8	67.9	30.8	92.2	41.3	41.5
LnGrp LOS	F	D	D	D	F		E	E	C	F	D	D
Approach Vol, veh/h		931			2085			1465			832	
Approach Delay, s/veh		48.5			61.6			53.6			60.1	
Approach LOS		D			E			D			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	15.0	28.0	28.0	29.0	15.5	27.5	13.0	44.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	9.0	22.0	23.0	22.0	11.0	20.0	7.0	38.0				
Max Q Clear Time (g_c+I1), s	10.8	24.0	21.5	16.1	9.7	15.7	8.8	40.0				
Green Ext Time (p_c), s	0.0	0.0	0.5	5.1	0.0	3.3	0.0	0.0				

Intersection Summary

HCM 2010 Ctrl Delay 56.9
HCM 2010 LOS E

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	NBL	NBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	5	3	388	11	7	529
Future Vol, veh/h	5	3	388	11	7	529
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	91	91	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	4	426	12	9	678

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1128	432	0	0	438	0
Stage 1	432	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	226	624	-	-	1122	-
Stage 1	655	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	223	624	-	-	1122	-
Mov Cap-2 Maneuver	223	-	-	-	-	-
Stage 1	655	-	-	-	-	-
Stage 2	489	-	-	-	-	-

Approach	NB	SE	NW
HCM Control Delay, s	17.7	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	SET	SER
Capacity (veh/h)	294	1122	-	-	-
HCM Lane V/C Ratio	0.036	0.008	-	-	-
HCM Control Delay (s)	17.7	8.2	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	NBL	NBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	4	1	382	6	4	531
Future Vol, veh/h	4	1	382	6	4	531
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	90	90	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	1	424	7	5	640

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1077	428	0	0	431	0
Stage 1	428	-	-	-	-	-
Stage 2	649	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	242	627	-	-	1129	-
Stage 1	657	-	-	-	-	-
Stage 2	520	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	240	627	-	-	1129	-
Mov Cap-2 Maneuver	240	-	-	-	-	-
Stage 1	657	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	NB		SE		NW
HCM Control Delay, s	18.5		0		0.1
HCM LOS	C				

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	SET	SER
Capacity (veh/h)	274	1129	-	-	-
HCM Lane V/C Ratio	0.024	0.004	-	-	-
HCM Control Delay (s)	18.5	8.2	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	84	341	487	1321	696	78
Future Volume (veh/h)	84	341	487	1321	696	78
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	98	397	507	1376	740	83
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.86	0.86	0.96	0.96	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	365	680	582	2822	1329	414
Arrive On Green	0.23	0.23	0.25	0.62	0.29	0.29
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	98	397	507	1376	740	83
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	3.9	15.6	15.7	12.8	10.6	3.4
Cycle Q Clear(g_c), s	3.9	15.6	15.7	12.8	10.6	3.4
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	365	680	582	2822	1329	414
V/C Ratio(X)	0.27	0.58	0.87	0.49	0.56	0.20
Avail Cap(c_a), veh/h	371	685	988	4133	1476	460
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	24.6	14.7	13.5	8.1	23.3	20.7
Incr Delay (d2), s/veh	0.4	1.3	4.6	0.1	0.4	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	13.2	7.5	5.4	4.5	1.4
LnGrp Delay(d),s/veh	25.0	15.9	18.2	8.3	23.7	21.0
LnGrp LOS	C	B	B	A	C	C
Approach Vol, veh/h	495			1883	823	
Approach Delay, s/veh	17.7			10.9	23.4	
Approach LOS	B			B	C	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		53.8		23.7	25.3	28.5
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		70.0		18.0	39.0	25.0
Max Q Clear Time (g_c+I1), s		14.8		17.6	17.7	12.6
Green Ext Time (p_c), s		27.2		0.1	1.6	9.9
Intersection Summary						
HCM 2010 Ctrl Delay			15.2			
HCM 2010 LOS			B			

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations								
Traffic Volume (veh/h)	1254	5	95	1143	39	146		
Future Volume (veh/h)	1254	5	95	1143	39	146		
Number	4	14	3	8	5	12		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1900	1863	1863	1863	1900		
Adj Flow Rate, veh/h	1293	5	108	1299	41	155		
Adj No. of Lanes	2	0	1	2	0	0		
Peak Hour Factor	0.97	0.97	0.88	0.88	0.94	0.94		
Percent Heavy Veh, %	2	2	2	2	0	0		
Cap, veh/h	2567	10	318	2512	49	186		
Arrive On Green	0.71	0.71	0.71	0.71	0.15	0.15		
Sat Flow, veh/h	3709	14	423	3632	337	1275		
Grp Volume(v), veh/h	633	665	108	1299	197	0		
Grp Sat Flow(s),veh/h/ln	1770	1860	423	1770	1621	0		
Q Serve(g_s), s	13.5	13.5	12.9	14.0	9.8	0.0		
Cycle Q Clear(g_c), s	13.5	13.5	26.4	14.0	9.8	0.0		
Prop In Lane		0.01	1.00		0.21	0.79		
Lane Grp Cap(c), veh/h	1256	1321	318	2512	237	0		
V/C Ratio(X)	0.50	0.50	0.34	0.52	0.83	0.00		
Avail Cap(c_a), veh/h	1466	1541	368	2931	370	0		
HCM Platoon Ratio	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	0.00		
Uniform Delay (d), s/veh	5.5	5.5	11.4	5.5	34.6	0.0		
Incr Delay (d2), s/veh	0.3	0.3	0.6	0.2	9.0	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	6.6	6.9	1.6	6.7	5.0	0.0		
LnGrp Delay(d),s/veh	5.8	5.8	12.0	5.7	43.6	0.0		
LnGrp LOS	A	A	B	A	D			
Approach Vol, veh/h	1298			1407	197			
Approach Delay, s/veh	5.8			6.2	43.6			
Approach LOS	A			A	D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4				8
Phs Duration (G+Y+Rc), s		18.2		65.1				65.1
Change Period (Y+Rc), s		6.0		6.0				6.0
Max Green Setting (Gmax), s		19.0		69.0				69.0
Max Q Clear Time (g_c+l1), s		11.8		15.5				28.4
Green Ext Time (p_c), s		0.3		37.6				30.8
Intersection Summary								
HCM 2010 Ctrl Delay			8.5					
HCM 2010 LOS			A					

Notes

User approved volume balancing among the lanes for turning movement.

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

												
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	45	137	119	225	86	32	0	938	192	121	1479	27
Future Volume (veh/h)	45	137	119	225	86	32	0	938	192	121	1479	27
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	49	149	129	245	93	35	0	1020	209	132	1608	29
Adj No. of Lanes	0	1	1	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	61	185	212	280	106	340	66	1424	291	161	1730	31
Arrive On Green	0.13	0.13	0.13	0.21	0.21	0.21	0.00	0.49	0.49	0.49	0.49	0.49
Sat Flow, veh/h	455	1385	1583	1303	495	1583	305	2928	599	452	3557	64
Grp Volume(v), veh/h	198	0	129	338	0	35	0	615	614	132	799	838
Grp Sat Flow(s),veh/h/ln	1840	0	1583	1798	0	1583	305	1770	1757	452	1770	1851
Q Serve(g_s), s	11.4	0.0	8.4	19.8	0.0	1.9	0.0	29.8	30.0	23.0	46.0	46.3
Cycle Q Clear(g_c), s	11.4	0.0	8.4	19.8	0.0	1.9	0.0	29.8	30.0	53.0	46.0	46.3
Prop In Lane	0.25		1.00	0.72		1.00	1.00		0.34	1.00		0.03
Lane Grp Cap(c), veh/h	246	0	212	386	0	340	66	861	855	161	861	901
V/C Ratio(X)	0.80	0.00	0.61	0.88	0.00	0.10	0.00	0.71	0.72	0.82	0.93	0.93
Avail Cap(c_a), veh/h	439	0	378	544	0	480	66	861	855	161	861	901
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	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.8	0.0	44.5	41.4	0.0	34.4	0.0	22.0	22.1	46.2	26.2	26.2
Incr Delay (d2), s/veh	6.1	0.0	2.8	11.2	0.0	0.1	0.0	2.8	2.9	27.0	16.0	15.8
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	6.2	0.0	3.8	11.1	0.0	0.9	0.0	15.2	15.2	5.2	26.2	27.5
LnGrp Delay(d),s/veh	51.9	0.0	47.3	52.5	0.0	34.5	0.0	24.9	25.0	73.1	42.2	42.1
LnGrp LOS	D		D	D		C		C	C	E	D	D
Approach Vol, veh/h		327			373			1229			1769	
Approach Delay, s/veh		50.1			50.8			24.9			44.4	
Approach LOS		D			D			C			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		29.4		59.0		20.6		59.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		33.0		53.0		26.0		53.0				
Max Q Clear Time (g_c+I1), s		21.8		32.0		13.4		55.0				
Green Ext Time (p_c), s		1.6		18.8		1.2		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			39.1									
HCM 2010 LOS			D									

HCM 2010 Roundabout 2: Roswell St & Devore Rd

Devore Rd at S Main St Synchro 9 Report

Intersection

Intersection Delay, s/veh 4.8

Intersection LOS A

Approach	NB	SB	SE	NW
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	0	227	0	123
Demand Flow Rate, veh/h	0	232	0	125
Vehicles Circulating, veh/h	232	0	232	0
Vehicles Exiting, veh/h	0	125	0	232
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	5.1	0.0	4.2
Approach LOS	-	A	-	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	0	232	0	125
Cap Entry Lane, veh/h	896	1130	896	1130
Entry HV Adj Factor	1.000	0.978	1.000	0.984
Flow Entry, veh/h	0	227	0	123
Cap Entry, veh/h	896	1106	896	1112
V/C Ratio	0.000	0.205	0.000	0.111
Control Delay, s/veh	4.0	5.1	4.0	4.2
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	0

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 1.8

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	54	939	55	4	1634
Future Vol, veh/h	2	54	939	55	4	1634
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	59	1021	60	4	1776

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1918	510	0	0	1021	0
Stage 1	1021	-	-	-	-	-
Stage 2	897	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	59	509	-	-	675	-
Stage 1	309	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	33	509	-	-	675	-
Mov Cap-2 Maneuver	33	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	198	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	18.1	0	2.3
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	336	675	-
HCM Lane V/C Ratio	-	-	0.181	0.006	-
HCM Control Delay (s)	-	-	18.1	10.4	2.3
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	0.7	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	1257	20	792	668	213	35	467	463	476	814	40
Future Volume (veh/h)	60	1257	20	792	668	213	35	467	463	476	814	40
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	65	1366	22	861	726	0	38	508	503	517	885	43
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	83	1309	21	847	1604	717	51	572	646	529	985	48
Arrive On Green	0.05	0.25	0.25	0.25	0.45	0.00	0.03	0.16	0.16	0.15	0.29	0.29
Sat Flow, veh/h	1774	5155	83	3442	3539	1583	1774	3539	1583	3442	3436	167
Grp Volume(v), veh/h	65	898	490	861	726	0	38	508	503	517	456	472
Grp Sat Flow(s),veh/h/ln	1774	1695	1848	1721	1770	1583	1774	1770	1583	1721	1770	1833
Q Serve(g_s), s	4.7	33.0	33.0	32.0	18.3	0.0	2.8	18.3	21.0	19.4	32.2	32.2
Cycle Q Clear(g_c), s	4.7	33.0	33.0	32.0	18.3	0.0	2.8	18.3	21.0	19.4	32.2	32.2
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	1.00		0.09
Lane Grp Cap(c), veh/h	83	861	469	847	1604	717	51	572	646	529	507	526
V/C Ratio(X)	0.78	1.04	1.04	1.02	0.45	0.00	0.75	0.89	0.78	0.98	0.90	0.90
Avail Cap(c_a), veh/h	136	861	469	847	1604	717	68	572	646	529	507	526
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.3	48.5	48.5	49.0	24.5	0.0	62.7	53.4	33.4	54.8	44.5	44.5
Incr Delay (d2), s/veh	14.5	42.7	53.4	35.1	0.2	0.0	25.9	15.8	6.1	33.0	18.7	18.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	20.5	23.8	19.3	9.0	0.0	1.7	10.2	16.7	11.7	18.3	18.9
LnGrp Delay(d),s/veh	75.8	91.2	101.9	84.1	24.7	0.0	88.5	69.1	39.5	87.8	63.3	62.8
LnGrp LOS	E	F	F	F	C		F	E	D	F	E	E
Approach Vol, veh/h		1453			1587			1049			1445	
Approach Delay, s/veh		94.1			56.9			55.6			71.9	
Approach LOS		F			E			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	26.0	27.0	38.0	39.0	9.7	43.3	12.1	64.9				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	20.0	21.0	32.0	33.0	5.0	36.0	10.0	55.0				
Max Q Clear Time (g_c+I1), s	21.4	23.0	34.0	35.0	4.8	34.2	6.7	20.3				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	1.5	0.0	20.0				

Intersection Summary

HCM 2010 Ctrl Delay 70.3
HCM 2010 LOS E

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 6.6

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	6	0	3	66	0	116	132	354	1	1	328	41
Future Vol, veh/h	6	0	3	66	0	116	132	354	1	1	328	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	0	3	72	0	126	143	385	1	1	357	45

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	1116	1075	385	1055	1054	379	401	0	0	386	0	0
Stage 1	672	672	-	381	381	-	-	-	-	-	-	-
Stage 2	444	403	-	674	673	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	185	220	663	204	226	668	1158	-	-	1172	-	-
Stage 1	445	454	-	641	613	-	-	-	-	-	-	-
Stage 2	593	600	-	444	454	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	132	185	663	178	190	668	1158	-	-	1172	-	-
Mov Cap-2 Maneuver	132	185	-	178	190	-	-	-	-	-	-	-
Stage 1	375	383	-	540	612	-	-	-	-	-	-	-
Stage 2	481	599	-	372	383	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	26.1	30.3	2.3	0
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	180	1172	-	-	1158	-	-	334
HCM Lane V/C Ratio	0.054	0.001	-	-	0.124	-	-	0.592
HCM Control Delay (s)	26.1	8.1	0	-	8.5	0	-	30.3
HCM Lane LOS	D	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)	0.2	0	-	-	0.4	-	-	3.6

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.5

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	6	0	5	7	0	8	1	418	2	5	307	0
Future Vol, veh/h	6	0	5	7	0	8	1	418	2	5	307	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	0	5	8	0	9	1	454	2	5	334	0

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	807	803	455	805	804	334	334	0	0	457	0	0
Stage 1	458	458	-	345	345	-	-	-	-	-	-	-
Stage 2	349	345	-	460	459	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	300	317	605	301	316	708	1225	-	-	1104	-	-
Stage 1	583	567	-	671	636	-	-	-	-	-	-	-
Stage 2	667	636	-	581	566	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	295	315	605	297	314	708	1225	-	-	1104	-	-
Mov Cap-2 Maneuver	295	315	-	297	314	-	-	-	-	-	-	-
Stage 1	582	566	-	670	632	-	-	-	-	-	-	-
Stage 2	655	632	-	575	565	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	14.7	13.7	0	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	385	1104	-	-	1225	-	-	430
HCM Lane V/C Ratio	0.031	0.005	-	-	0.001	-	-	0.038
HCM Control Delay (s)	14.7	8.3	0	-	7.9	0	-	13.7
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	57	447	330	540	977	58
Future Volume (veh/h)	57	447	330	540	977	58
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	62	486	359	587	1062	63
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	358	549	440	2868	1787	556
Arrive On Green	0.22	0.22	0.16	0.63	0.39	0.39
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	62	486	359	587	1062	63
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	2.5	18.0	9.9	4.4	14.8	2.3
Cycle Q Clear(g_c), s	2.5	18.0	9.9	4.4	14.8	2.3
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	358	549	440	2868	1787	556
V/C Ratio(X)	0.17	0.88	0.82	0.20	0.59	0.11
Avail Cap(c_a), veh/h	358	549	1116	5697	2677	834
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	25.2	23.0	14.1	6.4	19.4	15.6
Incr Delay (d2), s/veh	0.2	15.8	3.8	0.0	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	19.9	4.6	1.9	6.2	0.9
LnGrp Delay(d),s/veh	25.4	38.8	17.8	6.5	19.7	15.7
LnGrp LOS	C	D	B	A	B	B
Approach Vol, veh/h	548			946	1125	
Approach Delay, s/veh	37.3			10.8	19.5	
Approach LOS	D			B	B	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		56.3		24.0	19.0	37.4
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		100.0		18.0	47.0	47.0
Max Q Clear Time (g_c+l1), s		6.4		20.0	11.9	16.8
Green Ext Time (p_c), s		19.5		0.0	1.1	14.6
Intersection Summary						
HCM 2010 Ctrl Delay			20.1			
HCM 2010 LOS			C			

HCM 2010 TWSC
9: Devore Rd & East TH Dr

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.3

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations						
Traffic Vol, veh/h	7	8	1	425	354	2
Future Vol, veh/h	7	8	1	425	354	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	9	1	462	385	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	850	386	387	0	-	0
Stage 1	386	-	-	-	-	-
Stage 2	464	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	331	662	1171	-	-	-
Stage 1	687	-	-	-	-	-
Stage 2	633	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	331	662	1171	-	-	-
Mov Cap-2 Maneuver	331	-	-	-	-	-
Stage 1	687	-	-	-	-	-
Stage 2	632	-	-	-	-	-

Approach	SB	SE	NW
HCM Control Delay, s	13.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SBLn1
Capacity (veh/h)	-	-	1171	-	451
HCM Lane V/C Ratio	-	-	0.001	-	0.036
HCM Control Delay (s)	-	-	8.1	0	13.3
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0	-	0.1

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations								
Traffic Volume (veh/h)	966	12	164	1626	27	122		
Future Volume (veh/h)	966	12	164	1626	27	122		
Number	4	14	3	8	5	12		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1900	1863	1863	1863	1900		
Adj Flow Rate, veh/h	1050	13	178	1767	29	133		
Adj No. of Lanes	2	0	1	2	0	0		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	0	0		
Cap, veh/h	2738	34	421	2707	35	159		
Arrive On Green	0.76	0.76	0.76	0.76	0.12	0.12		
Sat Flow, veh/h	3673	44	529	3632	287	1318		
Grp Volume(v), veh/h	519	544	178	1767	163	0		
Grp Sat Flow(s),veh/h/ln	1770	1855	529	1770	1616	0		
Q Serve(g_s), s	10.2	10.2	17.7	24.6	10.3	0.0		
Cycle Q Clear(g_c), s	10.2	10.2	27.9	24.6	10.3	0.0		
Prop In Lane		0.02	1.00		0.18	0.82		
Lane Grp Cap(c), veh/h	1353	1419	421	2707	195	0		
V/C Ratio(X)	0.38	0.38	0.42	0.65	0.84	0.00		
Avail Cap(c_a), veh/h	1622	1700	502	3244	339	0		
HCM Platoon Ratio	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	0.00		
Uniform Delay (d), s/veh	4.1	4.1	8.7	5.8	45.0	0.0		
Incr Delay (d2), s/veh	0.2	0.2	0.7	0.4	9.1	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	5.0	5.2	2.6	11.9	5.1	0.0		
LnGrp Delay(d),s/veh	4.3	4.3	9.4	6.1	54.1	0.0		
LnGrp LOS	A	A	A	A	D			
Approach Vol, veh/h	1063			1945	163			
Approach Delay, s/veh	4.3			6.4	54.1			
Approach LOS	A			A	D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4				8
Phs Duration (G+Y+Rc), s		18.6		86.1				86.1
Change Period (Y+Rc), s		6.0		6.0				6.0
Max Green Setting (Gmax), s		22.0		96.0				96.0
Max Q Clear Time (g_c+l1), s		12.3		12.2				29.9
Green Ext Time (p_c), s		0.3		59.6				50.2
Intersection Summary								
HCM 2010 Ctrl Delay			8.2					
HCM 2010 LOS			A					

Notes

User approved volume balancing among the lanes for turning movement.

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

												
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	36	115	83	173	240	96	2	1287	209	67	1142	25
Future Volume (veh/h)	36	115	83	173	240	96	2	1287	209	67	1142	25
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	39	125	90	188	261	104	2	1399	227	73	1241	27
Adj No. of Lanes	0	1	1	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	49	156	176	190	264	393	148	1431	229	72	1658	36
Arrive On Green	0.11	0.11	0.11	0.25	0.25	0.25	0.47	0.47	0.47	0.47	0.47	0.47
Sat Flow, veh/h	438	1403	1583	764	1061	1583	435	3056	490	309	3542	77
Grp Volume(v), veh/h	164	0	90	449	0	104	2	803	823	73	620	648
Grp Sat Flow(s),veh/h/ln	1841	0	1583	1825	0	1583	435	1770	1776	309	1770	1849
Q Serve(g_s), s	9.1	0.0	5.6	25.7	0.0	5.5	0.4	46.2	48.1	0.9	30.0	30.0
Cycle Q Clear(g_c), s	9.1	0.0	5.6	25.7	0.0	5.5	30.4	46.2	48.1	49.0	30.0	30.0
Prop In Lane	0.24		1.00	0.42		1.00	1.00		0.28	1.00		0.04
Lane Grp Cap(c), veh/h	205	0	176	453	0	393	148	829	832	72	829	866
V/C Ratio(X)	0.80	0.00	0.51	0.99	0.00	0.26	0.01	0.97	0.99	1.02	0.75	0.75
Avail Cap(c_a), veh/h	299	0	257	453	0	393	148	829	832	72	829	866
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	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.4	0.0	43.8	39.2	0.0	31.6	35.2	27.1	27.6	52.3	22.8	22.8
Incr Delay (d2), s/veh	9.3	0.0	2.3	39.7	0.0	0.4	0.0	23.8	28.5	111.9	3.8	3.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	0.0	2.6	17.8	0.0	2.5	0.0	28.0	29.9	4.3	15.5	16.2
LnGrp Delay(d),s/veh	54.7	0.0	46.1	78.9	0.0	32.0	35.3	50.9	56.1	164.3	26.5	26.4
LnGrp LOS	D		D	E		C	D	D	E	F	C	C
Approach Vol, veh/h		254			553			1628			1341	
Approach Delay, s/veh		51.7			70.0			53.5			34.0	
Approach LOS		D			E			D			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		32.0		55.0		17.6		55.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		26.0		49.0		17.0		49.0				
Max Q Clear Time (g_c+I1), s		27.7		50.1		11.1		51.0				
Green Ext Time (p_c), s		0.0		0.0		0.5		0.0				

Intersection Summary

HCM 2010 Ctrl Delay 48.9
HCM 2010 LOS D

Notes

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

HCM 2010 Roundabout 2: Roswell St & Devore Rd

Devore Rd at S Main St Synchro 9 Report

Intersection

Intersection Delay, s/veh 5.3

Intersection LOS A

Approach	NB	SB	SE	NW
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	0	191	0	290
Demand Flow Rate, veh/h	0	195	0	296
Vehicles Circulating, veh/h	195	0	195	0
Vehicles Exiting, veh/h	0	296	0	195
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	0.0	4.8	0.0	5.7
Approach LOS	-	A	-	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	0	195	0	296
Cap Entry Lane, veh/h	930	1130	930	1130
Entry HV Adj Factor	1.000	0.979	1.000	0.980
Flow Entry, veh/h	0	191	0	290
Cap Entry, veh/h	930	1107	930	1107
V/C Ratio	0.000	0.173	0.000	0.262
Control Delay, s/veh	3.9	4.8	3.9	5.7
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	1

HCM 2010 TWSC
3: S Main St SR9 & Janis Ln

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.6

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	2	57	1374	27	5	1168
Future Vol, veh/h	2	57	1374	27	5	1168
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Yield	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	62	1493	29	5	1270

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2139	747	0	0	1493	0
Stage 1	1493	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	42	355	-	-	446	-
Stage 1	173	-	-	-	-	-
Stage 2	484	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	40	355	-	-	446	-
Mov Cap-2 Maneuver	40	-	-	-	-	-
Stage 1	173	-	-	-	-	-
Stage 2	466	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	21.6	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	280	446	-
HCM Lane V/C Ratio	-	-	0.229	0.012	-
HCM Control Delay (s)	-	-	21.6	13.2	0.2
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	0.9	0	-

HCM 2010 Signalized Intersection Summary

4: S Main St SR9 & Rucker Rd/Old Milton Pkwy SR 120

Devore Rd at S Main St
Synchro 9 Report

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	742	23	678	1341	432	132	742	557	296	463	64
Future Volume (veh/h)	114	742	23	678	1341	432	132	742	557	296	463	64
Number	7	4	14	3	8	18	5	2	12	1	6	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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1900
Adj Flow Rate, veh/h	124	807	25	737	1458	0	143	807	605	322	503	70
Adj No. of Lanes	1	3	0	2	2	1	1	2	1	2	2	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	129	1194	37	816	1416	633	171	772	721	313	664	92
Arrive On Green	0.07	0.24	0.24	0.24	0.40	0.00	0.10	0.22	0.22	0.09	0.21	0.21
Sat Flow, veh/h	1774	5069	157	3442	3539	1583	1774	3539	1583	3442	3123	433
Grp Volume(v), veh/h	124	539	293	737	1458	0	143	807	605	322	284	289
Grp Sat Flow(s),veh/h/ln	1774	1695	1835	1721	1770	1583	1774	1770	1583	1721	1770	1786
Q Serve(g_s), s	7.7	15.9	16.0	22.9	44.0	0.0	8.7	24.0	24.0	10.0	16.6	16.7
Cycle Q Clear(g_c), s	7.7	15.9	16.0	22.9	44.0	0.0	8.7	24.0	24.0	10.0	16.6	16.7
Prop In Lane	1.00		0.09	1.00		1.00	1.00		1.00	1.00		0.24
Lane Grp Cap(c), veh/h	129	799	432	816	1416	633	171	772	721	313	376	380
V/C Ratio(X)	0.96	0.68	0.68	0.90	1.03	0.00	0.83	1.05	0.84	1.03	0.76	0.76
Avail Cap(c_a), veh/h	129	799	432	907	1416	633	194	772	721	313	376	380
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	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.8	38.2	38.2	40.7	33.0	0.0	48.8	43.0	26.4	50.0	40.6	40.7
Incr Delay (d2), s/veh	67.0	2.3	4.2	11.5	31.9	0.0	23.8	44.8	8.7	58.6	8.5	8.7
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	6.2	7.7	8.6	12.1	27.7	0.0	5.4	16.5	17.9	7.3	9.0	9.2
LnGrp Delay(d),s/veh	117.9	40.5	42.4	52.2	64.9	0.0	72.6	87.8	35.1	108.6	49.1	49.4
LnGrp LOS	F	D	D	D	F		E	F	D	F	D	D
Approach Vol, veh/h		956			2195			1555			895	
Approach Delay, s/veh		51.1			60.6			65.9			70.6	
Approach LOS		D			E			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.0	30.0	32.1	31.9	16.6	29.4	14.0	50.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	10.0	24.0	29.0	23.0	12.0	22.0	8.0	44.0				
Max Q Clear Time (g_c+I1), s	12.0	26.0	24.9	18.0	10.7	18.7	9.7	46.0				
Green Ext Time (p_c), s	0.0	0.0	1.2	4.5	0.0	2.7	0.0	0.0				

Intersection Summary

HCM 2010 Ctrl Delay 62.1
HCM 2010 LOS E

Notes

User approved changes to right turn type.

HCM 2010 TWSC
5: Karen Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 4.7

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	5	0	3	39	0	104	85	400	11	7	540	47
Future Vol, veh/h	5	0	3	39	0	104	85	400	11	7	540	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	3	42	0	113	92	435	12	8	587	51

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	1310	1279	441	1255	1260	613	638	0	0	447	0	0
Stage 1	626	626	-	628	628	-	-	-	-	-	-	-
Stage 2	684	653	-	627	632	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	136	166	616	148	170	492	946	-	-	1113	-	-
Stage 1	472	477	-	471	476	-	-	-	-	-	-	-
Stage 2	439	464	-	471	474	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	94	143	616	131	146	492	946	-	-	1113	-	-
Mov Cap-2 Maneuver	94	143	-	131	146	-	-	-	-	-	-	-
Stage 1	411	415	-	410	471	-	-	-	-	-	-	-
Stage 2	334	459	-	408	412	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	32.8	32.6	1.6	0.1
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	138	1113	-	-	946	-	-	281
HCM Lane V/C Ratio	0.063	0.007	-	-	0.098	-	-	0.553
HCM Control Delay (s)	32.8	8.3	0	-	9.2	0	-	32.6
HCM Lane LOS	D	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)	0.2	0	-	-	0.3	-	-	3.1

HCM 2010 TWSC
6: Michael Dr & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.4

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	2	0	5	9	425	6	4	531	0
Future Vol, veh/h	4	0	1	2	0	5	9	425	6	4	531	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	1	2	0	5	10	462	7	4	577	0

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	1074	1071	465	1071	1074	577	577	0	0	468	0	0
Stage 1	485	485	-	586	586	-	-	-	-	-	-	-
Stage 2	589	586	-	485	488	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	198	221	597	198	220	516	996	-	-	1094	-	-
Stage 1	563	552	-	496	497	-	-	-	-	-	-	-
Stage 2	494	497	-	563	550	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	193	217	597	195	216	516	996	-	-	1094	-	-
Mov Cap-2 Maneuver	193	217	-	195	216	-	-	-	-	-	-	-
Stage 1	555	544	-	489	495	-	-	-	-	-	-	-
Stage 2	486	495	-	554	542	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	21.5	15.5	0.2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	223	1094	-	-	996	-	-	351
HCM Lane V/C Ratio	0.024	0.004	-	-	0.01	-	-	0.022
HCM Control Delay (s)	21.5	8.3	0	-	8.7	0	-	15.5
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

HCM 2010 Signalized Intersection Summary 8: Haynes Bridge Rd & Devore Rd

Devore Rd at S Main St
Synchro 9 Report

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	88	375	540	1321	696	83
Future Volume (veh/h)	88	375	540	1321	696	83
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1676	1676	1676	1676	1676	1676
Adj Flow Rate, veh/h	96	408	587	1436	757	90
Adj No. of Lanes	1	1	1	3	3	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	342	727	635	2942	1261	393
Arrive On Green	0.21	0.21	0.30	0.64	0.28	0.28
Sat Flow, veh/h	1597	1425	1597	4728	4728	1425
Grp Volume(v), veh/h	96	408	587	1436	757	90
Grp Sat Flow(s),veh/h/ln	1597	1425	1597	1526	1526	1425
Q Serve(g_s), s	4.2	16.5	20.9	13.7	12.1	4.1
Cycle Q Clear(g_c), s	4.2	16.5	20.9	13.7	12.1	4.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	342	727	635	2942	1261	393
V/C Ratio(X)	0.28	0.56	0.92	0.49	0.60	0.23
Avail Cap(c_a), veh/h	342	727	1094	4360	1362	424
HCM Platoon Ratio	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
Uniform Delay (d), s/veh	27.6	14.1	15.1	7.8	26.4	23.5
Incr Delay (d2), s/veh	0.4	1.0	7.7	0.1	0.6	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	14.3	14.2	5.8	5.1	1.6
LnGrp Delay(d),s/veh	28.0	15.1	22.9	7.9	27.1	23.8
LnGrp LOS	C	B	C	A	C	C
Approach Vol, veh/h	504			2023	847	
Approach Delay, s/veh	17.6			12.3	26.7	
Approach LOS	B			B	C	
Timer	1	2	3	4	5	6
Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		60.0		24.0	30.8	29.1
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s		80.0		18.0	49.0	25.0
Max Q Clear Time (g_c+l1), s		15.7		18.5	22.9	14.1
Green Ext Time (p_c), s		30.8		0.0	2.0	9.1
Intersection Summary						
HCM 2010 Ctrl Delay			16.7			
HCM 2010 LOS			B			

HCM 2010 TWSC
9: Devore Rd & East TH Dr

Devore Rd at S Main St
Synchro 9 Report

Intersection

Int Delay, s/veh 0.2

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations						
Traffic Vol, veh/h	2	5	9	419	588	5
Future Vol, veh/h	2	5	9	419	588	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	5	10	455	639	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1117	642	645	0	-	0
Stage 1	642	-	-	-	-	-
Stage 2	475	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	229	474	940	-	-	-
Stage 1	524	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	226	474	940	-	-	-
Mov Cap-2 Maneuver	226	-	-	-	-	-
Stage 1	524	-	-	-	-	-
Stage 2	617	-	-	-	-	-

Approach	SB	SE	NW
HCM Control Delay, s	15.2	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SBLn1
Capacity (veh/h)	-	-	940	-	361
HCM Lane V/C Ratio	-	-	0.01	-	0.021
HCM Control Delay (s)	-	-	8.9	0	15.2
HCM Lane LOS	-	-	A	A	C
HCM 95th %tile Q(veh)	-	-	0	-	0.1

HCM 2010 Signalized Intersection Summary 10: Maxwell Rd & S Main St SR9

Devore Rd at S Main St
Synchro 9 Report

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations								
Traffic Volume (veh/h)	1329	5	106	1230	39	155		
Future Volume (veh/h)	1329	5	106	1230	39	155		
Number	4	14	3	8	5	12		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1900	1863	1863	1863	1900		
Adj Flow Rate, veh/h	1445	5	115	1337	42	168		
Adj No. of Lanes	2	0	1	2	0	0		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	0	0		
Cap, veh/h	2241	8	262	2193	54	216		
Arrive On Green	0.62	0.62	0.62	0.62	0.17	0.17		
Sat Flow, veh/h	3711	13	366	3632	322	1289		
Grp Volume(v), veh/h	707	743	115	1337	211	0		
Grp Sat Flow(s),veh/h/ln	1770	1861	366	1770	1619	0		
Q Serve(g_s), s	14.3	14.3	16.4	13.0	7.0	0.0		
Cycle Q Clear(g_c), s	14.3	14.3	30.7	13.0	7.0	0.0		
Prop In Lane		0.01	1.00		0.20	0.80		
Lane Grp Cap(c), veh/h	1096	1153	262	2193	271	0		
V/C Ratio(X)	0.64	0.64	0.44	0.61	0.78	0.00		
Avail Cap(c_a), veh/h	1099	1155	262	2197	517	0		
HCM Platoon Ratio	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	0.00		
Uniform Delay (d), s/veh	6.8	6.8	16.5	6.6	22.5	0.0		
Incr Delay (d2), s/veh	1.3	1.2	1.2	0.5	4.8	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	7.3	7.6	1.7	6.3	3.5	0.0		
LnGrp Delay(d),s/veh	8.1	8.0	17.7	7.0	27.2	0.0		
LnGrp LOS	A	A	B	A	C			
Approach Vol, veh/h	1450			1452	211			
Approach Delay, s/veh	8.1			7.9	27.2			
Approach LOS	A			A	C			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4				8
Phs Duration (G+Y+Rc), s		15.4		40.9				40.9
Change Period (Y+Rc), s		6.0		6.0				6.0
Max Green Setting (Gmax), s		18.0		35.0				35.0
Max Q Clear Time (g_c+l1), s		9.0		16.3				32.7
Green Ext Time (p_c), s		0.4		16.9				2.3
Intersection Summary								
HCM 2010 Ctrl Delay			9.3					
HCM 2010 LOS			A					

Notes

User approved volume balancing among the lanes for turning movement.

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

11/01/2016

								
Movement	NWL	NWR	NET	NER	SWL	SWT		
Lane Configurations								
Traffic Volume (veh/h)	225	32	938	192	121	1479		
Future Volume (veh/h)	225	32	938	192	121	1479		
Number	7	14	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1900	1863		
Adj Flow Rate, veh/h	245	35	1020	209	132	1608		
Adj No. of Lanes	1	1	2	0	0	2		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	273	244	2238	457	155	1946		
Arrive On Green	0.15	0.15	0.76	0.76	0.76	0.76		
Sat Flow, veh/h	1774	1583	3021	599	166	2631		
Grp Volume(v), veh/h	245	35	615	614	826	914		
Grp Sat Flow(s),veh/h/ln	1774	1583	1770	1757	1102	1610		
Q Serve(g_s), s	19.9	2.8	18.4	18.5	87.8	45.3		
Cycle Q Clear(g_c), s	19.9	2.8	18.4	18.5	106.4	45.3		
Prop In Lane	1.00	1.00		0.34	0.16			
Lane Grp Cap(c), veh/h	273	244	1352	1343	870	1231		
V/C Ratio(X)	0.90	0.14	0.46	0.46	0.95	0.74		
Avail Cap(c_a), veh/h	436	389	1354	1344	871	1232		
HCM Platoon Ratio	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		
Uniform Delay (d), s/veh	60.8	53.6	6.2	6.3	21.9	9.4		
Incr Delay (d2), s/veh	13.9	0.3	0.2	0.2	19.3	2.5		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	10.8	1.2	9.0	9.0	36.6	20.6		
LnGrp Delay(d),s/veh	74.7	53.9	6.5	6.5	41.2	11.9		
LnGrp LOS	E	D	A	A	D	B		
Approach Vol, veh/h	280		1229			1740		
Approach Delay, s/veh	72.1		6.5			25.8		
Approach LOS	E		A			C		
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		117.9		28.5		117.9		
Change Period (Y+Rc), s		6.0		6.0		6.0		
Max Green Setting (Gmax), s		112.0		36.0		112.0		
Max Q Clear Time (g_c+l1), s		20.5		21.9		108.4		
Green Ext Time (p_c), s		63.9		0.7		3.5		
Intersection Summary								
HCM 2010 Ctrl Delay			22.5					
HCM 2010 LOS			C					
Notes								
User approved pedestrian interval to be less than phase max green.								

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

11/01/2016

								
Movement	NWL	NWR	NET	NER	SWL	SWT		
Lane Configurations								
Traffic Volume (veh/h)	225	32	938	192	121	1479		
Future Volume (veh/h)	225	32	938	192	121	1479		
Number	7	14	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	245	35	1020	209	132	1608		
Adj No. of Lanes	1	1	2	0	1	2		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	285	254	1837	375	340	2578		
Arrive On Green	0.16	0.16	0.63	0.63	0.05	0.73		
Sat Flow, veh/h	1774	1583	3021	599	1774	3632		
Grp Volume(v), veh/h	245	35	615	614	132	1608		
Grp Sat Flow(s),veh/h/ln	1774	1583	1770	1757	1774	1770		
Q Serve(g_s), s	14.5	2.0	21.4	21.6	2.7	24.4		
Cycle Q Clear(g_c), s	14.5	2.0	21.4	21.6	2.7	24.4		
Prop In Lane	1.00	1.00		0.34	1.00			
Lane Grp Cap(c), veh/h	285	254	1110	1102	340	2578		
V/C Ratio(X)	0.86	0.14	0.55	0.56	0.39	0.62		
Avail Cap(c_a), veh/h	658	587	1427	1417	506	3543		
HCM Platoon Ratio	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		
Uniform Delay (d), s/veh	44.1	38.9	11.5	11.5	9.2	7.3		
Incr Delay (d2), s/veh	7.6	0.2	0.4	0.4	0.7	0.2		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	7.7	0.9	10.6	10.5	1.4	11.9		
LnGrp Delay(d),s/veh	51.7	39.1	11.9	12.0	9.9	7.5		
LnGrp LOS	D	D	B	B	A	A		
Approach Vol, veh/h	280		1229			1740		
Approach Delay, s/veh	50.1		11.9			7.7		
Approach LOS	D		B			A		
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		
Phs Duration (G+Y+Rc), s	10.9	73.7		23.3		84.6		
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		
Max Green Setting (Gmax), s	15.0	87.0		40.0		108.0		
Max Q Clear Time (g_c+l1), s	4.7	23.6		16.5		26.4		
Green Ext Time (p_c), s	0.2	44.1		0.8		51.9		
Intersection Summary								
HCM 2010 Ctrl Delay			13.0					
HCM 2010 LOS			B					
Notes								
User approved pedestrian interval to be less than phase max green.								

Queues

1: S Main St SR9 & Devore Rd

11/01/2016

					
Lane Group	NWL	NWR	NET	SWL	SWT
Lane Group Flow (vph)	245	35	1229	132	1608
v/c Ratio	0.64	0.10	0.74	0.47	0.71
Control Delay	42.6	11.8	22.0	13.0	12.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	42.6	11.8	22.0	13.0	12.7
Queue Length 50th (ft)	122	0	267	24	265
Queue Length 95th (ft)	257	27	441	65	457
Internal Link Dist (ft)	760		305		227
Turn Bay Length (ft)		150		235	
Base Capacity (vph)	831	762	3173	405	3464
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.29	0.05	0.39	0.33	0.46
Intersection Summary					

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

11/01/2016

								
Movement	NWL	NWR	NET	NER	SWL	SWT		
Lane Configurations								
Traffic Volume (veh/h)	173	96	1287	151	66	1142		
Future Volume (veh/h)	173	96	1287	151	66	1142		
Number	7	14	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1900	1863		
Adj Flow Rate, veh/h	188	104	1399	164	72	1241		
Adj No. of Lanes	1	1	2	0	0	2		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	230	205	2430	283	119	2073		
Arrive On Green	0.13	0.13	0.76	0.76	0.76	0.76		
Sat Flow, veh/h	1774	1583	3288	372	108	2810		
Grp Volume(v), veh/h	188	104	770	793	599	714		
Grp Sat Flow(s),veh/h/ln	1774	1583	1770	1797	1223	1610		
Q Serve(g_s), s	11.2	6.7	20.1	20.6	6.1	20.8		
Cycle Q Clear(g_c), s	11.2	6.7	20.1	20.6	26.7	20.8		
Prop In Lane	1.00	1.00		0.21	0.12			
Lane Grp Cap(c), veh/h	230	205	1346	1367	967	1225		
V/C Ratio(X)	0.82	0.51	0.57	0.58	0.62	0.58		
Avail Cap(c_a), veh/h	635	567	1771	1798	1253	1611		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	46.2	44.2	5.5	5.6	4.9	5.6		
Incr Delay (d2), s/veh	7.1	1.9	0.4	0.4	0.7	0.4		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	6.0	3.0	9.8	10.1	6.3	9.3		
LnGrp Delay(d),s/veh	53.2	46.1	5.9	6.0	5.6	6.1		
LnGrp LOS	D	D	A	A	A	A		
Approach Vol, veh/h	292		1563			1313		
Approach Delay, s/veh	50.7		6.0			5.8		
Approach LOS	D		A			A		
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		88.8		20.1		88.8		
Change Period (Y+Rc), s		6.0		6.0		6.0		
Max Green Setting (Gmax), s		109.0		39.0		109.0		
Max Q Clear Time (g_c+l1), s		22.6		13.2		28.7		
Green Ext Time (p_c), s		56.8		0.9		54.2		
Intersection Summary								
HCM 2010 Ctrl Delay			10.0					
HCM 2010 LOS			B					
Notes								
User approved pedestrian interval to be less than phase max green.								

HCM 2010 Signalized Intersection Summary

1: S Main St SR9 & Devore Rd

11/01/2016

								
Movement	NWL	NWR	NET	NER	SWL	SWT		
Lane Configurations								
Traffic Volume (veh/h)	173	96	1287	151	66	1142		
Future Volume (veh/h)	173	96	1287	151	66	1142		
Number	7	14	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	188	104	1399	164	72	1241		
Adj No. of Lanes	1	1	2	0	1	2		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	228	204	2130	248	270	2696		
Arrive On Green	0.13	0.13	0.67	0.67	0.04	0.76		
Sat Flow, veh/h	1774	1583	3288	372	1774	3632		
Grp Volume(v), veh/h	188	104	770	793	72	1241		
Grp Sat Flow(s),veh/h/ln	1774	1583	1770	1797	1774	1770		
Q Serve(g_s), s	11.3	6.7	28.2	28.8	1.3	14.1		
Cycle Q Clear(g_c), s	11.3	6.7	28.2	28.8	1.3	14.1		
Prop In Lane	1.00	1.00		0.21	1.00			
Lane Grp Cap(c), veh/h	228	204	1180	1198	270	2696		
V/C Ratio(X)	0.82	0.51	0.65	0.66	0.27	0.46		
Avail Cap(c_a), veh/h	502	448	1485	1508	344	3454		
HCM Platoon Ratio	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		
Uniform Delay (d), s/veh	46.5	44.5	10.8	10.9	9.9	4.8		
Incr Delay (d2), s/veh	7.3	2.0	0.7	0.7	0.5	0.1		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	6.0	3.1	13.9	14.3	0.8	6.8		
LnGrp Delay(d),s/veh	53.8	46.5	11.5	11.6	10.4	4.9		
LnGrp LOS	D	D	B	B	B	A		
Approach Vol, veh/h	292		1563			1313		
Approach Delay, s/veh	51.2		11.6			5.2		
Approach LOS	D		B			A		
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		
Phs Duration (G+Y+Rc), s	10.4	79.1		20.1		89.5		
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		
Max Green Setting (Gmax), s	9.0	92.0		31.0		107.0		
Max Q Clear Time (g_c+l1), s	3.3	30.8		13.3		16.1		
Green Ext Time (p_c), s	0.1	42.2		0.8		53.9		
Intersection Summary								
HCM 2010 Ctrl Delay			12.6					
HCM 2010 LOS			B					
Notes								
User approved pedestrian interval to be less than phase max green.								

Queues

1: S Main St SR9 & Devore Rd

11/01/2016

					
Lane Group	NWL	NWR	NET	SWL	SWT
Lane Group Flow (vph)	188	104	1563	72	1241
v/c Ratio	0.61	0.29	0.75	0.33	0.50
Control Delay	50.2	10.8	18.4	9.1	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	50.2	10.8	18.4	9.1	7.8
Queue Length 50th (ft)	108	0	362	12	157
Queue Length 95th (ft)	232	50	571	32	271
Internal Link Dist (ft)	760		305		227
Turn Bay Length (ft)		150		235	
Base Capacity (vph)	600	605	3112	258	3366
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.31	0.17	0.50	0.28	0.37
Intersection Summary					

Duke Land Project at Devore/Hwy.9

12/12/16 3:50 PM

BUSINESSES Petition in Favor Duke Land Development at Devore/Hwy 9

Colony Park + Alpha Park

Name

Business

Suite Number

1. Mary Straetmans John Straetmans M.D. Pe 294. S. Main St. Suite 200
Mary Straetmans
2945. Main St Suite 200
2. Karen Hopewell
3. C.E. Gurn iParameters St. 200/296 S. Main
4. Pam Hodgson Own 294 Building
5. Pat H #292 ste 600 (own condo)
6. Greg Miller #292 work in AREA
7. Dave Porttading #292 own building
8. Glen Vocalocic #290
9. Dorothy Hayes CISTEL CORP. #200 RENT
10. Angel Robinette Ryeen Construction #300

Duke Land Project at Devore/Hwy.9

12/12/16 3:50 PM

BUSINESS Petition in favor of Duke Land Development at Devore/Hwy. 9

	Name	Business	Suite Number
11.	Jo Aubry	Rycon CONSTRUCTION	#300
12.	[Signature]	Rycon Construction	#300
13.	[Signature]	MSRost Assoc	#284
14.	Mike Stratta	UTILITY TRK	#100
15.	Alan King	Utility TR	#100
16.	R. Ben Love	UTILITY TRK	#100
17.	Lamp Shade City		#300
18.	[Signature]	REDS	
19.	Donna Tribble	285 Karen Dr.	
20.	Kent, Libby & Ron	Karen Dr.	

Taylor, Elicia

From: Cook, Kathi
Sent: Wednesday, September 28, 2016 11:48 AM
To: Paula Milliard
Cc: Taylor, Elicia; Woodman, Michael
Subject: RE: Mixed-use development on S Main St.

Thank you for your comments, they will be included in the report to the Planning Commission and City Council.
-Kathi Cook

-----Original Message-----

From: Paula Milliard [<mailto:pmilliard@yahoo.com>]
Sent: Wednesday, September 28, 2016 10:50 AM
To: Drinkard, James
Cc: Cook, Kathi; Belle Isle, David
Subject: Mixed-use development on S Main St.

The proposed mixed-use development off S Main St and Devore Rd sends up some red flags. ▶ ▶ ▶
Yes, mixed-use is a great idea in this location, however, this developer is asking for a rezoning to make this a high density rental community in the heart of Alpharetta's downtown.
200 multi-family rentals
80 condo rentals
64 detached home rentals
5 and 6 stories high

My suggestion to the Planning Commission and City Council is to modify this project to:
Moderate density - upscale condos and townhouses that are owned, not rented.
This would be consistent with other downtown properties. Other developers have honored the city's and residents' vision. So should this developer.

There are no shortages of buyers in this area. A large rental community of this density would devalue the higher end town homes near by. It would also put a financial strain on nearby schools, police and fire department without giving back to the community in property taxes.

Thank you,
Paula Milliard
pmilliard@yahoo.com

Sent from my iPad

Nov. 22, 2016

To: Alpharetta Planning Commission
Re: Opposition to Perling/13 S Main St DT-MU rezoning

When I learned of the new downtown high density zoning and how far it extended on the comprehensive master plan, I worried that high density rezoning would get even more out of control. And when I learned of the Perling S Main St development application, my concerns reached their peak. High density has already arrived in Alpharetta in full force, and now the high-density mixed-use conglomeration is attempting to creep down Highway 9.

We have Avalon, the Old Milton Holdings development, Downtown City Center, and Peridot – all approved high-density mixed-use developments within a two-mile radius of each other. Why do we possibly need another one within a mile of these developments, especially when we can consider that:

- Just within the above mentioned high density mixed-use developments, we already have approved approximately 1,395,571 sq ft of office space and 763,335 sq ft of retail.¹
- Within the above mentioned high density mixed-use developments, we have approved about 1,479 residential units (single family housing, townhomes, condos, apartments).¹
- Our approved townhomes already exceed the 5-year estimate.¹
- Our rental units are at 36% of the housing inventory, which is already at the high end of the rental study's suggestion of 28%-36% and is higher than the city's goal of 32%.²

Below are some points from the application as to why the developer thinks this type of development is appropriate and my comments to these:

- “Neighborhood feel that the downtown core needs.”
The downtown core now has plenty of neighborhoods underway within Avalon, the Old Milton Holdings development, and Downtown City Center, along with Peridot, as mentioned above, plus several more developments that may not be included in the above: 15 townhomes along Old Milton/Beecham Group (medium density), 24 condos on Thompson St/Kairos (high density), 30 residential units at Canton St Commons (high density), 12 homes on Canton/Twelve on Canton (low density), and 28 single family homes at Wills Rd and Rucker/Enclave at Wills Park (medium density).
- The development is “within master plan downtown corridor area; in downtown area where high density belongs.”
The developer is seeking a variance to the DT-MU zoning to more than double the density – as if 10 units/acre isn't enough, he is seeking 24 units/acre! I don't agree with the master plan SUGGESTION of extending the downtown zoning to this area, let alone doubling the density. Besides, we already have enough high density in all the above mentioned approved developments within a one-mile radius of this application.
- “Property is not good for current C-2 zoning due to site shape, downtown vision, surrounding use and visibility.”
Again, we have enough already-approved developments that meet the “downtown vision” close to this area. Commercial is definitely workable along Main St where the current strip center is now. If commercial doesn't work for the area behind the current strip center and existing residential building, wouldn't a low density single family housing development work to complement the single family neighborhoods on the opposite side of Devore St.?

- “Peculiar upscale urban architecture – new precedent the area will need. A new standard and above the level of standard of the current DT-MU.”
Didn’t we recently establish the downtown standard – now there is already a need to change/“improve” that standard by doubling the density and changing the look?
- “Meets vision of redeveloping poor properties.”
Changing a “poor property” for a super high-density, multi-use monstrosity that is overkill is not the answer. This property can be improved in a less invasive manner.

City Council member Jim Gilvin conducted a survey among 1,100 residents, and of the 150+ responses, 87% of the respondents said that the level of development in Alpharetta is too much. 84% of the respondents said they envisioned the downtown area to be similar to Canton St in Roswell as opposed to Buckhead or Decatur. We are choking Alpharetta with the current level of development, and the goal of maintaining a hometown feel that residents want is disappearing in the name of high-density development.

Please do not approve the Perling/S Main St rezoning application.

Thank you for your consideration,
Christine Kujawski
Alpharetta resident

¹ Information compiled from development summary documents received from Alpharetta city staff and on city website.

² From “Alpharetta Rent Study – Updated 10-27-2016” posted on Alpharetta city website.

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: Downtown Main, LLC / Duke Land Group

Contact Name: Bill Probst / 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.

As of the date of this report, Applicant has not received any comments from notified parties. This report will be amended as

comments are received.

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



Letter



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.

See attached list

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

Donald A. Rolader

Date: 10/12/2016

Print Form



September 30, 2016

Property Owner

RE: Rezoning Application, Conditional Use and Variance request Application by Duke Land Group, LLC for property located on South Main Street at Devore Road, Alpharetta, GA

Dear Property Owner:

The Duke Land Group, LLC has filed an application for rezoning from C-2 to MU, a conditional use request to permit rental housing in the multi-family parcel and a variance to permit a 5 story height limit on buildings, on 12.91± acres on South Main Street at the intersection of Devore Road for the development of a mixed use development on this property.

The Planning Commission meeting is scheduled for November 3, 2016 at 6:30 p.m. at City Hall. The City Council meeting is scheduled for November 14, 2016 at 6:30 p.m. at City Hall. If you have questions or would like additional information, please contact Don Rolader at 770-442-0330. His fax number is 770-442-0641, and his email is don@roladerandrolader.com. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004.

Sincerely,

Bill Probst, Vice President for
Duke Land Group, LLC
4828 Ashford Dunwoody Rd
Suite 400
Atlanta, Ga 30338

178 SOUTH MAIN LLC
Or Current Property Owner
178 S MAIN ST STE 300
ALPHARETTA GA 30009 7951

ALPHA DEVELOPMENT CORP
Or Current Property Owner
P O BOX 92
ALPHARETTA GA 30009

BRITENSTINE SPENCER A & SHERI L
Or Current Property Owner
203 NOTTAWAY LN # 9
ALPHARETTA GA 30009

BUTTOLPH FRANCES P
Or Current Property Owner
9007 MAPLE HILL CT
HUNTERVILLE NC 28078

CARTER MILLARD T ET AL
Or Current Property Owner
884 DOCK LATHAM TRL
BALL GROUND GA 30107

COUNTRY MANOR HOMES DEV CORP
Or Current Property Owner
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

DAMERON JULIA
Or Current Property Owner
207 NOTTAWAY LANE
ALPHARETTA GA 30009

DAVIDSON CASEY T & BOGLE RACHEL A
Or Current Property Owner
117 NOTTAWAY LANE
ALPHARETTA GA 30009

DOVE PAUL F
Or Current Property Owner
292 S MAIN ST STE 600
ALPHARETTA GA 30009 1985

FARMER MEGHAN K
Or Current Property Owner
119 NOTTAWAY LANE
ALPHARETTA GA 30009

AARENE REAL ESTATE HOLDINGS LLC
Or Current Property Owner
296 THOMPSON ST
ALPHARETTA GA 30004

BAILEY JAMES R & BAILEY MARY M
Or Current Property Owner
115 NOTTAWAY LANE
ALPHARETTA GA 30009

BRUNA LLC
Or Current Property Owner
P O BOX 1324
ALPHARETTA GA 30009

C S H F OF GA INC
Or Current Property Owner
1800 CENTURY BLVD NE
ATLANTA GA 30345

COLLINGS MICHAEL T & COLLINGS LAURA D
Or Current Property Owner
121 NOTTAWAY LANE
ALPHARETTA GA 30009

COUNTRY MANOR HOMES DEVELOPMENT CORP
Or Current Property Owner
286 S MAIN ST
ALPHARETTA GA 30009

DANYO DAN
Or Current Property Owner
730 COOPER SANDY COVE
ALPHARETTA GA 30004 0801

DESMOND KERRY M & SHANLEY CATHERINE M
Or Current Property Owner
111 NOTTAWAY LANE
ALPHARETTA GA 30009

EARTHLY MATTERS CONTRACTING INC
Or Current Property Owner
1360 UNION HILL RD SUITE 1E
ALPHARETTA GA 30004

FORD DEMARCO D
Or Current Property Owner
201 NOTTAWAY LANE
ALPHARETTA GA 30009

ALG LIMITED PARTNERSHIP
Or Current Property Owner
P.O. BOX 450233
ATLANTA GA 31145

BRAMBHATT KANAIYALAI S & SAROJINI K
Or Current Property Owner
3771 ARC WAY
LAWRENCEVILLE GA 30044

BURGESS B GAIL
Or Current Property Owner
11715 HAYNES BRIDGE RD
ALPHARETTA GA 30009 1928

CANOPY MAIN STREET INC
Or Current Property Owner
4025 WOODLAND PARK BLVD STE 310
ARLINGTON TX 76013

COLONY PARK INC
Or Current Property Owner
284 S MAIN ST SUITE 400
ALPHARETTA GA 30009

CREME PROPERTIES L P
Or Current Property Owner
8400 E PRENTICE AVE SUITE 1320
GREENWOOD VILLAGE CO 80111 2925

DASTHAGIR GULAM & NGUYEN THAO T
Or Current Property Owner
113 NOTTAWAY LANE
ALPHARETTA GA 30009

DOVE JAMES D
Or Current Property Owner
292 S. MAIN ST SUITE 500
ALPHARETTA GA 30009

EASTMOORE RAY
Or Current Property Owner
2895 BROOKFIELD CIR
CUMMING GA 30004

FOX DIANA M
Or Current Property Owner
205 NOTTAWAY LANE
ALPHARETTA GA 30009

FULTON COUNTY BANK
Or Current Property Owner
P. O. BOX 723427
ATLANTA GA 31139

GRONHOLM SCOTT A & GINGER D
Or Current Property Owner
12200 KING CIR
ROSWELL GA 30075

HAIGLER CAPITAL LLC
Or Current Property Owner
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

HENDERSON SUSAN WEBB STANLEY T
Or Current Property Owner
311 ROCK FENCE RD NW
ADAIRSVILLE GA 30103

HERRON CLAUD J & DEANNA G
Or Current Property Owner
351 JON SCOTT DR
ALPHARETTA GA 30004 2109

HFT INVESTMENT HOLDINGS LLC
Or Current Property Owner
304 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
Or Current Property Owner
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

HOLIDAY ENTERTAINMENT LLC
Or Current Property Owner
1827 POWERS FERRY RD # 5
ATLANTA GA 30339

HOPKINS JOHNNY P & DOROTHY
Or Current Property Owner
365 MICHAEL DR
ALPHARETTA GA 30004 2119

IMRJ LLC
Or Current Property Owner
13370 PROVIDENCE PARK DR
ALPHARETTA GA 30009

J & J PROPERTIES INC
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

JDR HOLDINGS LLLP
Or Current Property Owner
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

JMA HOMES ONE SIXTY LLC
Or Current Property Owner
PO BOX 768731
ROSWELL GA 30076

JW HOMES LLC
Or Current Property Owner
4125 ATLANTA RD SE
SMYRNA GA 30080

KARTOS JOHN L
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

KENT RONALD & ELIZABETH
Or Current Property Owner
294 KAREN DR
ALPHARETTA GA 30009 2114

KJM HOLDINGS LLC
Or Current Property Owner
895 MANSELL RD
ROSWELL GA 30076

KNIGHT ELSIE BURGESS
Or Current Property Owner
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

KREIKEMEIER JOHN E & JEAN
Or Current Property Owner
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004 1950

LAMBERT DANNY R
Or Current Property Owner
315 KAREN DR
ALPHARETTA GA 30009

M V P INVESTMENT CO
Or Current Property Owner
4710 LOU IVY RD
DULUTH GA 30096

MANSELL HARRY E
Or Current Property Owner
353 MICHAEL DR
ALPHARETTA GA 30009

MKB PROPERTY HOLDINGS LLC
Or Current Property Owner
200 S MAIN ST
ALPHARETTA GA 30009

MORRISON CHILDRENS TRUST
Or Current Property Owner
1632 PONCE DE LEON AVE NE
ATLANTA GA 30307

MULKEY LAWRENCE W
Or Current Property Owner
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MULL RONALD C & MULL JACQUELINE D
Or Current Property Owner
213 NOTTAWAY LANE
ALPHARETTA GA 30009

NAHSER DONALD P
Or Current Property Owner
305 KAREN DR
ALPHARETTA GA 30004 2115

NATIONAL PROPERTIES CORP
Or Current Property Owner
P.O. BOX 3475
TULSA OK 74101 3475

NEW MAMMOTH DETAIL SALON INC
Or Current Property Owner
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

NEWSOME BARBARA S & RONALD J
Or Current Property Owner
325 KAREN DR
ALPHARETTA GA 30004 2115

ORDWAY IAN C
Or Current Property Owner
14741 BIRMINGHAM HIGHWAY
MILTON GA 30004

PERLING JONATHAN & ALLYSON
Or Current Property Owner
P O BOX 92
ALPHARETTA GA 30009

PETTAS DEMETRIOS ET AL
Or Current Property Owner
2410 SPRINGMONTE PL
CUMMING GA 30041 7817

PURE TAQUERIA LLC
Or Current Property Owner
103 ROSWELL ST
ALPHARETTA GA 30009

ROACH NATALIE J
Or Current Property Owner
P.O. BOX 220849 RD
CHICAGO IL 60622 0030

SHANNI ELSIE D
Or Current Property Owner
320 KAREN DR
ALPHARETTA GA 30004

STRAY CAT LLC
Or Current Property Owner
325 MICHAEL DR
ALPHARETTA GA 30009

TAYLOR HAROLD T
Or Current Property Owner
2165 OLD MILTON PKWY
ALPHARETTA GA 30004 1910

TRIBBLE DONNA E
Or Current Property Owner
285 KAREN DR
ALPHARETTA GA 30009

WICKS RONALD S & MARY A
Or Current Property Owner
600 FLYING SCOT WAY
ALPHARETTA GA 30005 4240

OU YI-CHUNG & CHUO YUN-FANG
Or Current Property Owner
123 NOTTAWAY LANE
ALPHARETTA GA 30009

PETRAKOPOULOS ANGELOS & CHARLES G
Or Current Property Owner
371 JON SCOTT DR
ALPHARETTA GA 30009 2109

PETTAS DENNIS ET AL
Or Current Property Owner
2410 SPRINGMONTE PL
CUMMING GA 30041

QUAKER STATE MINIT LUBE INC
Or Current Property Owner
P.O. BOX 4369
HOUSTON TX 77210 4369

ROSE BASIL & WILLIAMS MARGARET
Or Current Property Owner
10815 SHAGBARK TRL
ROSWELL GA 30075

SMOTHERS ERIC W & SMOTHERS SHANNON L
Or Current Property Owner
209 NOTTAWAY LANE
ALPHARETTA GA 30009

STRICKLAND MARCUS L & EDNA B
Or Current Property Owner
2135 OLD JONES RD
ALPHARETTA GA 30004

THOMPSON RICHARD L
Or Current Property Owner
3040 MAPLE LN
ALPHARETTA GA 30004 1569

TWO TWELVE DEVORE ROAD TRUST
Or Current Property Owner
312 W MAIN ST
CUMMING GA 30040

WILSON WALTER D SR TR
Or Current Property Owner
217 S MAIN ST
ALPHARETTA GA 30004

OZER ALI
Or Current Property Owner
370 JON SCOTT DR
ALPHARETTA GA 30009

PETTAS DEMETRIOS
Or Current Property Owner
350 JON SCOTT DR
ALPHARETTA GA 30004 2110

PHASE THREE ENTERPRISES L L C
Or Current Property Owner
400 DORRIS RD
MILTON GA 30004 3495

RICHMOND INVESTMENTS INC
Or Current Property Owner
371 ARC WAY
MARIETTA GA 30064

SCHOLES EDWARD J III & SCHOLES MARIA B
Or Current Property Owner
211 NOTTAWAY LANE
ALPHARETTA GA 30009

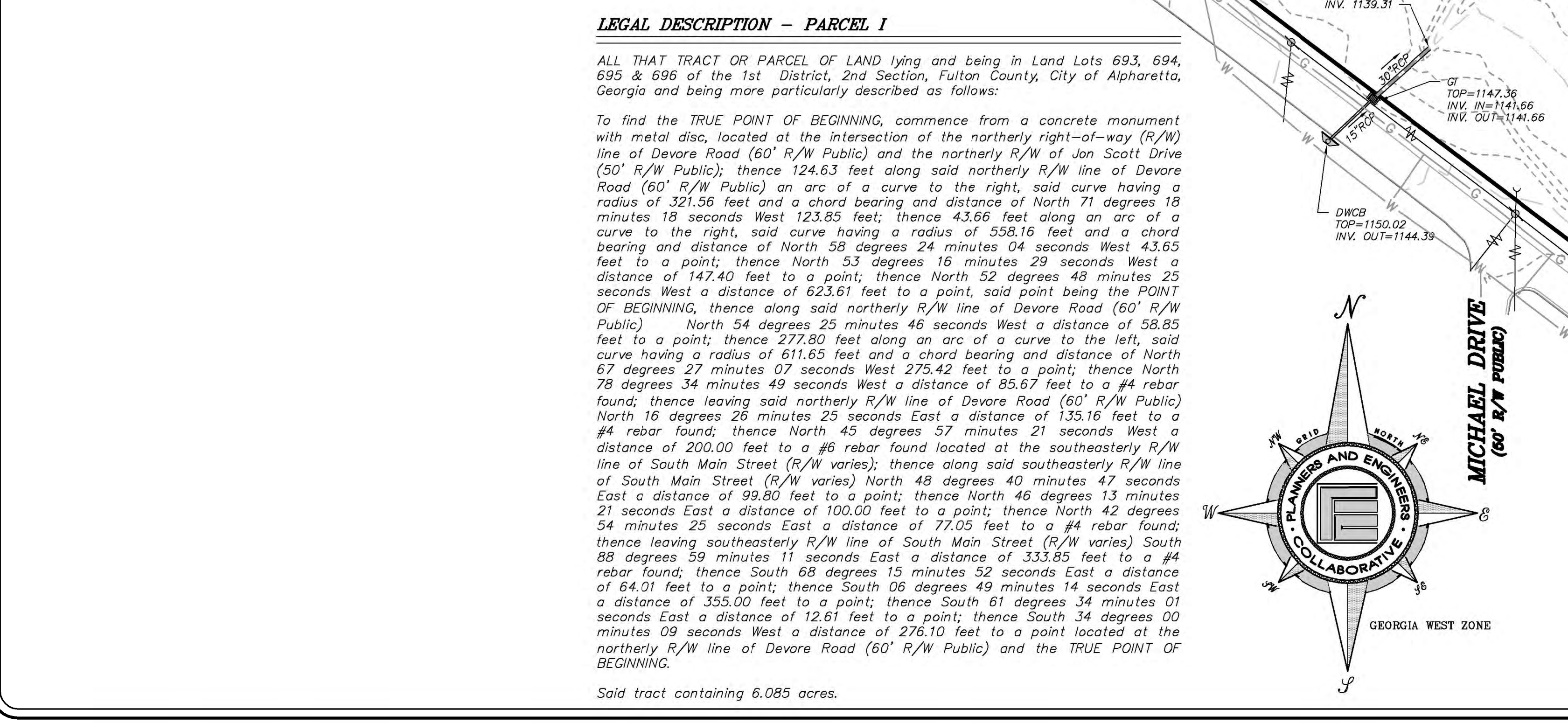
SOURCE CAPITAL INVESTMENTS L L C
Or Current Property Owner
330 RHODES CHASE CT
ALPHARETTA GA 30004

TALLANT PROPERTIES LLC
Or Current Property Owner
206 HIDDEN RIVER DR
WOODSTOCK GA 30188

TRANOR GARY & STEPHEN GARY
Or Current Property Owner
346 KAREN DR
ALPHARETTA GA 30004 2116

VLAHIOTIS JOHN & SOFIA
Or Current Property Owner
5310 HUNTERS OAK DR
ALPHARETTA GA 30201 1463

WRIGHT DAVID & WRIGHT ASHLEY
Or Current Property Owner
93 THOMPSON PL
ROSWELL GA 30075



LINEAR: TOPCON TOTAL STATION



8. There is no evidence of earth moving work, building construction, or buildings additions observed in the process of conducting the fieldwork.

	IRON PIN FOUND (<i>#4 Re-Rod unless noted otherwise</i>)
	IRON PIN SET (<i>#4 Re-Rod unless noted otherwise</i>)
	OPEN TOP PIPE FOUND (open top pipe)
	CRIMP TOP PIPE FOUND (crimp top pipe)
	POINT
	CONCRETE MONUMENT FOUND
	SANITARY SEWER MANHOLE
	GREASE TRAP
	CLEANOUT
	TELEPHONE MANHOLE
	ACCESS MANHOLE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	COMB. STORM & SAN. SEWER LINE
	SINGLE WING CATCH BASIN LEFT
	SINGLE WING CATCH BASIN RIGHT
	DOUBLE WING CATCH BASIN
	JUNCTION BOX
	YARD INLET
	GRATE INLET
	CURB INLET
	DROP INLET
	HEADWALL
	WEIR INLET
	POWER POLE
	TRAFFIC POLE
	SERVICE POLE
	POWER POLE W/ GUY WIRE
	OVERHEAD POWER / TELEPHONE LINE
	WATER METER
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	WATER LINE
	LIGHT POLE



JON SCOTT DRIVE
(50' R/W PUBLIC)

Trip Generation Report Perling/South Main St 10.13.16

The table below show the trip generation including internal capture reductions for the development.

The trip generation is based on the ITE Trip Generation Manual 9th Edition rates and equations for known land use codes.

For the Brewery, we counted the existing location peak hour trips and doubled them for the new location.

The internal capture calculations use the ITE Trip Generation Handbook 3rd Edition rates, constrained between types of use.

The 3rd Edition Trip Generation Handbook does not provide daily trip reduction formulas, so none were taken.

The Brewery was assumed to generate ten (10) times the peak hour trips for the purpose of the daily total trips calculation.

No internal capture reduction was taken between the Brewery and other uses, as rates are not documented at this time.

Project Land Use		Project Density	Total	Inbound	Outbound
Apartments (220)		200 dwelling units			
	Daily		1336	668	668
	AM Peak Hour		102	20	82
	PM Peak Hour		128	83	45
Townhomes (230)		64 dwelling units			
	Daily		436	218	218
	AM Peak Hour		36	6	30
	PM Peak Hour		42	28	14
Condos (230)		50 dwelling units			
	Daily		352	176	176
	AM Peak Hour		30	5	25
	PM Peak Hour		34	23	11
Residential New Trips		314 dwelling units			
	Daily		2124	1062	1062
	AM Peak Hour		168	31	137
	PM Peak Hour		204	134	70
Residential Internal Capture	Reduction				
	AM Peak Hour		9	2	7
	PM Peak Hour		45	19	26

Trip Generation Report Perling/South Main St 10.13.16

External Residential New Trips						
	AM Peak Hour			159	29	130
	PM Peak Hour			159	115	44
Office (710)		30	1000 square feet			
	Daily			526	263	263
	AM Peak Hour			73	64	9
	PM Peak Hour			112	19	93
Specialty Retail (826)		29.5	1000 square feet			
	Daily			1300	650	650
	AM Peak Hour			260	125	135
	PM Peak Hour			92	40	52
Quality Restaurant (931)		3.5	1000 square feet			
	Daily			316	158	158
	AM Peak Hour			3	2	1
	PM Peak Hour			26	17	9
High Turnover Restaurant (932)		3	1000 square feet			
	Daily			382	158	158
	AM Peak Hour			32	18	14
	PM Peak Hour			30	18	12
Brewery (No Land Use Code)		60.5	1000 square feet			
(Double Existing Counts)	AM Peak Hour			50	42	8
(Double Existing Counts)	PM Peak Hour			54	18	36
Commercial New Trips		126.5	1000 square feet			
(assumes 540 Brewery Daily Trips)	Daily			3064	1532	1532
	AM Peak Hour			418	251	167
	PM Peak Hour			314	112	202
Commercial Internal Capture	Reduction					
	AM Peak Hour			89	47	42
	PM Peak Hour			89	48	41
External Commercial Trips						
	AM Peak Hour			329	204	125
	PM Peak Hour			225	64	161

Trip Generation Report Perling/South Main St 10.13.16

Total New Trips						
	Daily			5188	2594	2594
	AM Peak Hour			488	233	255
	PM Peak Hour			384	179	205

9/30/16

Z-16-13/CU-16-20/V-16-27
South Main@Devore/Perling

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

•

2 PARK PLAZA

•

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Kenneth J Wood

Telephone: 678-684-6206

Address: 350 Research Court

Suite: 200

City Norcross

State: GA

Zip: 30092

Fax: _____

Mobile Tel: 770-380-5969

Email: kwood@pecatl.com, dianne@pecatl.com

Subject Property Information:

Address: 13 South Main St

Current Zoning: C-2

District: 12

Section: _____

Land Lot: 695, 696

Parcel ID: 12 258406950815, 12 258206960667

Proposed Zoning: MU

Current Use: shopping center

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693, 694, 695 & 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a concrete monument with metal disc, located at the intersection of the northerly right-of-way (R/W) line of Devore Road (60' R/W Public) and the northerly R/W of Jon Scott Drive (50' R/W Public); thence 124.63 feet along said northerly R/W line of Devore Road (60' R/W Public) an arc of a curve to the right, said curve having a radius of 321.56 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 04 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 623.61 feet to a point, said point being the POINT OF BEGINNING, thence along said northerly R/W line of Devore Road (60' R/W Public) North 54 degrees 25 minutes 46 seconds West a distance of 58.85 feet to a point; thence 277.80 feet along an arc of a curve to the left, said curve having a radius of 611.65 feet and a chord bearing and distance of North 67 degrees 27 minutes 07 seconds West 275.42 feet to a point; thence North 78 degrees 34 minutes 49 seconds West a distance of 85.67 feet to a #4 rebar found; thence leaving said northerly R/W line of Devore Road (60' R/W Public) North 16 degrees 26 minutes 25 seconds East a distance of 135.16 feet to a #4 rebar found; thence North 45 degrees 57 minutes 21 seconds West a distance of 200.00 feet to a #6 rebar found located at the southeasterly R/W line of South Main Street (R/W varies); thence along said southeasterly R/W line of South Main Street (R/W varies) North 48 degrees 40 minutes 47 seconds East a distance of 99.80 feet to a point; thence North 46 degrees 13 minutes 21 seconds East a distance of 100.00 feet to a point; thence North 42 degrees 54 minutes 25 seconds East a distance of 77.05 feet to a #4 rebar found; thence leaving southeasterly R/W line of South Main Street (R/W varies) South 88 degrees 59 minutes 11 seconds East a distance of 333.85 feet to a #4 rebar found; thence South 68 degrees 15 minutes 52 seconds East a distance of 64.01 feet to a point; thence South 06 degrees 49 minutes 14 seconds East a distance of 355.00 feet to a point; thence South 61 degrees 34 minutes 01 seconds East a distance of 12.61 feet to a point; thence South 34 degrees 00 minutes 09 seconds West a distance of 276.10 feet to a point located at the northerly R/W line of Devore Road (60' R/W Public) and the TRUE POINT OF BEGINNING.

Said tract containing 6.085 acres.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Beginning at a concrete monument with metal disc, located at the intersection of the northerly right-of-way (R/W) line of Devore Road (60' R/W Public) and the northerly R/W of Jon Scott Drive (50' R/W Public) said point being the POINT OF BEGINNING, thence 124.63 feet along said northerly R/W line of Devore Road (60' R/W Public) an arc of a curve to the right, said curve having a radius of 321.56 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 04 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 623.61 feet to a point; thence leaving said northerly R/W line of Devore Road (60' R/W Public) North 34 degrees 00 minutes 09 seconds East a distance of 276.10 feet to a point; thence South 61 degrees 32 minutes 51 seconds East a distance of 180.47 feet to a #4 rebar found; thence South 61 degrees 40 minutes 46 seconds East a distance of 77.22 feet to a #6 rebar found; thence South 75 degrees 09 minutes 11 seconds East a distance of 399.16 feet to a #4 rebar found; thence South 00 degrees 16 minutes 19 seconds East a distance of 531.69 feet to a concrete monument with metal disc and the TRUE POINT OF BEGINNING.

Said tract containing 6.828 acres.

APPLICANT REQUEST AND INTENT

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

See Attached

Applicant's Request (Please itemize the proposal):

We are requesting the following as part of a approval of a change in zoning to the parcel:

1. Rezone from C-2 Commercial to DT-MU (Downtown Mixed Use)
2. Approve as part of the zoning a Conditional Use Permit for the Multi-family Parcel that is rental.
3. Approve a variance to the zoning code to allow the following:

5 Story Height

200' facade to 305'

Architectural Style

Front yard setback

Site Density to exceed 10 units per acre in DT-MU

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

The proposal would facilitate a rehabilitation of a downtown site that has been dilapidated for years and is in poor quality today and transform it into a downtown destination where people can come to enjoy the City. We are proposing to develop the 12 plus acre site into a mixed use village that will serve the downtown community with a style of development that keeps a neighborhood feel, but provides uses and a style that the downtown core needs. The site will have a central theme for its restaurant and retail courtyard. We are providing a non-vehicular courtyard with restaurants, warehouse style commercial, and retail so that people can come and enjoy the area and go to the restaurants without having to cross roads or go back to car to get to another location in development. The condominium, multi-family, and for sale high end residences will all support the development. The site transitions from the neighborhood with the for sale detached, towns, and duplexes, into the multi-family, condo, and eventually at the front on highway 9 the commercial style development.

The sites intent is to be constructed through one phase of site work, but the vertical could run at different times through the process. The office complex is to support the commercial and the downtown work force area. This office will be above the warehouse commercial building and parks underneath the building. The condominium building will be 6 stories and have the higher levels of the parking deck to support the residence parking. The lower levels of the deck would be for the restaurants and commercial. The multi-family building is proposed to be 6 stories as well and will have a portion of the bottom level as the leasing office, business center, and other commercial style uses. The end of the project will be for sale residential with detached home styles, attached and duplex style homes.

There is a major road relocation that this project has planned for as well as a planned loop trail expansion. Devore Road is slated by the GADOT to be relocated into Main Street from its current configuration to make a "T" intersection with Highway 9. In addition to this road relocation the loop trail as part of the cities downtown development plan is slated to run through this development and loop through back toward Main Street to provide a off the road trail for residence to use.

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

The project is intended to be a true mixed use community that is targeting to be different from other developments in the region. The plan is to incorporate many different forms and architecture between residential uses, commercial uses, and warehouse style mixed use. The project is to have a prominent courtyard area with no vehicular interruption. This courtyard would be the central theme to the development where restaurants, warehouse, and commercial would all have a common area free of cars where pedestrians can eat, play, and enjoy the downtown Alpharetta area.

The mixture of uses will consist of commercial with neighborhood retail, local restaurants and destination restaurants, warehouse style restaurant development with office. The office will be in concert with the retail and commercial developments. These commercial developments will be supported by a common parking deck as well as an additional parking deck located under the office complex. There is also commercial use space in the multi-family building along Devore.

For the residential uses there is a condominium for sale midrise building that engages the courtyard area. There is a multi-family rental facility in the middle of the development that will have amenities and business center on Devore Road. The last part of the development will be an upscale for sale single family detached, duplex, and townhomes. The Greenway loop trail for the City of Alpharetta will run through the site and around.

PROPERTY OWNER AUTHORIZATION

* Property Owner Information:

Contact Name: Jonathan Perling Telephone: 404-775-1226
Address: 1048 Winding Branch CT Suite: _____
City: Atlanta GA State: GA Zip: 30338

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Duke Land Group, LLC Telephone: AI Livnat 770-391-1233
Address: 4828 Ashford Dunwoody Road Suite: 400
City: Atlanta State: GA Zip: 30339

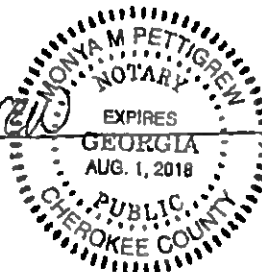
So Sworn and Attested:

Owner Signature: By: [Signature] Alpha Development Corp.
John Perling, President

Date: 7/27/16

* Notary:

Notary Signature: [Signature]



Date: 7-27-16

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Downtown Main, LLC/Duke Land Group

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

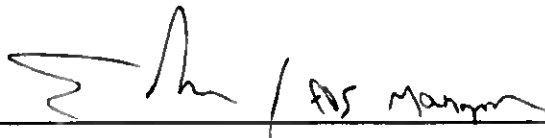
Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____

 / AS Morgan

Date: _____

Aug-31-2016

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached

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

This proposal will have a great positive affect on surrounding values. This development will bring high end residential on both for sale, mixed product for sale, and high end rental, all of which combined with the office, walkable restaurants will drive values higher.

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

The property is zoned for C-2 as it currently stands. This zoning does not provide a reasonable use because of the site shape, downtown vision, the surrounding uses and its visibility from Highway 9 for commercial throughout, and the topography on the entire eastern tract. The C-2 uses would not provide a reasonable use and would not be a good transition from the neighborhood or surrounding uses. Mixing the uses in a area that has a mixture of housing choices and retail choices is the best economic use.

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

For traffic the Trip Generation is found to be approximately 4,650 vehicles per day. The site fronts on South Main Street and Devore Road. System improvements to both roads will be done to alleviate the increased traffic from the development. By totally mixing the uses on the site the traffic distribution will be different from most developments.



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

The site is not targeting school age families by its design. We do not expect a large impact to the school system due to the size of the development and styles of homes. The condo and multi-family will be largely 1 bedroom and 1 bedroom with office as the for sale product on the east end will be designed with empty nesters and people who are looking to move from large lot homes.



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

This section that the property falls within is shown to be part of the Downtown mixed use corridor and meets the intent of how a project can mix uses and bring unique features to the City. The site has been targeted by the city as a redevelopment site with the existing building and center being in bad shape. The site also meets the City loop trail plan as well having the trail go through the central part of the development.



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

The existing shopping center and building are in poor shape. The center is a burden on the surrounding values and the aesthetics of the community. The entire western site is mostly asphalt with no stormwater control through the site and a sewer line that needs to be upgraded for the site. The surrounding roadway on Devore is slated to be relocated through this property by GADOT. This is a much needed upgrade and will provide for better traffic flow. The surrounding area needs the site to be redeveloped with quality and a mixture of uses so that people can walk and enjoy the attractions of the retail and restaurants it will offer.

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.

How will this proposal be compatible with surrounding properties?

From the aerial and seeing on the ground the surrounding uses it demonstrates the uses that are commercial, apartments, retail, restaurants, financial institution, office, fueling station, and detached homes match the proposed site. To the south are existing multi-family older apartments and to the direct northeast abutting the property is a tax credit multi-family development. Our condo and Multi-family is on the east and south side which matches these uses. In addition we have for sale detached, duplexes, and towns on the far east, which is where there is commercial, fueling, and across the street detached single family. This also is less intense as surrounding or equal. Finally on our frontage it's commercial, restaurants, warehouse and is surrounded by these types of uses. The uses are older in nature, but fit the model of what we are proposing.

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.

From the survey it can be seen that the property is a odd shape with higher topography at the western end and steeper topography at the eastern end. The property is also next door to full commercial properties and taller multi-family tax credit properties. From the surrounding uses, the shape and topography of the property, the variance should be provided for the additional building height.

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

Yes, the site is backs up to a taller building in the rear of the property. That same building and property is zoned and built as multi-family. In order for the project to aesthetically meet the vision shown for this development there needs to be a range of heights. Height gives variations to the architecture. By not providing the heights requested the vision can be affected. Other buildings in the downtown and Avalon area have been approved at higher stories and it was to provide a vision for the development. This site needs to keep its vision and not getting the height would hurt the intent.

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

The front of the site is a dilapidated building that is in the downtown corridor and abutts multi-family from behind. The site is centrally located with height, commercial, and restaurants in the area. The site also has topography that slopes down toward the commercial on Haynes Bridge Road. The width of the property is a challenge as well as Devore Road is being relocated creating a narrower parcel. In order to keep the vision of the downtown area and offer a variety of housing and commercial choices, the site needs to have the variance approved.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, it would help with the city vision of a mixed use community with varying heights and uses. Its in the best intent to have heights to break up structures and elevations for aesthetics in the area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

1. Site Density to Exceed 10 units per acre in DT-MU (Proposed = 24.317 units/acre): The site is in the downtown corridor and overlay area, the density and surrounding commercial and multi-family uses are all intense uses. It is reasonable to have density in downtown areas to exceed 10 UPA.
2. Downtown Architectural Style/Design: The site is proposing new architecture to have a variety of styles and colors for a vibrant downtown feel. The shape of the property has very limited frontage on the main road so the style and design of the architecture is very important to have more flexibility to capture people's attention and created upscale feel.
3. Multi-family building has max facade continuous of 200', increase to 305': Our frontage on Devore Road is extremely long and the nature of multi-family buildings is to create streetscape. Due to the size and length of the frontage, the 305' is necessary and creates good streetscape along the frontage of the long road. The building is broken up with architectural vertical features and will not create a large wall appearance because the road frontage is so vast.
4. Maximum Front Setback = 10': We are showing areas along the frontage that comply and a few areas that do not. We are wanting to use courtyards, open space, and hardscapes to create the frontage concept as well, not just buildings. With the long frontage on Devore it becomes monolithic and to us unappealing to have just buildings fronting the road along Devore. We want to use a few buildings pushed back with landscape and courtyard areas to break up the frontage.

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

1. Site Density to Exceed 10 units per acre in DT-MU (Proposed = 24.317 units/acre): No, this site is in the downtown area with proposed trails and walkability, this is where density belongs and is supported by infrastructure.
2. Downtown Architectural Style/Design: We feel that our proposed architecture will far exceed that in the DT-MU and is essential to keep the downtown area fresh with new architectural feel. It should not cause any hardship, but more of a positive influence.
3. Multi-family building has max facade continuous of 200', increase to 305': No, our frontage is very long and vast, we need the mass of this building to help stand out along the frontage. With the frontage being well over 1000', this will not have an impact on the style of street.
4. Maximum Front Setback = 10': This will also have a positive impact and not create a unnecessary hardship. This will help break up such a long frontage and also keep the buildings a little further back on the frontage of Main Street.

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

1. Site Density to Exceed 10 units per acre in DT-MU (Proposed = 24.317 units/acre): This site is adjacent to multi-family high rise already and is a tear down of an old large commercial center. The density and walkability is appropriate because of its surrounding uses and location, this makes this site different.
2. Downtown Architectural Style/Design: The site sits in an area that has a need for the downtown to get redeveloped. The new upscale urban architecture is peculiar because it sets a new precedent the area will need.

BOARD OF ZONING APPEALS REVIEW CRITERIA

3. Multi-family building has max facade continuous of 200', increase to 305': The length of Devore is very peculiar and having a building that exceeds the 200' will not be affected on the frontage.

4. Maximum Front Setback = 10': There is so much road frontage on the entire site that it peculiar and would be too much to front each building at the 10' setback and not vary with some fronting and some open space and parks fronting. The restaurants are fronting and a few are not. This creates depth and perspective into the development and gains interest.

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.

1. Site Density to Exceed 10 units per acre in DT-MU (Proposed = 24.317 units/acre): no, this is the downtown area and envisioned for redevelopment of poor properties to be developed in this fashion with higher density uses.

2. Downtown Architectural Style/Design: No, the new architecture will be a new standard and above the level of standard of the current DT-MU.

3. Multi-family building has max facade continuous of 200', increase to 305': No, with so much frontage, there will not be a visual impact. This section of code is for smaller sites.

4. Maximum Front Setback = 10': No, changing frontages and adding green space and depth perception is a positive for the development.

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: Downtown Main, LLC/Duke Land Group

Contact Name: Bill Probst/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.

Owners of properties within 500 Ft of the subject property

Affected government officials

City Officials

Interested parties noted on list provided by the City

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

☒

Letter

☐

Personal Visits

☐

Telephone

☒

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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

Interested parties may respond by phone email, fax, letter, or personal visit.

10/7/2016

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

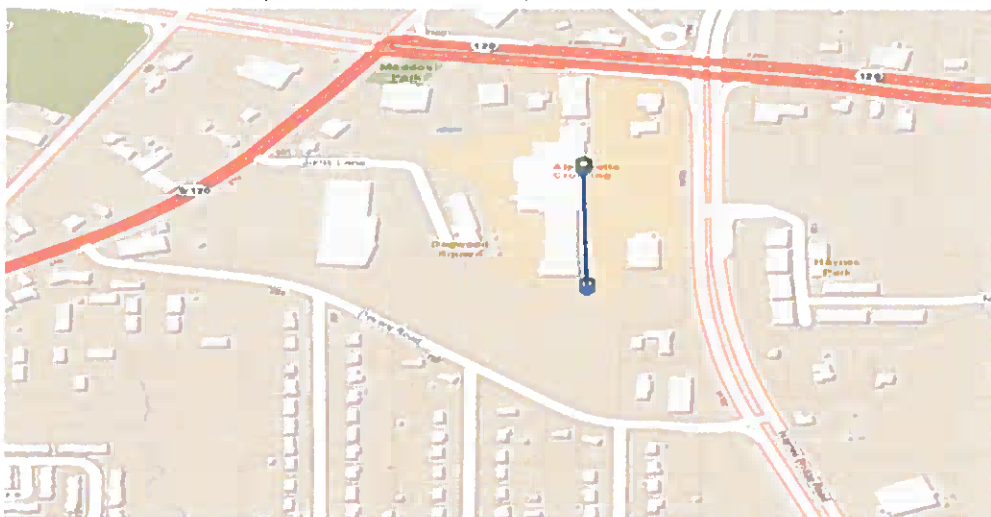
Re: **Requirement to have a Commercial Grocery Store with Multi-family Development
South Main Street (13) @ Devore Rd**
Planners and Engineers Collaborative, Inc. Project No. 16143.00

To whom it may concern,

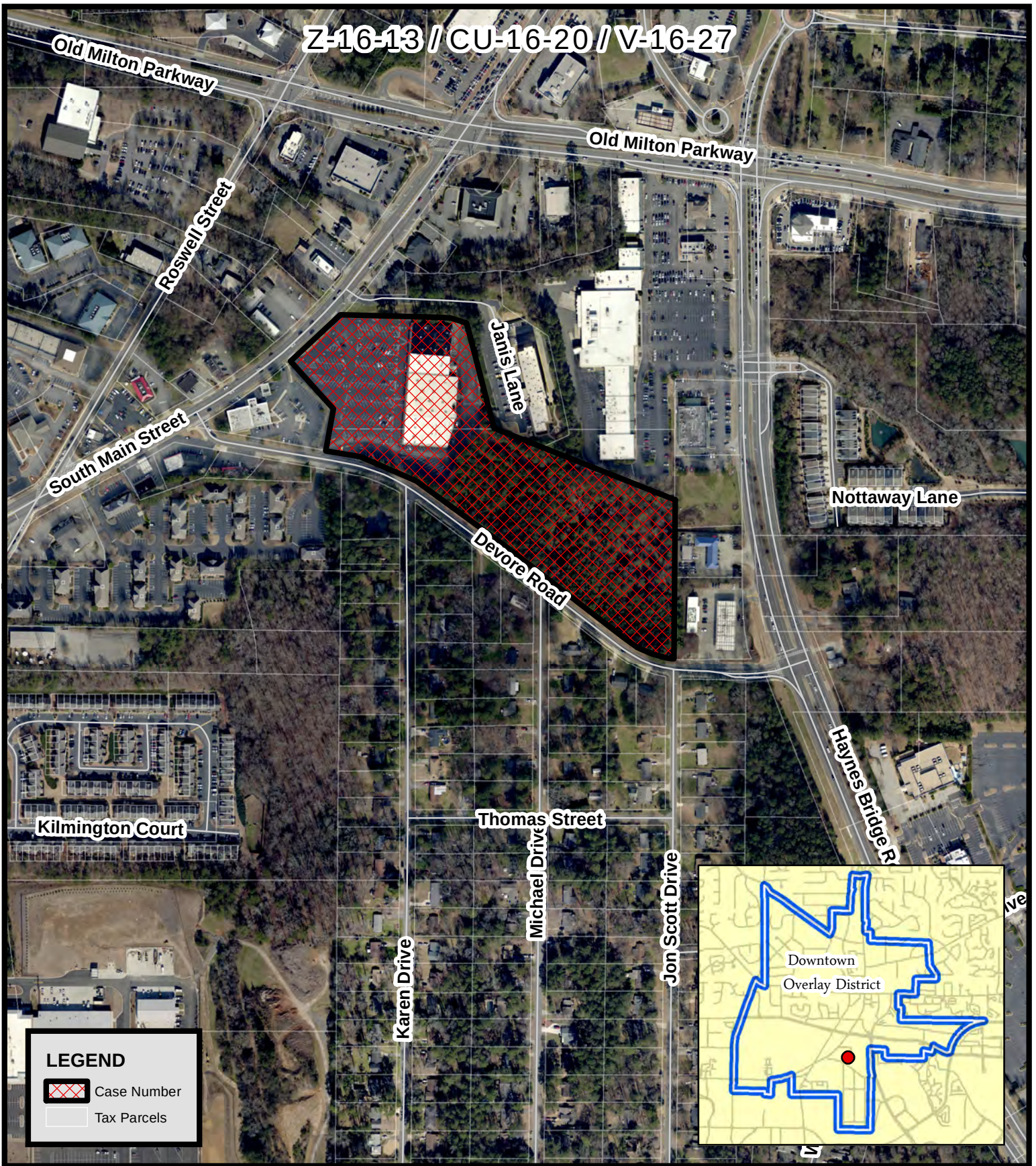
We are submitting a variance request for the requirement to have a grocery store of 3,000 sf or more as part of the development since it has multi-family units proposed for the site. The justification for the variance is as follows:

- From the site map and aerial you can see that the location of the site and its frontage is very limited on Main Street. For a grocery store to be viable retail development it needs good frontage and visibility off a primary public roadway. This site has limited frontage on the main road that the brewery and restaurants will need in order to make a statement and vibrant downtown site. The grocery store location would be down Devore Road behind the restaurants, making a much less viable location.
- The primary reason for the variance is the location and proximity to the existing Wal-Mart Grocery store. From the following two images you can see that depending on how you walk from the residential section of our site to the front door of Wal-Mart the distances are approximately 500' and 1500' each. The Central Business District Code for the city of Alpharetta allows for this grocery requirement to be waived when you meet this 1,500 ft. rule for the distance from the door of the grocery store. From the exhibits you can see several routes that comply with that requirement. This site is a mixed use development and meets most of the intent of the CBD area, making it justified to use the same type of rule for proximity.

The models below show the two different routes. The first one is just over 500 linear feet running through the parking lot and back to the residential area of the site. The second would leave the grocery store and run down the sidewalk past QuikTrip (which has most grocery items too) and back up Devore to the site is 1,499 linear feet. Both of these routes are less or equal to the 1,500 'CBD requirement.



Kjw/dp



Aerial Map Perling South Main & Devore

Z-16-13 / CU-16-20 / V-16-27
D/LL: 1/2/693, 694, 695, 696
PC Date: **12/01/16**
CC Date: **12/12/16**

Location Map Provided by:
Community Development - GIS

SPECIMEN TREE REPORT

ALPHARETTA



Tree Report for:
Duke Land Group
4828 Ashford Dunwoody Rd
Suite 400
Atlanta, GA 30338

Property Address:
South Main Street &
Devore Rd
Alpharetta
Fulton County

Project 16143.00

Survey Date 8/31/2016



TREE CONSULTANTS

350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist #MA-4868A
Tree Risk Assessment Qualified

South Main @ Devore

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 24" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 8" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Site Location

The site is located in a developed area of the City of Alpharetta. Half the site is a large commercial building with a large parking lot and perimeter landscape trees. The other half is a dense woodland of young pine trees. The understory is predominantly invasive ground cover and shrubs. Small drainage ways are located throughout the woodland all running in a Northeastern direction. The site is also occupied by illegitimate users who have spread trash and built shelters in the interior of the woodland.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The 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



South Main @ Devore

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 classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



South Main @ Devore

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
91	<i>Quercus falcata</i> S Red Oak	26"	Non-Specimen	NST #1: Lean, split with included bark and dead limbs. Pic #1 & 2
92	<i>Pinus spp</i> Pine	30"	Specimen	Tree is in good health.

Specimen Tree Summary: There are two specimen sized trees on site.

Total Specimen Sized Trees: 2
Specimen Condition: 1
Non-Specimen Condition: 1



South Main @ Devore

Specimen Photo Evidence



Pic # 1: Lean, split with included bark and dead limbs. NST #1



Pic # 2: Lean, split with included bark and dead limbs. NST #1

South Main @ Devore

Landscape Tree Report

Tree #	Species	DBH	Condition	Comments
418	<i>Acer rubra</i> Red Maple	18"	Good	Tree is in good health.
419	<i>Acer rubra</i> Red Maple	11"	Poor	#2: Dead leader, total canopy die back of 50%. Pic # 2
420	<i>Acer rubra</i> Red Maple	8"	Poor	#1: Dead tips, 50% canopy die back, Gloomy scale infestation. Pic # 1
421	<i>Acer rubra</i> Red Maple	11"	Good	Tree is in good health.
422	<i>Acer rubra</i> Red Maple	5"	Good	Tree is in good health.
423	<i>Acer rubra</i> Red Maple	5"	Good	Tree is in good health.
424	<i>Ilex crenata</i> Holly	16"	Good	Tree is in good health.
425	<i>Acer rubra</i> Red Maple	17"	Poor	#3: Dead tips, 50% canopy die back, Gloomy scale infestation, dead top. Pic # 3
426	<i>Acer rubra</i> Red Maple	13"	Poor	#4: 90% canopy die back and major trunk wound. Pic # 4
427	<i>Acer rubra</i> Red Maple	6"	Good	Tree is in good health.
428	<i>Acer rubra</i> Red Maple	4"	Good	Tree is in good health.
429	<i>Acer rubra</i> Red Maple	10"	Good	Tree is in good health.
430	<i>Pyrus calleryana</i> Bradford Pear	20"	Poor	#9: Poor branch unions with previous failures, targeting parking lot and cars. Pic #9
431	<i>Pyrus calleryana</i> Bradford Pear	17"	Poor	#10: Poor branch unions with previous failures, targeting parking lot and cars. Pic #10



South Main @ Devore

Tree #	Species	DBH	Condition	Comments
432	<i>Pyrus calleryana</i> Bradford Pear	18"	Poor	#11: Poor branch unions with previous failures, targeting parking lot and cars. Pic #11
433	<i>Acer rubra</i> Red Maple	18"	Good	Tree is in good health.
434	<i>Acer rubra</i> Red Maple	18"	Good	Tree is in good health.
435	<i>Acer rubra</i> Red Maple	13"	Good	Tree is in good health.
544	<i>Acer rubra</i> Red Maple	22"	Good	Tree is in good health.
725	<i>Pinus spp</i> Pine	23"	Good	Tree is in good health.
918	<i>Pinus spp</i> Pine	20"	Good	Tree is in good health.
997	<i>Quercus falcata</i> S Red Oak	20"	Poor	#5: Lean targeting a structure with 100% of weight over lean. Pic # 5
1033	<i>Pyrus calleryana</i> Bradford Pear	20"	Poor	#8: Poor branch unions with previous failures, targeting parking lot and cars. Pic #8
1034	<i>Pyrus calleryana</i> Bradford Pear	20"	Poor	#7: Poor branch unions with previous failures, targeting parking lot and cars. Pic #7
1035	<i>Pyrus calleryana</i> Bradford Pear	20"	Poor	#6: Poor branch unions with previous failures, targeting parking lot and cars. Pic #6
1235	<i>Pinus spp</i> Pine	24"	Good	Tree is in good health.
1680	<i>Acer rubra</i> <i>Acer rubra</i> Red Maple	20"	Good	Tree is in good health.



South Main @ Devore

Photo Evidence



Pic # 1: Dead tips, 50% canopy die back, Gloomy scale infestation. Poor #1



Pic # 2: Dead leader, total canopy die back of 50%. Poor #2



Pic # 3: Dead tips, 50% canopy die back, Gloomy scale infestation, dead top. Poor #3



Pic # 4: 90% canopy die back and major trunk wound. Poor #4



South Main @ Devore



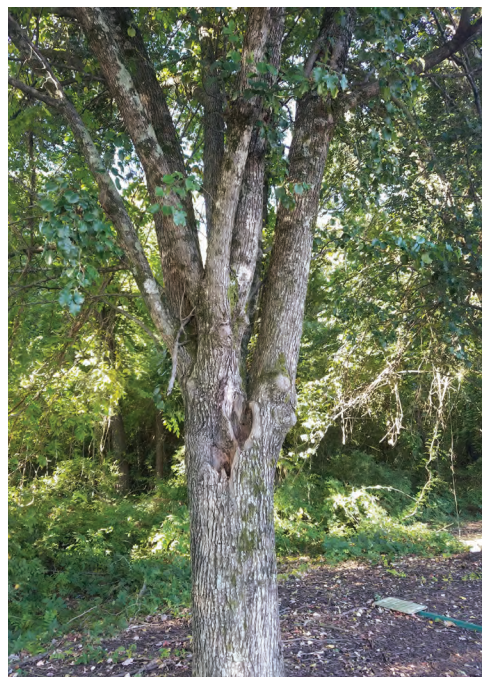
Pic # 5: Lean targeting a structure with 100% of weight over lean. Poor #5



Pic # 6: Poor branch unions with previous failures, targeting parking lot and cars. Poor #6



Pic # 7: Poor branch unions with previous failures, targeting parking lot and cars. Poor #7



Pic # 8: Poor branch unions with previous failures, targeting parking lot and cars. Poor #8

South Main @ Devore



Pic # 9: Poor branch unions with previous failures, targeting parking lot and cars.
Poor #9



Pic # 10: Poor branch unions with previous failures, targeting parking lot and cars.
Poor #10



Pic # 11: Poor branch unions with previous failures, targeting parking lot and cars.
Poor #11

Specimen Tree Location





CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-16-14/Z-16-15 NOTTING HILL/OLD MILTON HOLDINGS/MU

CITY COUNCIL: JANUARY 23, 2017

This item was heard at the December 1, 2016 Planning Commission meeting. One resident from Academy Park spoke in opposition to the request, stating that the applicant should work with the City to save trees on the site. After discussion, the Planning Commission recommended to table the request. Vote (7-0)

This item was removed from the table by the Planning Commission on January 5, 2017. One resident from Academy Park stated that he had concerns over how stormwater management would be handled. After discussion, the Planning Commission recommended to approve the request subject to staff's recommended conditions with a few modifications as requested by the applicant.

II. RECOMMENDATION:

Approve MP-16-14/Z-16-15 Notting Hill/Old Milton Holdings/MU subject to the following conditions:

1. The site, consisting of approximately 5.68 acres, shall be zoned MU and developed substantially similar to site plan submitted by AEC, dated 1/4/2017, except for modifications required to comply with the conditions below.
2. The 5.68-acre property shall be designated Phase II of the Old Milton Holdings Master Plan. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions control. Additionally, these conditions supersede and replace in their entirety the original conditions applicable to Phase II.
3. The residential density within Phase II of the Old Milton Holdings Master Plan shall be limited to no more than 7.40 dwelling units per acre. The overall residential density for the Old Milton Holdings Master Plan shall be limited to no more than 6.53 dwelling units per acre.
4. Office portion of the site shall be limited to a 40,000 square foot, minimum 2-story building and use limited to professional office, medical office, clinic and bank without drive-through. Any additional uses listed as conditional in the O-I zoning district shall require approval of a conditional use permit.
5. Building setbacks shall be: 30' on Thompson Street, 20' on Old Milton Parkway, 10' on Park Street, and 5' internal property lines.
6. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
7. On-street parking shall be provided on Park Street, if feasible, as approved by Staff.
8. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
9. A tree save area shall be set aside at the corner of Old Milton Parkway and Park Street, as identified on the site plan, dated 1/4/2017. Encroachment into the CRZ of the 30" Pecan (#89), 20" Water Oak, 7" Water Oak, 6" Water Oak, 5" Water Oak, and 4" Water Oak shall be limited to no more than 20%, as approved by Staff. Tree save area shall be recorded on the final plat. The applicant shall conduct a climbing inspection of the 30" Pecan to determine the viability of the tree, including a determination that the area where the tree forks is structurally sound. If the 30" Pecan is determined to be a 'good' save, tree care plan shall be provided to staff for approval within 4 weeks of the City Council decision on this matter and shall include cabling, soil compaction reduction, fertilization, and insect and borer control among other items to be approved by the City Arborist. If the 30" Pecan is determined to be

unworthy of saving, the tree save area at the corner shall be replanted with 3 times the inches removed (90”) with trees that have a minimum caliper of 12” – 15”, as approved by Staff.

10. Stacked flats shall accommodate required parking underneath each building. Guest parking may be surface parking and shall be heavily screened from the public right-of-way.
11. Linear Park shall be developed along Thompson Street frontage with a minimum width of 30’, including an 8’ sidewalk and improved green space as approved by Staff. The linear park shall include stacked stone, brick or granite wall between the stacked flats and the linear park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided as approved by Staff.
12. Linear Park, corner of Old Milton Parkway and Park Street, and amenity lawns shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
13. Applicant shall provide an easement to the City for the linear park, including seating areas along Thompson Street. Linear park shall be maintained by the HOA.
14. Development shall not be gated.
15. Stacked flats architecture and materials shall be developed substantially as submitted and in compliance with the Downtown Code subject to Staff approval. 4-sided architecture and materials shall be required. Garage doors shall be a custom, decorative design and material as approved by Staff.
16. Office building architecture and materials shall be developed substantially as submitted and subject to DRB approval.
17. A pedestrian and bicycle connection shall be provided from the linear park along Thompson Street through the stacked flats and to the rear of the office building. Connection shall be an accessible linear green path as approved by Staff.
18. Parking areas and internal driveways shall be heavily screened from Old Milton Parkway, Park Street and Thompson Street.
19. A minimum 5’ heavily planted landscape strip shall be required adjacent to the property to the west, including between the stacked flats and office building parcels and shall be expanded up to 15’, where possible.
20. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5’ with pedestrian-scale lighting provided throughout the development.
21. All buildings shall have connectivity to the sidewalk system.
22. Fencing visible from the public right-of-way shall be decorative as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Delete previous Old Milton Holdings (CLUP-14-07/Z-14-11/V-14-26) zoning condition #35.
25. The corner of Old Milton Parkway and Park Street shall be a minimum 2,000 square feet and heavily landscaped with a seating area and decorative wall or other feature as approved by Staff.
26. The corner of Thompson Street and Park Street shall be heavily landscaped, including a decorative wall and sculpture and/or water feature as approved by Staff. Additional landscaping shall be providing to screen the rear of the building facing Park Street.
27. Decorative paver aprons shall be required at each of the 4 driveways as approved by Staff.
28. Provide a pedestrian crosswalk (brick paver) across Park Street providing a midblock connection between Phase 1 and 2 of the Old Milton Holdings Master Plan, as approved by Staff.
29. Landscape, hardscape, fences and walls shall compliment materials used in Phase 1 of the Master Plan.
30. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.

III. REPORT IN BRIEF:

The applicant, Old Milton Holdings, LLC, is requesting a master plan amendment to the Old Milton Holdings Master Plan to add a 2.82-acre tract of land to the master plan, transfer previously approved stacked flat units to the 2.82-acre tract, and change previous conditions of zoning on 2.86 acres in order to allow for the construction of 42 stacked flats and a 40,000 square foot office building on a total of 5.68 acres designated Phase II of the Old Milton Holdings Master Plan. A rezoning is requested for the 2.82-acre tract from DT-LW (Downtown Live-Work) and R-12 (Dwelling, 'For-Sale' Residential') to MU (Mixed-Use) in order to add the property to the Old Milton Holdings Master Plan. The subject property is located on the west side of Park Street between Thompson Street and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, will allow Old Milton Holdings, LLC to construct 42 stacked flats ('For-Sale' Condominiums) and a 40,000 square foot office building on 5.68 acres, designated Phase II of the Old Milton Holdings Master Plan, with an overall master plan residential density of 6.53 dwelling units per acre. The property is located on the west side of Park Street between Thompson Street and Old Milton Parkway. The Old Milton Holdings Master Plan is zoned MU with 2.86 acres in Phase II of the Master Plan currently approved for 54 stacked flats. Adjacent properties proposed to be rezoned to MU and incorporated into the master plan, represent 2.82 acres and are zoned DT-LW and R-12.

Properties surrounding the subject property are zoned MU to the east, DT-LW to the north, and O-I and OP to the west. Surrounding properties include the Old Milton Holdings development to the east, Thompson Street Investments (Edward Andrews Homes) to the north, and the US Post Office and office buildings to the west. The subject property and surrounding properties have a land use designation of Mixed Use Live Work, which allows office and stacked flats.

Phase II of the Master Plan is 5.68 acres represented by a 2.86-acre property currently within the master plan and a 2.82-acre property proposed to be rezoned and incorporated into the master plan. The Old Milton Holdings Master Plan was approved on March 30, 2015 as a mixed-use development. Stacked flats were approved on the 2.86-acre property. A portion of the 2.82-acre property was rezoned to DT-LW on March 28, 2016 to allow seven (7) 'For-Sale' townhome units and ten (10) single-family detached homes. The two (2) R-12 properties are currently developed with one (1) single-family detached home each. The applicant's proposal to construct 42 stacked flats will result in a reduction in the overall residential density by 31 units. The table below reflects the approvals as they currently exist on the subject property and master plan as compared to the applicant's proposal.

Existing/Proposed Phase II Property & Existing/Proposed Overall Master Plan

	Existing Zoning	Proposed Zoning	Net Change	Existing Master Plan	Proposed Master Plan
Acreage	5.68 ac	5.68 ac		21.07 ac	23.89 ac
Residential	12 SFD, 7 TH, 54 Stacked Flats	42 Stacked Flats	-12 SFD - 7 TH -12 Stacked Flats	21 SFD, 111 TH, 54 Stacked Flats	25 SFD, 89 TH, 42 Stacked Flats
Density	12.85 du/ac*	7.39 du/ac	- 5.40 du/ac	8.83 du/ac	6.53 du/ac
Office	0	40,000 SF	+ 40,000 SF	12,000 SF	52,000 SF

*Overall residential density for Old Milton Holdings Master Plan capped at 8.83 du/ac.

The Downtown Master Plan 5-Year Market Study shows the 5-year 'For-Sale' condominium demand to be 220 – 250 units within the Downtown. Including the 54 stacked flats approved for Old Milton Holdings Master Plan, a total of 102 'For-Sale' condominium units have been approved since the 5-Year Market was prepared.

According to the applicant, the stacked flats will consist of 3-bedroom units with an anticipated target price in the \$600,000's.

SITE PLAN

The submitted site plan depicts 42 stacked flat units in eight (8), three (3) story buildings with parking underneath each building along Thompson Street and Park Street. Each building will consist of six (6) units, except that two (2) small buildings will have three (3) units each. A two (2) story, 40,000 square foot office building with parking underneath and surface parking is depicted along Old Milton Parkway. Stacked flat buildings are oriented to Thompson Street and the office building is oriented to Old Milton Parkway. As shown below, the original site plan depicted nine (9) stacked flat buildings on the 2.86 acres at the northwest corner of Old Milton Parkway and Park Street.



151 parking spaces are proposed in conjunction with the office building, of which 44 are depicted underneath the office building. The Downtown Code requires three (3) parking spaces per 1,000 square feet; therefore, 120 parking spaces are required. Stacked flats require 2 parking spaces per unit, plus 0.15 parking spaces per unit for guests. Each stacked flat building provides two (2) parking spaces per unit plus additional parking. Guest parking is provided in 16 surface parking spaces, as depicted on the west side of the property and as parallel parking along the internal east-west driveway.

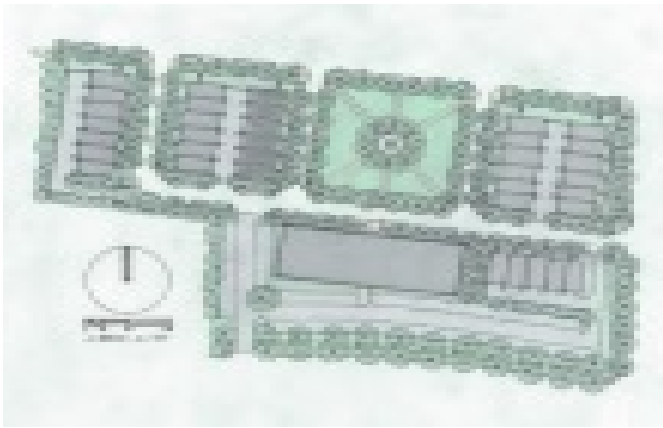
Two (2) driveways are depicted on Thompson Street to access the stacked flats. Access for the office building is depicted as one (1) driveway on Park Street and one (1) driveway on Old Milton Parkway. 12' sidewalks are proposed along Thompson Street and Old Milton Parkway and 8' sidewalks are proposed along Park Street. Building setbacks are shown as follows:

- Old Milton Parkway – 20'
- Park Street – 10'
- Thompson Street – 30'
- Internal Setbacks – 5'

A 30' wide linear park (civic area) is depicted along Thompson Street, including a 12' sidewalk and green space. The Thompson Street streetscape standards require an eight (8) foot sidewalk on the south side of Thompson Street. It is recommended that the applicant's plan be modified to create more green area within the linear park, including improvements such as seating areas, pedestrian lighting, and public art pedestals.

There are several specimen trees on the site, consisting of a mixture of Hardwoods, Pines, and Magnolias. The site plan depicts a tree save area at the corner of Old Milton Parkway and Park Street. A 30" Pecan, 20" Water Oak, 7" Water Oak, 6" Water Oak, 5" Water Oak, and 4" Water Oak are shown to be saved in this area. The City Arborist conducted a field assessment and believes that the proposed tree save area is a 'good' save, subject to a climbing assessment of the Pecan tree. If the Pecan is determined to be unworthy of saving, Staff recommends tree replacement within the tree save area with 12" – 15" caliper trees.

The applicant's initial site plan was sent to the City's On-Call consultant for review and comment. The City's consultant provided initial comments and recommended revising the site plan, as shown below, depicting greater connectivity, integration of uses, and central green space. The site plan does depict townhomes instead of stacked flats; however, stacked flats or townhomes could be accommodated on the site with the same design principles.



The consultant provided the following comments:

- The internal street design is like a parking-lot drive as opposed to a walkable street. No sidewalks and sporadic tree cover.
- Park Street is faced by the garage door rears of the stacked flats.
- There is no integration between uses and the office building lacks any walkable connection to the stacked flats or to Thompson Street.

BUILDING ELEVATIONS & ARCHITECTURE

The applicant provided elevations for the stacked flats and office building. The Old Milton Holdings Master Plan included the following conditions of zoning related to residential and non-residential buildings:

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.

As depicted in the picture below, the stacked flat buildings are proposed to be brick and cast stone. The building at the corner of Thompson Street and Park Street does not meet condition #30 above as the rear elevation, including garages are facing Park Street. Staff recommends 4-sided architecture and materials, as well as decorative garage doors.





The stacked flat building elevations were updated based on the comments received by the City’s Downtown Architect. The Downtown Architect had the following comment on the revised elevations:

- The rear elevations of the stacked flats (parking side) appears to feature no header detail above the windows? Please utilize some form of traditional brick or stone header lintel above all openings.

Non-residential buildings in the Old Milton Holdings Master Plan are to be European or English style, with the Old Edwards Inn referenced as Exhibit A in zoning condition #28 above. The office building elevations depict a 4-sided brick Historic Mill building with the proposed front elevation and a more detailed description provided by the applicant’s architect below.

“The exterior design of this building draws on the architectural heritage of the historic Mill Towns scattered throughout the Southeast. The design emphasizes the character of the brick façade that is respectful of the hand laid craftsmanship of masons. The brick patterning at the top creates a sensitive yet appropriately scaled cornice treatment that is accomplished with hand laid brick in soldier, dentil, rowlock and running bond coursework that creates a strong line at the top of the building. The rod hung canopy protects the entry doors in the manner consistent with canopies from the 19th century, a period when construction of the mill buildings was prolific in Georgia.”



The office building elevations were updated based on the comments received by the City’s Downtown Architect. The Downtown Architect had no further comments on the revised elevations.

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use will generate 103 PM Peak Hour trips.

Traffic

USE	PROGRAM TOTAL S.F.	AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.	14.62	0	19.38	0	130.34	0
Office	36,000 s.f.	1.56	56	1.49	54	11.01	396
Hotel	0 rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	48 units	0.77	37	1.02	49	9.57	459
Totals			93		103		856

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 – 42 Stacked Flats Residential Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 6 students
Hopewell Middle School	1 to 1 students
Alpharetta High School	0 to 4 students
TOTAL	3 to 11 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

MIXED-USE (MU) DISTRICT REVIEW CRITERIA

UDC Section 2.2.20(E) Review Criteria, establishes criteria to be used to evaluate proposals for Mixed-Use master plans. The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

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

14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

Staff has reviewed the applicant's proposal against the review criteria for the MU zoning district and finds that it generally meets the intent of the MU district. The proposed mix of uses are consistent with the vision for the Thompson Street corridor, which is designated as Mixed Use Live Work. The office use will provide employment opportunities in the Downtown Overlay and is a good addition to the Old Milton Holdings Master Plan. Whereas, the stacked flats represent a residential type that is lacking in the City.

There are a few areas of the applicant's site plan that could be further refined to address connectivity and integration of uses. Architectural standards and landscape screening are recommended to address the stacked flat building at the corner of Thompson Street and Park Street, which has the rear of the building facing Park Street. In addition, pedestrian and bicycle connectivity is not accommodated through the site from Thompson Street to the office building. Staff believes that providing for connectivity will help integrate the uses on the site while providing for a needed view corridor within the development.

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 development proposal is consistent with the Downtown Master Plan and Comprehensive Plan; however, additional effort is needed to provide for connectivity and integration of uses.

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

Response: The proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are included requiring connectivity, integration of uses, architectural standards, and protection of trees.

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

Response: The proposed development will have impacts on the natural environment. However, the applicant's site plan depicts a tree save area at the corner of Old Milton Parkway and Park Street.

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

Response: The property could be developed under the current zoning. However, the proposal will result in a net reduction in the overall residential density and is consistent with the land use designation of the property, which is Mixed Use Live Work. Additional effort is needed to provide for connectivity and integration of uses.

- 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 will result in a net reduction in the overall residential density. Also, the proposed mix of uses are consistent with a live-work environment, which should result in a net trip reduction.

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

Response: The subject property is located within the Downtown Overlay in an area designated Mixed Use Live Work. Therefore, the proposed uses are consistent with this designation. Additional effort is needed to provide for connectivity and integration of uses.

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 rezoning request reflects a reasonable balance as the mix of uses complement the developments proposed along the Thompson Street corridor. Additional effort is needed to provide for connectivity and integration of uses.

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

Response: The property can be developed as approved; however, the proposal will result in a net reduction in overall density. Additional effort is needed to provide for connectivity and integration of uses.

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

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is Mixed Use Live Work.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and rezoning. The proposal will result in uses that are consistent with the Downtown Master Plan and Comprehensive Plan. The applicant's proposal reduces overall residential density while adding office use, which provides employment opportunities in the Downtown Overlay and Thompson Street/Old Milton Parkway corridors.

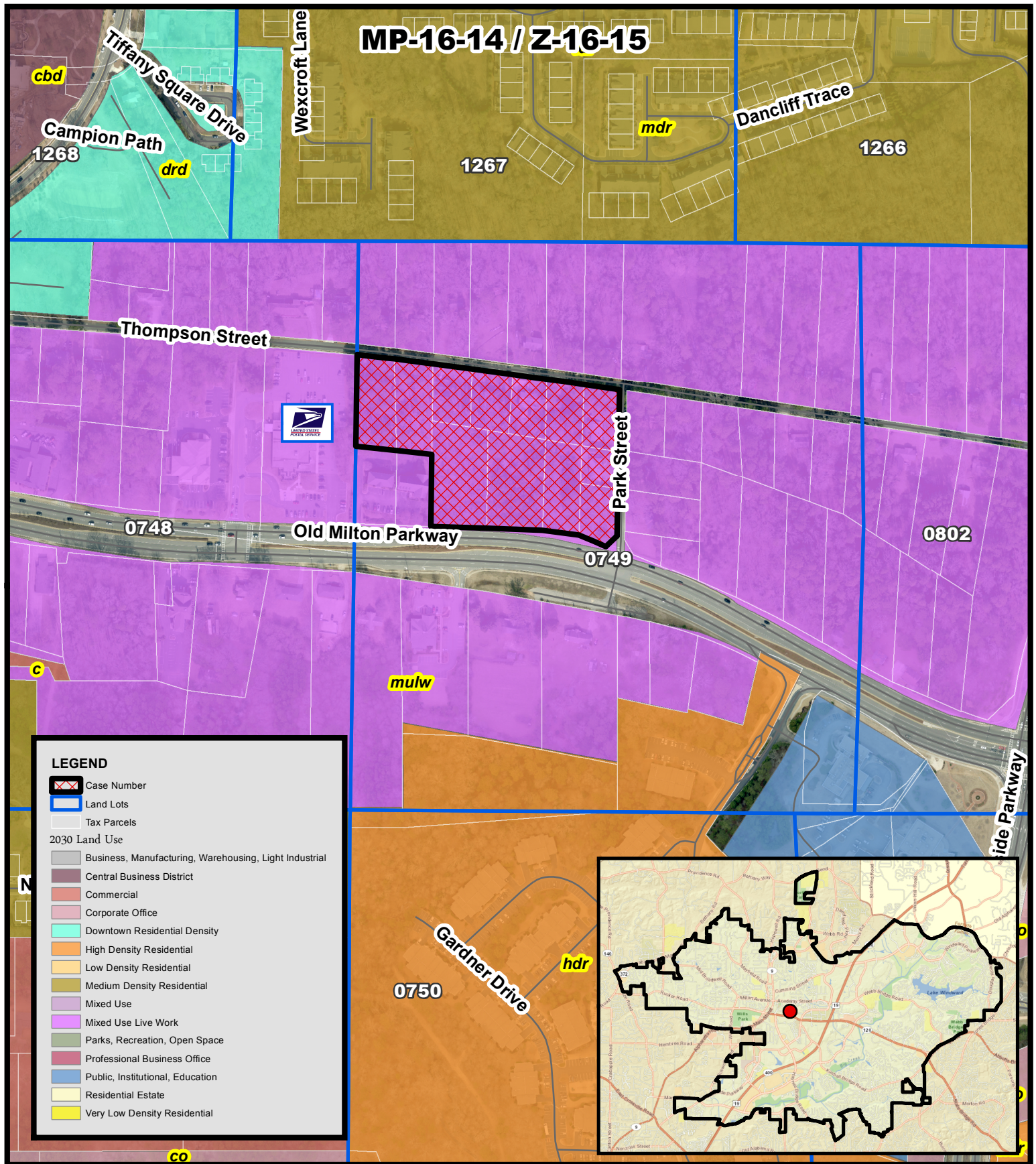
Staff had concerns with the applicant's initial site plan, which did not depict any tree saves on the subject property due to topographic limitations. Staff encouraged the applicant to re-examine the proposed site plan and the applicant's revised site plan now incorporates a tree save area at the corner of Old Milton Parkway and Park Street. Staff recommends conditions to improve overall connectivity and integration of uses on the site in order to provide for a quality mixed-use development.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. According to the applicant's public participation report, no comments have been received.

IV. ATTACHMENTS:

- Site Plan
- Office and Stacked Flat Building Renderings

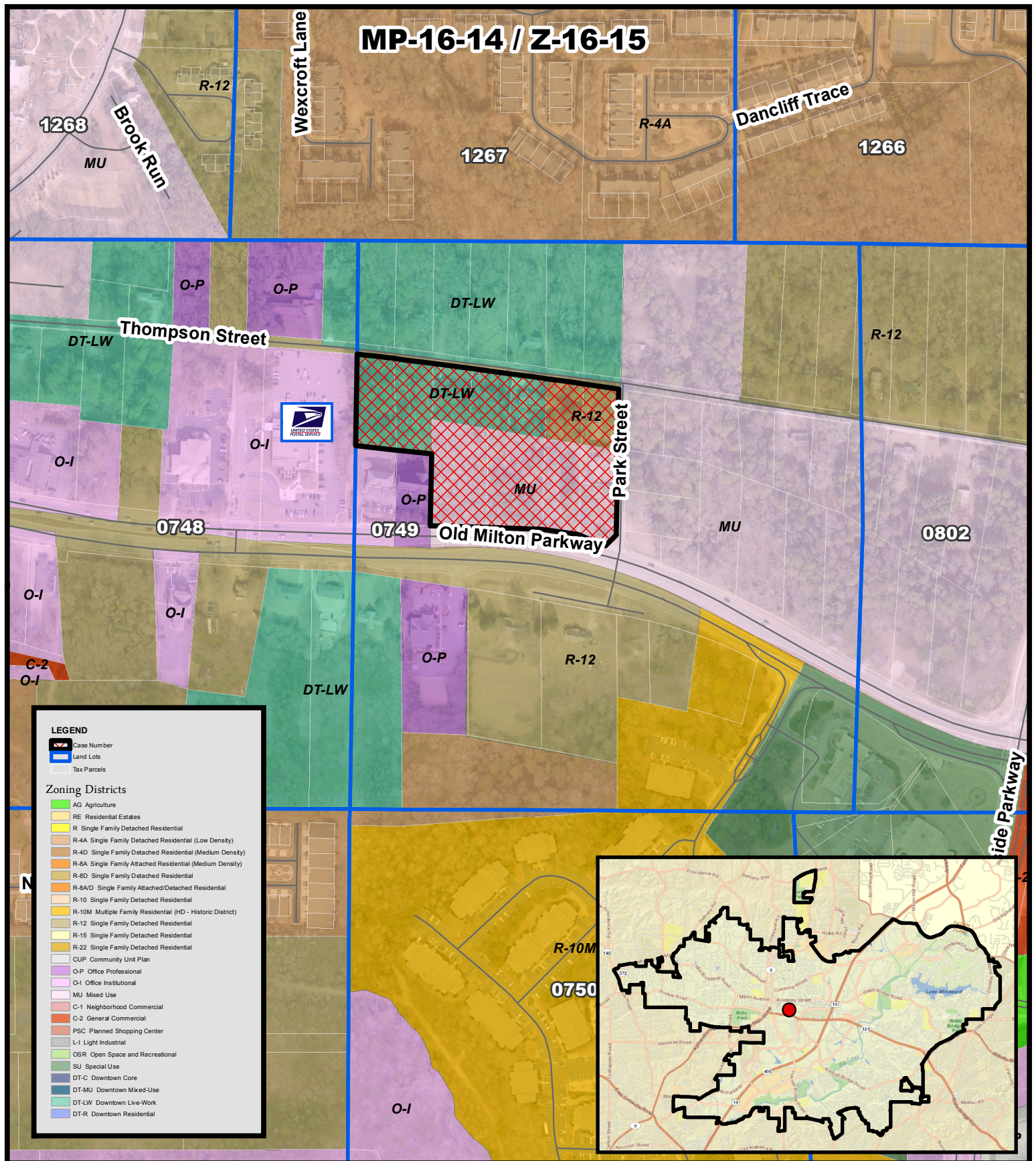




Aerial Map
Notting Hill
Old Milton Holdings (Mixed-Use)

MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 1/05/17
CC: 1/23/17

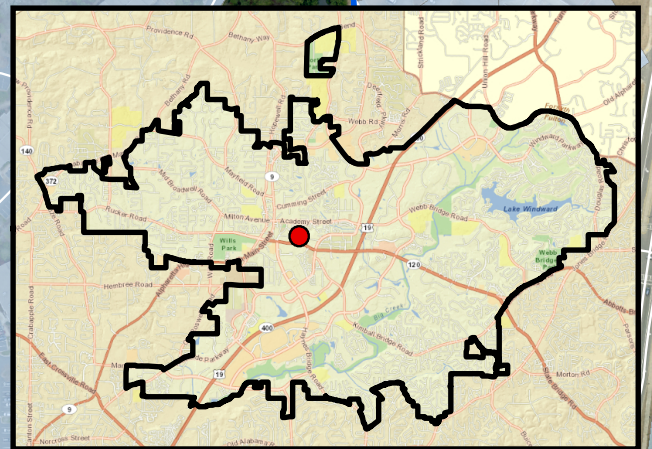
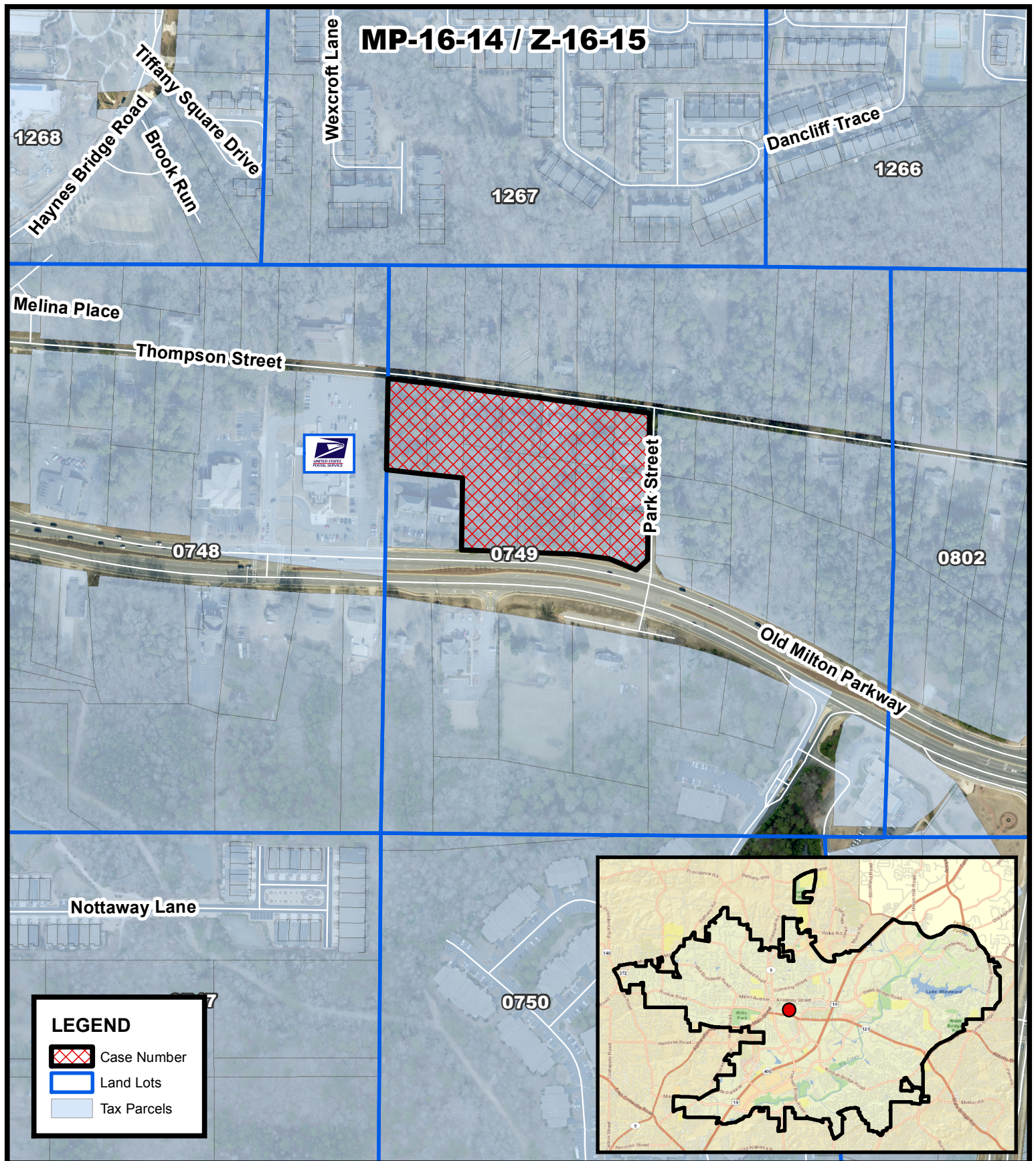
Location Map Provided by:
Community Development - GIS



Zoning Map
Notting Hill
Old Milton Holdings (Mixed-Use)

MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 12/01/17
CC: 12/12/17



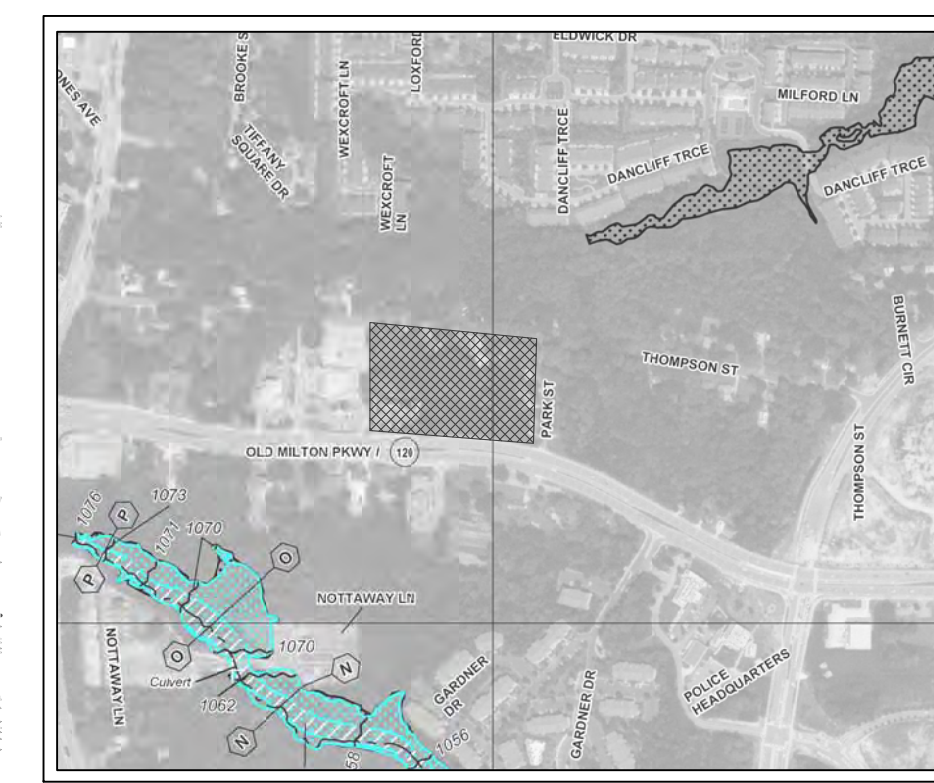
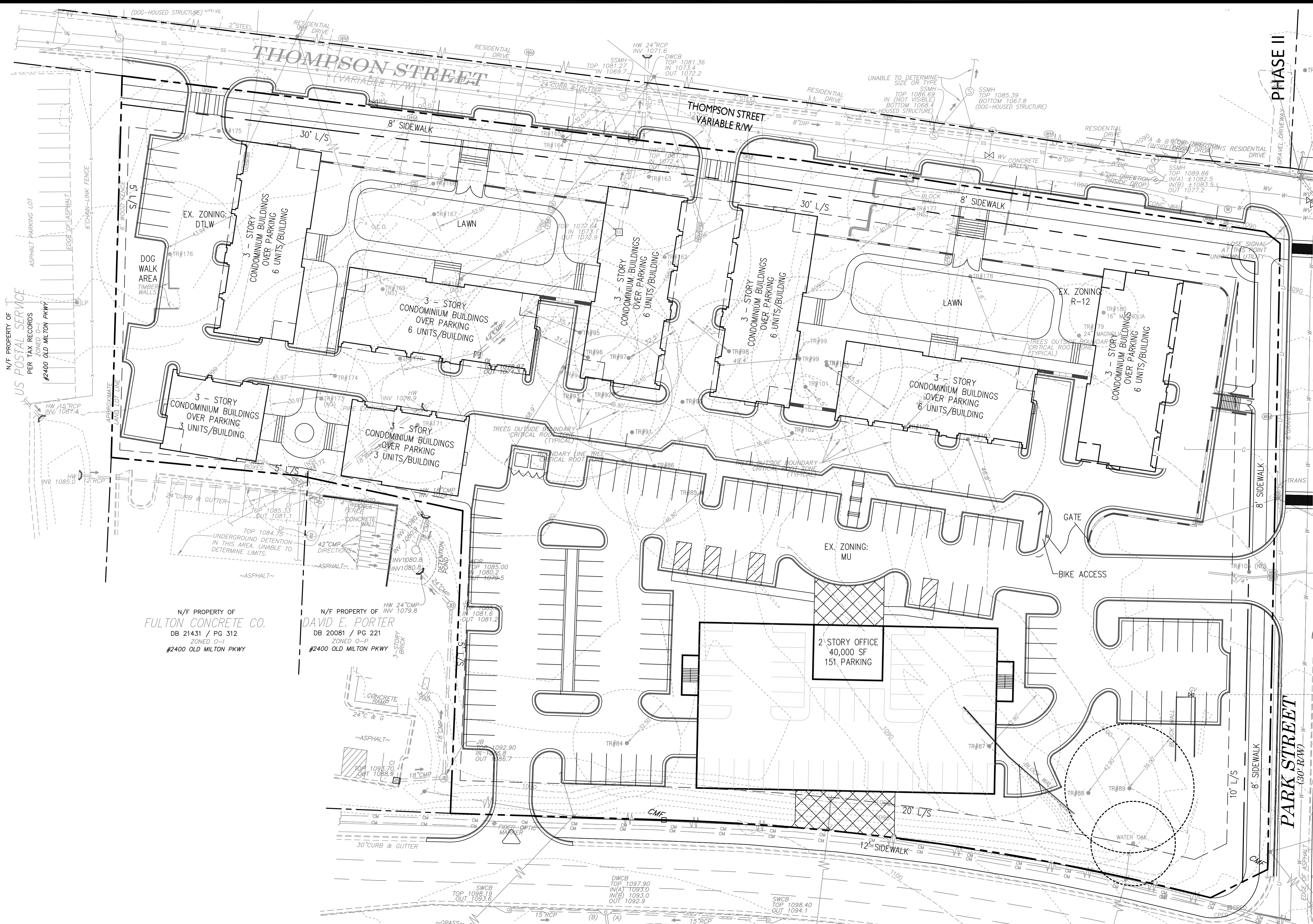


Location Map
Notting Hill
Old Milton Holdings (Mixed-Use)

MP-16-14/Z-16-15
D/LL: 1/2/749
PC: 1/05/17
CC: 1/23/17



Location Map Provided by:
Community Development - GIS



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA	
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	Front: 0'
	Side: 0'
	Rear: 0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings	Single Family Lots: 25
	Min. Single Family Lot Size: 3,200 sf
	Townhomes: 89
	Stacked Flats: 42
	OVERALL Total - 156 Density - 6.53 un/ac
	PH II Total - 42 Stacked Flats Density 7.40 un/ac
Proposed Acreage:	Original Zoning: 21.067
	Added: 2.822
	Total: 23.889 Ac
Commerical:	Retail/Rest: 25,000
	Office: 52,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

AEC

CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

50 Warm Springs Circle
Roswell - Georgia 30075
(770) 641-1942 www.aecad.com

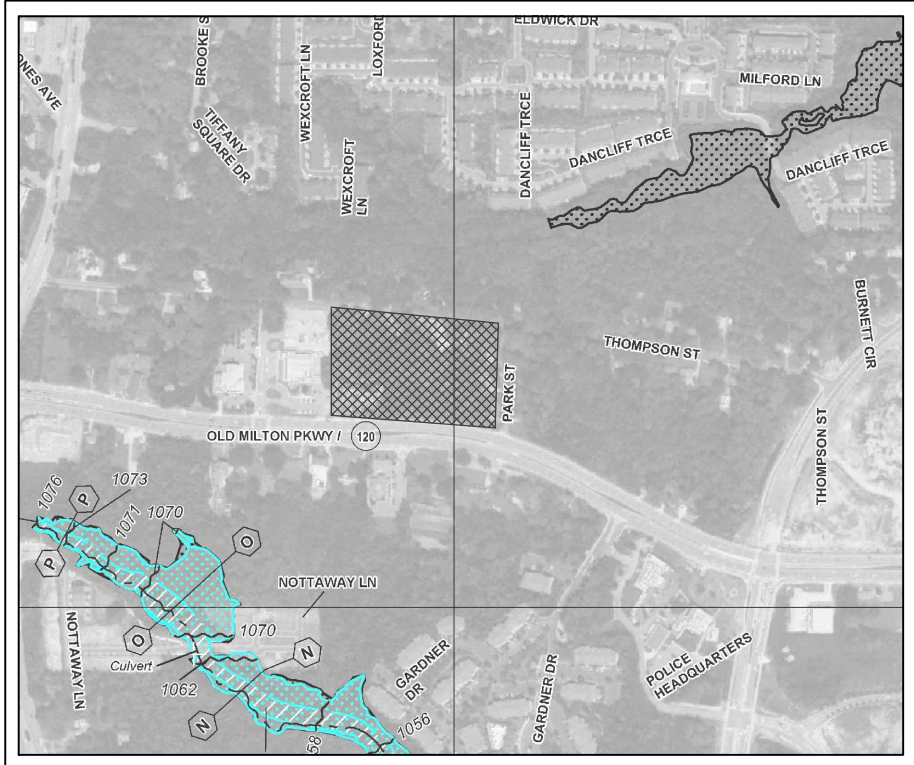
NORTH

PRELIMINARY SITE PLAN

30 0 30 60

NOTTING HILL
Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 15-3749
DATE: 9-1-16, REV: 1-4-17
SCALE: 1" = 30'
FILE NAME: 15-3749a08.dwg
DESIGN/DRAWN: SLR/MDA



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

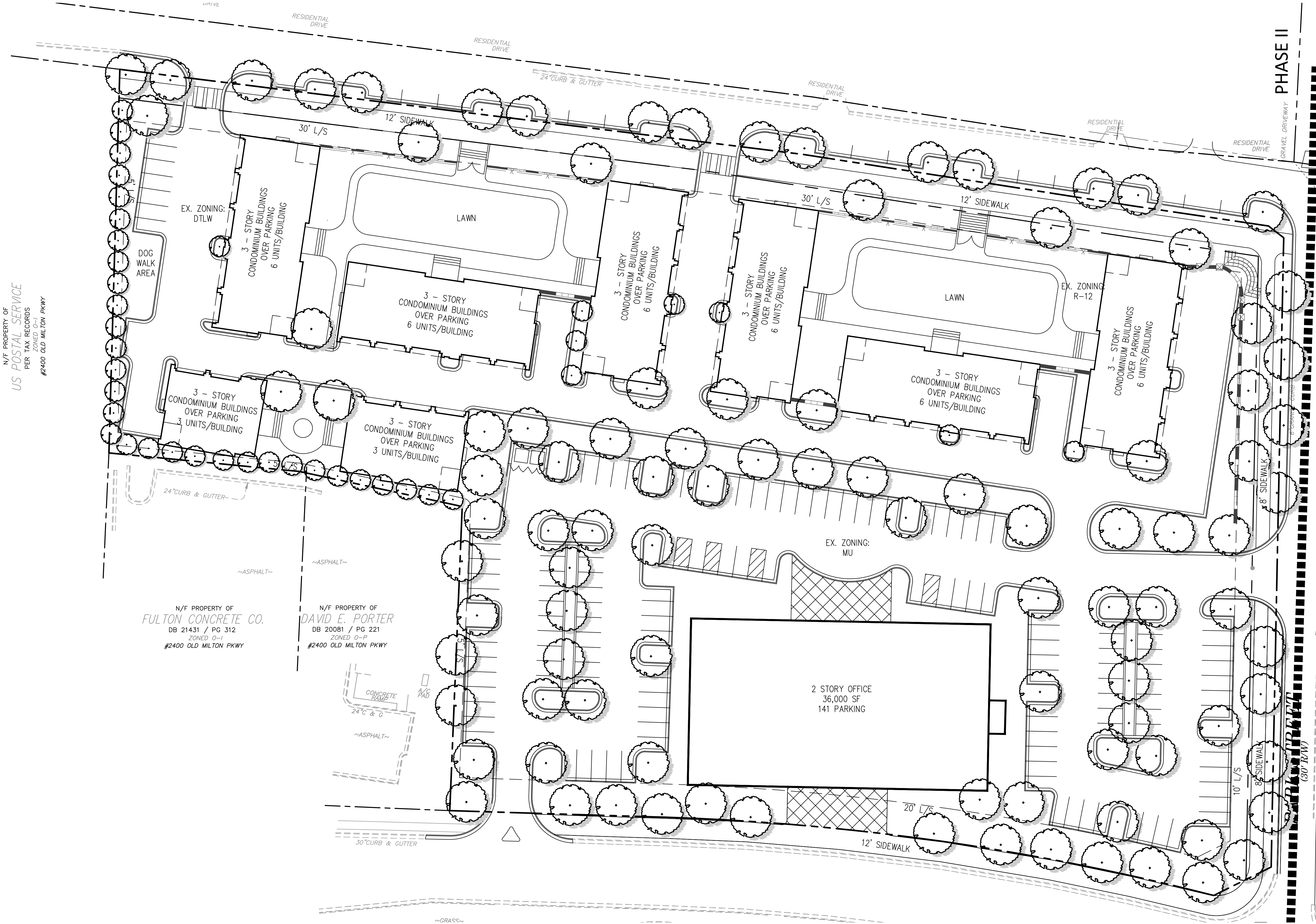
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	
Front:	0'
Side:	0'
Rear:	0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings:	Single Family Lots: 25 Min. Single Family Lot Size: 3,200 sf Townhomes: 89 Stacked Flats: 48 Total - 162 Density - 6.7 un/ac
Proposed Acreage:	Original Zoning: 21.067 Added: 3.28 Total: 24.317 Ac
Commerical:	Retail/Rest: 25,000 Office: 48,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.:	15-3749
DATE:	9-1-16, 11-8-16
SCALE:	1" = 30'
FILE NAME:	15-37496-18CONCB.dwg
DESIGN/DRAWN:	SLR/MDA



PRELIMINARY SITE PLAN

NOTTING HILL

Alpharetta , Georgia

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatd.com

NORTH

30060

30030060



NOTE:
EXTERIOR MATERIALS AND ARCHITECTURE SHOWN FOR STUDY PURPOSES
ONLY. EXACT MATERIALS AND ARCHITECTURE TO BE DETERMINED LATER.

CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
NOVEMBER 3, 2016

WAKEFIELD
BEASLEY &
ASSOCIATES



NOTE:
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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
NOVEMBER 3, 2016

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CONCEPTUAL ELEVATIONS

ALPHARETTA, GA
NOVEMBER 3, 2016

WAKEFIELD
BEASLEY &
ASSOCIATES

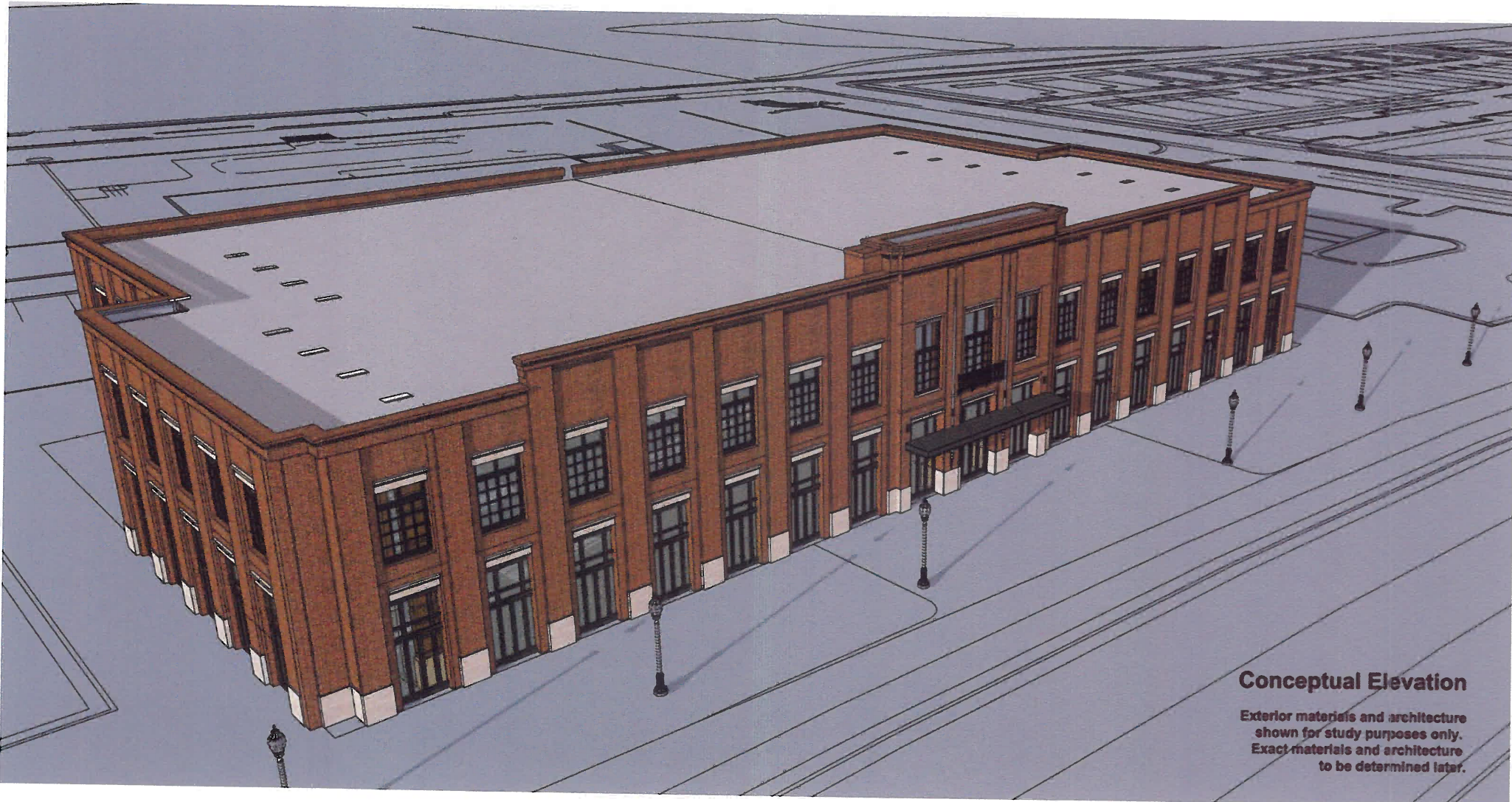
11/16/16



Conceptual Elevation

Exterior materials and architecture
shown for study purposes only.
Exact materials and architecture
to be determined later.

11/16/16



Conceptual Elevation

Exterior materials and architecture
shown for study purposes only.
Exact materials and architecture
to be determined later.

11/16/16



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11/16/16



Conceptual Elevation

Exterior materials and architecture
shown for study purposes only.
Exact materials and architecture
to be determined later.

11/16/16





Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 30, 2016

Via Email and Hand Delivery

Members of the Alpharetta Planning Commission
c/o Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Notting Hill; MP-16-14; Z-16-15

Dear Members of the Alpharetta Planning Commission:

This letter serves as the Applicant's response to the Community Development Staff's recommendation of denial for the above-referenced zoning application. Staff has recommended denial because the site plan does not comply with the City's Tree Protection Ordinance. However, Staff does not explain how and in what manner the Applicant fails to comply with the Tree Protection Ordinance. As shown below, the Applicant does comply with the City's Tree Protection Ordinance to the extent such ordinance is applicable at this very early stage in the development process.

The Tree Protection Ordinance requires an applicant to use "reasonable efforts" to save specimen trees, such as alternate building design, building location, and parking area layout. Alpharetta Code, § 3.2.7(D). The Applicant has used its best efforts to save specimen trees on this site. However, based upon the existing grades of the site and the surrounding road grades and surrounding site elevations, the preservation of existing specimen trees on this site is not possible. The project's Architect and engineers at AEC have studied many versions of the plan, including alternate building design, building location, and building and parking layouts, and have not been able to accommodate any of the existing trees. The stacked flats require a 12' grade change from front to back in order to park cars under the building (as requested by staff in the conditions of zoning) and puts a majority of the site in either cut or fill. All of the trees identified by staff are either in significant cut, fill or are greatly impacted by the units, road improvements and requested linear park along Thompson Street. The requested road improvements and linear park reduce the size of the Property and the Applicant's ability to save trees on site. Please see the enclosed marked up Tree Save Analysis for additional detail.

Furthermore, while the Tree Protection Ordinance can be considered during the zoning and entitlement process, the Tree Ordinance is more properly characterized as a *development* regulation enforced during plan review and permitting rather than a *zoning* regulation, which establishes permitted uses, densities, and the conceptual design elements of a project. The site plan submitted with the zoning application is a conceptual zoning site plan that may change based on required site development work and the incorporation of specific conditions of zoning approved with the zoning request. That aside, the Applicant complies with the Tree Protection



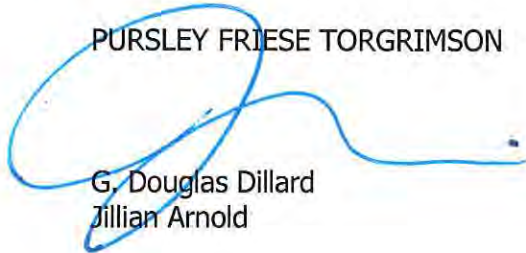
Ordinance's "reasonable efforts" to save specimen trees on site and intends to comply with the Ordinance's requirements for certain tree densities on site.

Because the Notting Hill zoning application complies with the City's Tree Protection Ordinance, is consistent with the City's Comprehensive Plan and Downtown Master Plan, and results in a significant overall reduction of residential density along the Thompson Street and Old Milton Parkway corridors, we respectfully request that you recommend approval of the Notting Hill zoning application to the Mayor and City Council.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', is written over the printed name 'PURSLEY FRIESE TORGRIMSON'. The signature is fluid and extends to the right.

G. Douglas Dillard
Jillian Arnold

CC: Bob Cheeley, *via email*
Michael Woodman, *via email*
Steve Rowe, *via email*
Elicia Taylor, *via email*

FEMA MAP
N.T.S.

SITE DATA

Land Use:	749 S 102, 1st District, 2nd Section
Existing Zoning:	MU, R-12, OTLW
	Setbacks:
	Front: 0'
	Side: 0'
	Rear: 0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings:	Single Family: Lots: 25
	Min. Single Family Lot Size: 3,000 sf
	Townhomes: 80
	Stached: 42
	OVERALL Total - 156, Density - 6.42 units
	PH 1 Total - 42 Stached Site Density 7.30 units
Proposed Acreage:	Original Zoning: 21.06
	Advised: 3.28
	Total: 24.31 Acre
Commercial:	
	Office/Rent: 25,000
	Retail: 48,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO.: 15-3749
DATE: 9-1-16, 11-8-16
SCALE: 1" = 30'
FILE NAME: 15-3749a08.dwg
DESIGN/DRAWN: SLR/MDA



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50 Warm Springs Circle
Roswell • Georgia • 30075
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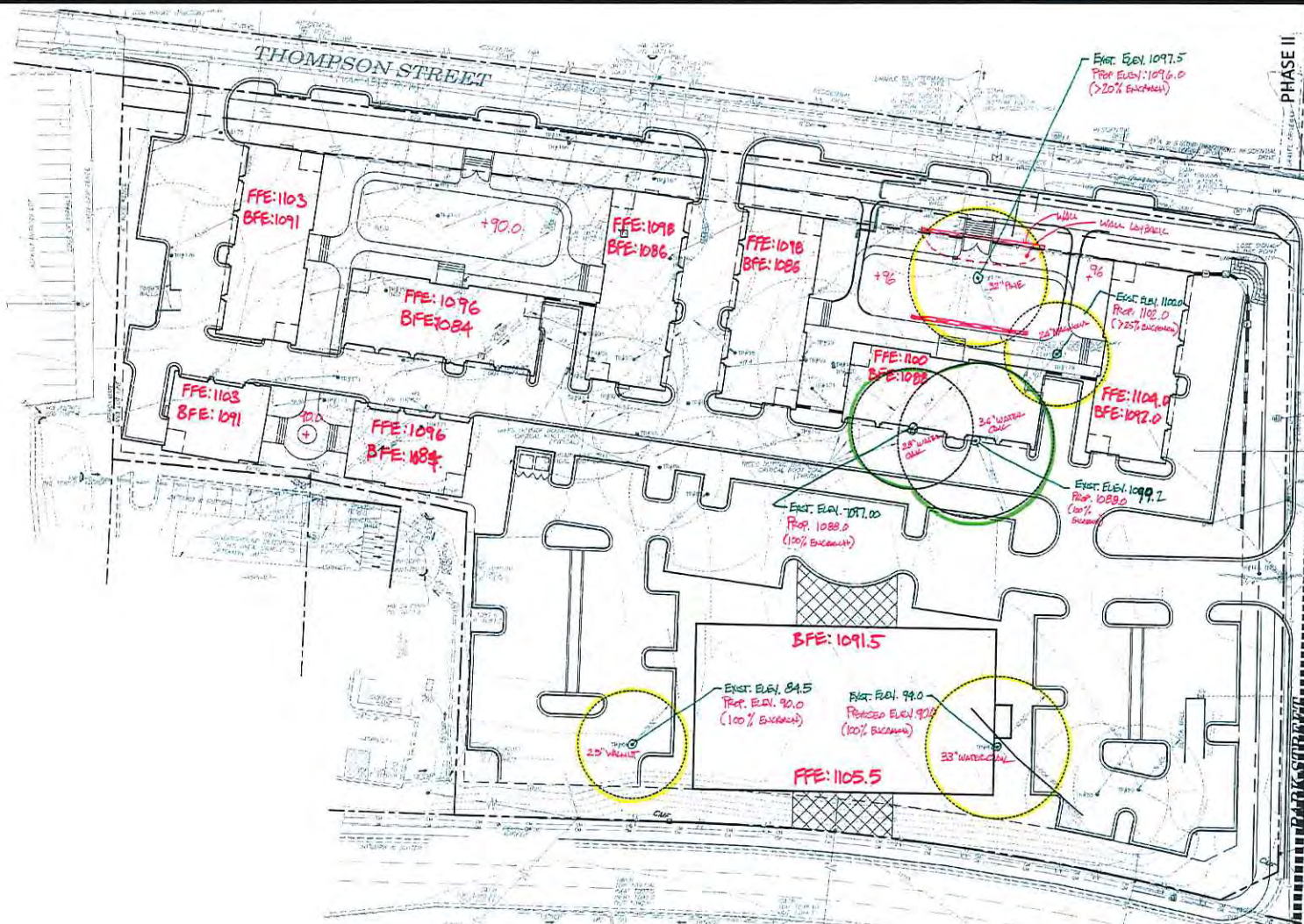


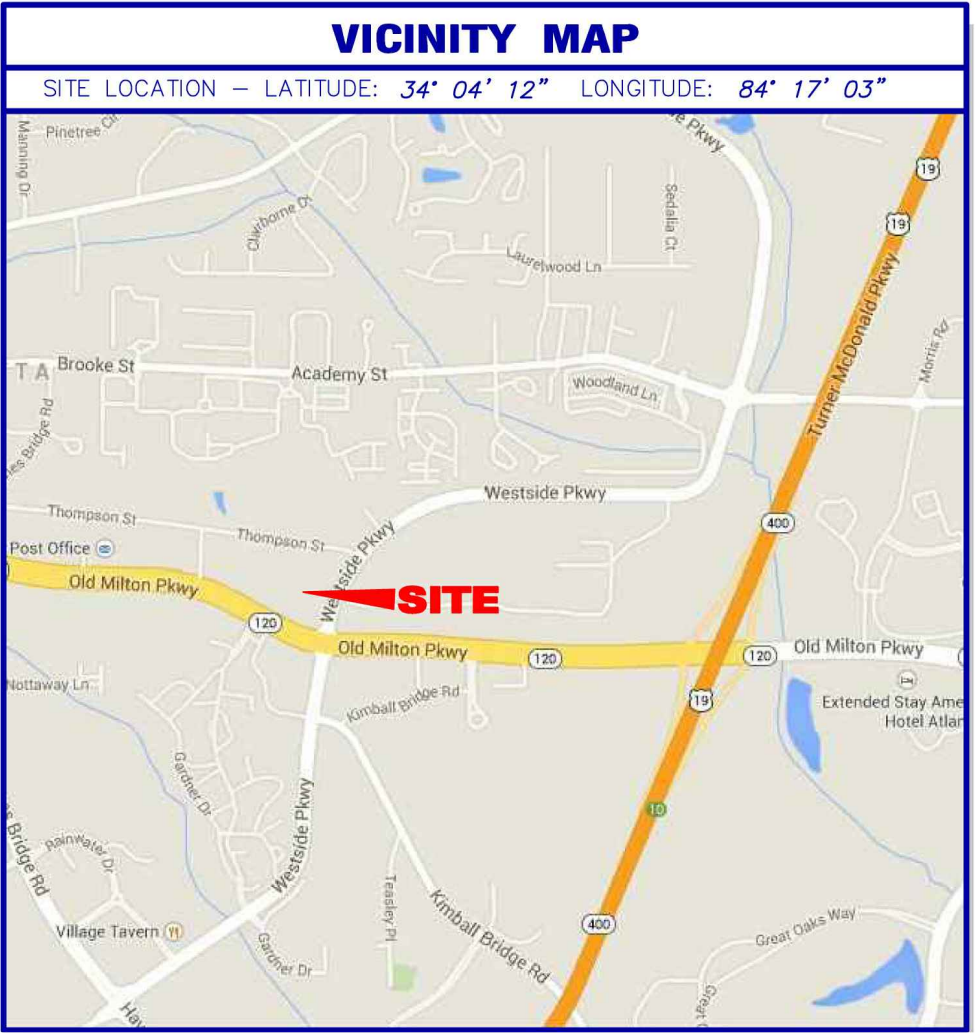
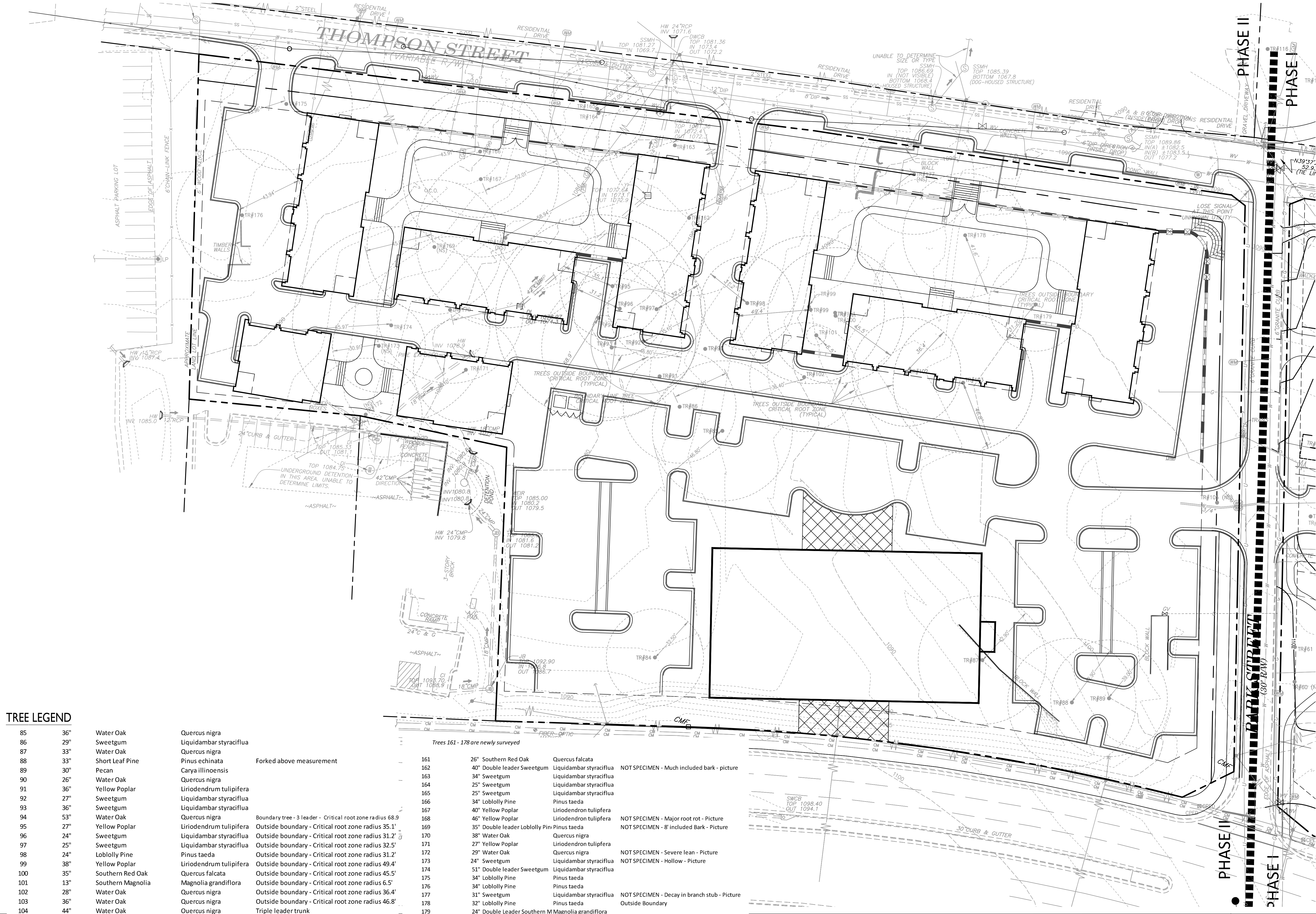
TREE SAVE ANALYSIS

PRELIMINARY SITE PLAN

NOTTING HILL

Alpharetta , Georgia





Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092



Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 8, 2016

Via Hand Delivery and E-mail

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Notting Hill; MP-16-14; Z-16-15; Revised Arborist Report

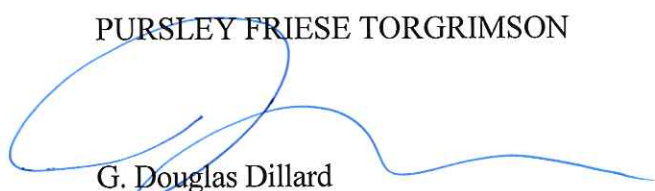
Dear Kathi:

Please find enclosed the arborist report for the above-referenced zoning application.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

Enclosure

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

Mr. Bob Cheeley
Cheeley Law Group
299 South Main Street
Suite A
Alpharetta, GA 30009

November 3, 2016

RE: Supplemental Specimen Tree Survey for Turner and Avrin parcels in Notting Hill

Dear Mr. Cheeley,

We inspected the trees on the Turner lot located at 145 Park Street and the Avrin lot located at 195 Thompson Street. There were no understory specimen trees on either lot. There was only one additional specimen over-story tree on these lots. This tree was tagged with a pink ribbon and numbered Tree #179. It is a 24 inch double leader Southern Magnolia (*Magnolia grandiflora*). Please let me know if you need any additional information.

Regards,

Chris Taras
ISA Certified Arborist # SO-304

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

August 21, 2015

Mr. Bob Cheeley
Butler Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: East Village Specimen Tree Survey - 5 Additional lots on Thompson Street

Mr. Cheeley,

This specimen tree survey includes the 5 additional residential and commercial lots on Thompson Street (145,155,165,175,185 Thompson Street). This is a continuation of the Old Milton Assemblage Specimen Tree Survey now referred to as East Village.

These lots are characterized by large forest grown trees. There were no measurable understory trees present on site.

There are 9 trees already on the survey that were previously trees outside the boundary on the original Old Milton Assemblage. These trees have the same previous tree survey numbers. These are trees # 94 – 102. Of these trees, #98 and #101 no longer meet size specifications of specimen trees.

There were an additional 17 new trees of specimen size. Of these, 6 had significant defects that should disqualify them from specimen trees, which means there are 11 new Specimen trees in this area. Each of the 6 trees with defects have pictures attached. Table 1 lists the specimen trees.

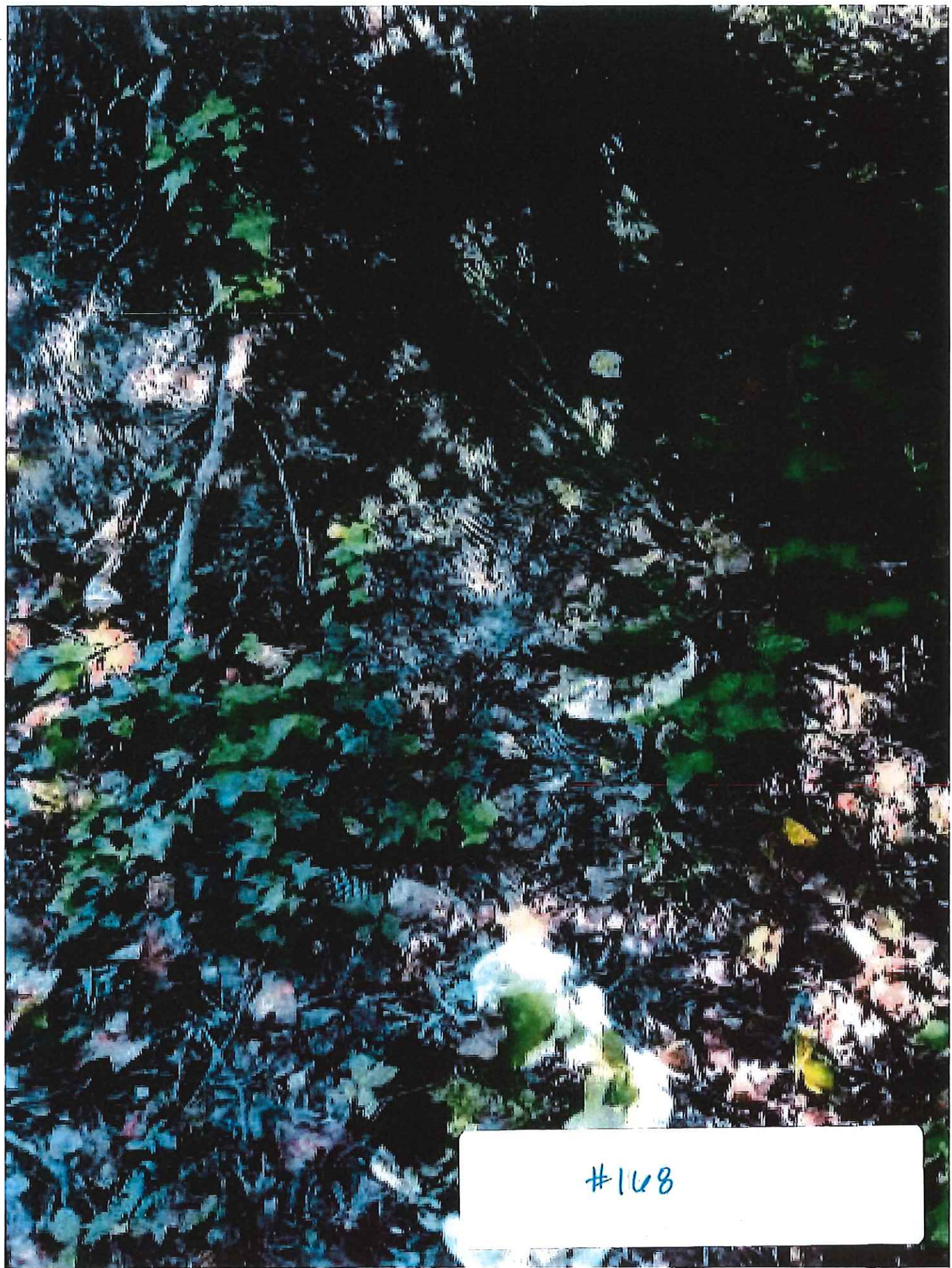
Please contact me if you have any questions or need any additional information.

Sincerely,

Chris Taras
ISA Certified Arborist #304



#162





1109





#173



#177

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719
February 7, 2015

Mr. Bob Cheeley
Butler Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: Old Milton Assemblage Specimen Tree Survey

Mr. Cheeley,

The Old Milton Assemblage property is composed of a central woodland area surrounded by an old declining neighborhood. Many homes are abandoned and falling down. As a result, most of these home sites have little or no landscaping and very few understory trees. The woodland area is characterized by dense undergrowth of English Ivy and privet with Loblolly Pines, Yellow Poplar, Water Oak, and Sweet Gum making up the majority of the trees inspected. A few unusual tree species were noted including Chinese Chestnut, Colorado Blue Spruce, China- Fir, Hemlock, and Japanese Maples. None of these trees are in a condition to warrant re-locating, with the exception of a few Japanese Maples.

All trees within the boundaries of this project were measured to determine if their size meets the minimum requirement to be considered "Specimen Trees". A total of 160 trees are tagged on site. Of these, 28 trees were disqualified due to major structural defects, lightning damage, major top decline or serious decay. Attached are pictures illustrating some of these disqualifying defects. Table 1 shows the 160 total trees with their size, species, Latin name and notes indicating if the tree was Not a specimen and why it was disqualified or a tree outside the boundary line.

Of the 160 trees on the survey, 30 trees were outside the boundary (of these trees outside the boundary 2 were not Specimen trees), and 28 trees were disqualified which means there are a total of 102 SPECIMEN TREES within the current limits of the project.

Tree #49 was one 37" Specimen Water Oak that the city Arborist identified as a special tree he would like to see SAVED if possible. One other potential tree save area would be around the retention pond.

There are 30 trees located outside the boundary line (within 35' of the line) that may require special tree care during construction. The critical root zone radius of these trees is indicated in Table 1. The following is the tree preservation program recommended for these boundary line trees:

- 1) Install mulch in critical root zone areas that have been disturbed
- 2) Apply application of fertilizer/mycorrhizae to the critical root zone
- 3) Spray trunks to protect from borers in May, July, August

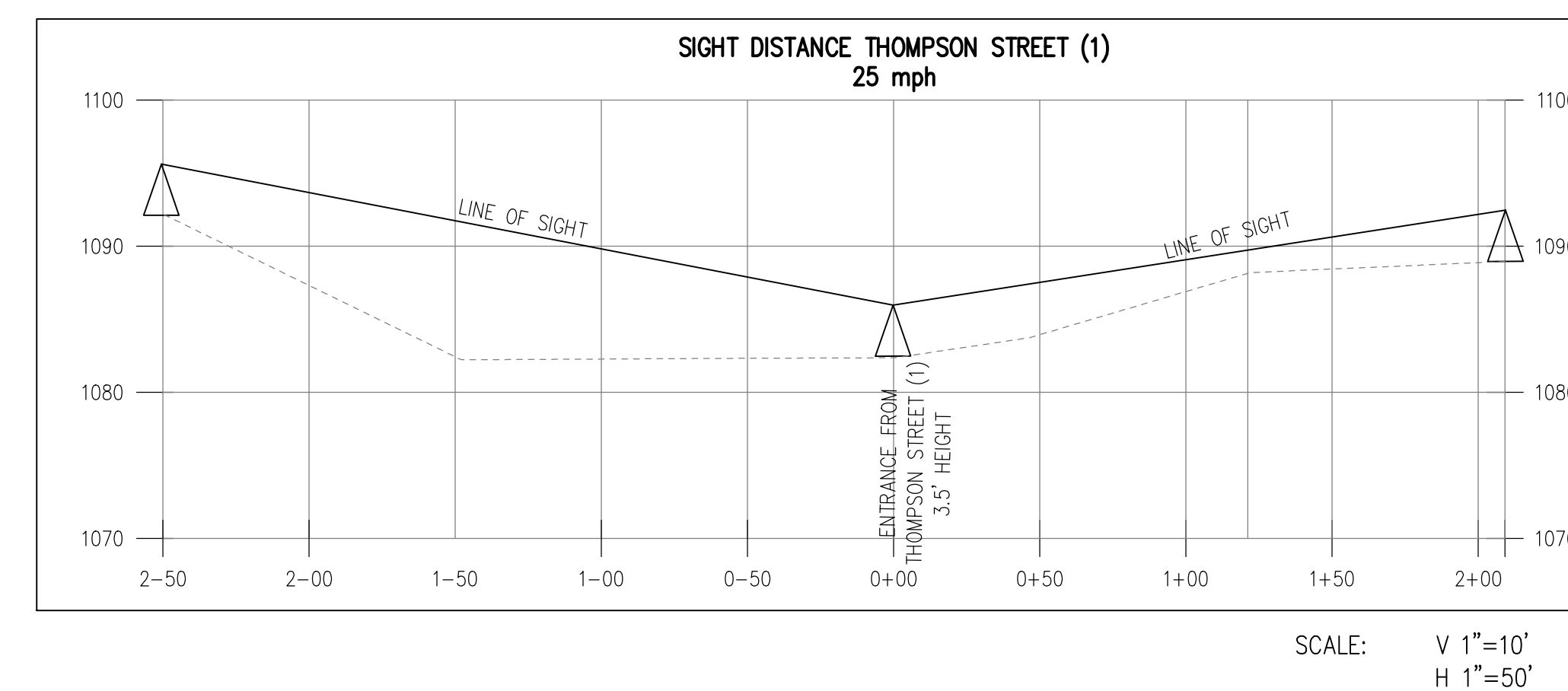
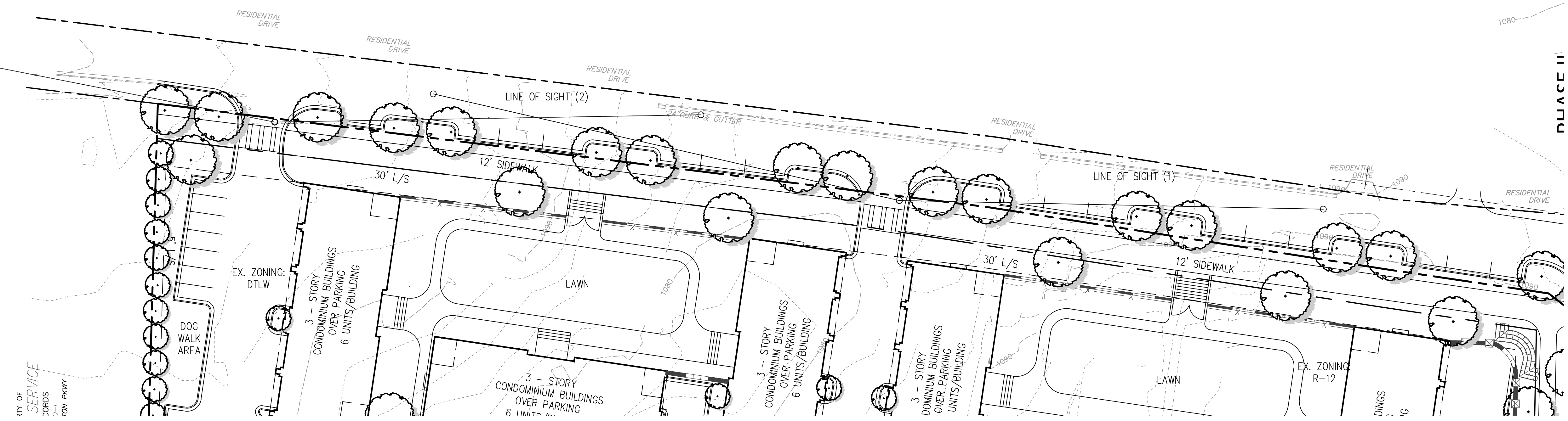
Please contact me if you have any questions or need any additional information.
Sincerely,

Chris Taras
ISA Certified Arborist #304

Master Tree List for +/- 5.75 Acres

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
85	36"	Water Oak	Quercus nigra	
86	29"	Sweetgum	Liquidambar styraciflua	
87	33"	Water Oak	Quercus nigra	
88	33"	Short Leaf Pine	Pinus echinata	Forked above measurement
89	30"	Pecan	Carya illinoensis	
90	26"	Water Oak	Quercus nigra	
91	36"	Yellow Poplar	Liriodendrum tulipifera	
92	27"	Sweetgum	Liquidambar styraciflua	
93	36"	Sweetgum	Liquidambar styraciflua	
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previoulsy Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previoulsy Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previoulsy Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previoulsy Outside Boundary
103	36"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 46.8'
104	44"	Water Oak	Quercus nigra	Triple leader trunk
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture

170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	
172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary
179	24"	Southern Magnolia--Forked	Magnolia grandiflora	Forked--condition good





Jill Arnold
404-665-1243

E-Mail:
jarnold@pftlegal.com

November 9, 2016

Via Hand Delivery and E-mail

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Old Milton Holdings, LLC; Notting Hill; MP-16-14; Z-16-15

Dear Kathi:

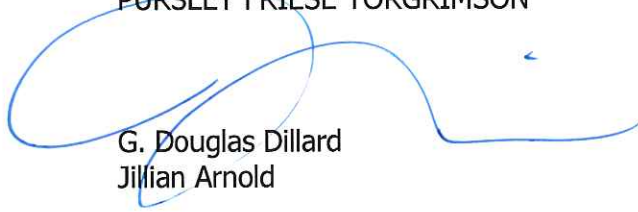
Please find enclosed the following materials for the above-referenced zoning application:

- Citizen Participation Form – Part B along with the following attachments:
 - Notice letter regarding the proposed zoning change mailed to property owners within 500 feet of the subject property
 - Certificate of Mailing and Certified Mail Receipts
 - List of property owners within 500 feet of property
- Revised conceptual site plan
- Conceptual building elevations

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

Enclosures

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: Notting Hill ; MP-16-14 ; 2-16-15

Contact Name: Jillian Arnold

Telephone: 404-665-1243

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

We have not received any comments or concerns from any individuals contacted to date.

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

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

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

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: _____

Date: 11/9/2016

Print Form

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

November 4, 2016

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: MP-16-14; Z-16-15

APPLICANT NAME: Old Milton Holdings, LLC

ZONING REQUEST: Rezoning of DT-LW & R-12 to Mixed Use (MU); Modification to Zoning Conditions approved in zoning case CLUP-14-07; Z-14-11; V-14-26

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, and 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway, 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: Transfer of 48 stacked flats from Old Milton Parkway to Thompson Street and office use

PLANNING COMMISSION HEARING

December 1, 2016

6:30 PM

CITY COUNCIL HEARING

December 12, 2016

6:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,



HENDERLIGHT CAROL W
12506 WEXCROFT LN
ALPHARETTA GA 30009 8761

MATTS WALTER J & SANDRA L
12504 WEXCROFT LN
ALPHARETTA GA 30009 8761

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT 283
ALPHARETTA GA 30009

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA GA 30004

ROBERT M STEVENS LIVING TRUST
12511 WEXCROFT LANE
ALPHARETTA GA 30009

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

RONALD D & LINDA J COLEMAN
TRUST AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004 1339

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA GA 30005 2580

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

2405 OLD MILTON PARKWAY LLC
P O BOX 550345
ATLANTA GA 30355

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

SULLIVAN BEVERLY A
138 MOSSLAND DR
PERRY GA 31069 9213

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS PEGGY & HAROLD
ENTERPRISES L P
319 CANTON ST
ALPHARETTA GA 30009

AYCOCK ELVIN
185 THOMPSON ST
ALPHARETTA GA 30004

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA GA 30004

KYLE A ROBINSON PROPERTIES II
LLC
918 HOLCOMB BRIDGE RD SUITE 100
ROSWELL GA 30076

WADE JACKIE J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PEEVY JACK
485 CARYBELL LN
ALPHARETTA GA 30004

AVREN LINDA L & DOUGLAS
205 HEMBREE PARK TERR
ROSWELL GA 30076

TURNER ALBERT K
145 PARK ST
ALPHARETTA GA 30004 1720

CITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARY BELL LN
ALPHARETTA GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA GA 30004

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043 8153

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STRAIN MYRON I
233 FIELDS CHAPEL RD
CANTON GA 30114

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST
485 CARYBELL LN
ALPHARETTA GA 30004 6302

DEPT OF TRANSPORTATION
2 CAPITOL SQUARE
ATLANTA GA 30334

OLD MILTON LEASING ENTERPRISES
LLC & NORRIS PROPERTY HOLDINGS
LLC
1645 EVERSEDGE DR
ALPHARETTA GA 30004

WADE JACKIE J & DOROTHY J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188 2910

FULTON CONCRETE COMPANY INC
1200 URBAN CENTER DR
BIRMINGHAM AL 35242 2545

BETHEA JOHN D & ZHANG XIAOLING
139 PARK POINTE WAY
SUWANEE GA 30024

JONES JAMES T & JONES CATHERINE
G
2305 DINSMORE RD
ALPHARETTA GA 30004

KALDANI NARDEN & KAHVAZADEH
HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD
ASSN INC
P O BOX 87363
ATLANTA GA 30337

ACADEMY PARK NEIGHBORHOOD
ASSOCIATION INC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318 4244

TIFFANY SQUARE HOMEOWNERS
ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009 3768

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

GUSKI STANLEY E & GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA GA 30009

CAMPBELL THOMAS J & KOWALSKI
ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA GA 30009

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA GA 30009 8710

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

BELL ANCA
P.O. BOX 201962
DENVER CO 80220

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

MC DANIEL MARK F
MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD FL 32563

ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA, GA 30005

OLD MILTON HOLDINGS, LLC
5100 PEACHTREE PKWY, SUITE 200
NORCROSS, GEORGIA 30092

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

OLD MILTON LEASING ENTERPRISES
LLC & NORRIS PROPERTY HOLDINGS
1645 EVERSEDGE DR
ALPHARETTA, GA 30004

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA, GA 30004

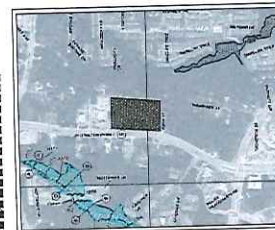
GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA, GA 30004

MC DANIEL MARK F MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD, FL 32563

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA, GA 30005-2580

2405 OLD MILTON PARKWAY LLC
P O BOX 550345
ATLANTA, GA 30355

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON, GA 31208



The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.P. Community Panel No. 1312102000 for Fulton County, Georgia, dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

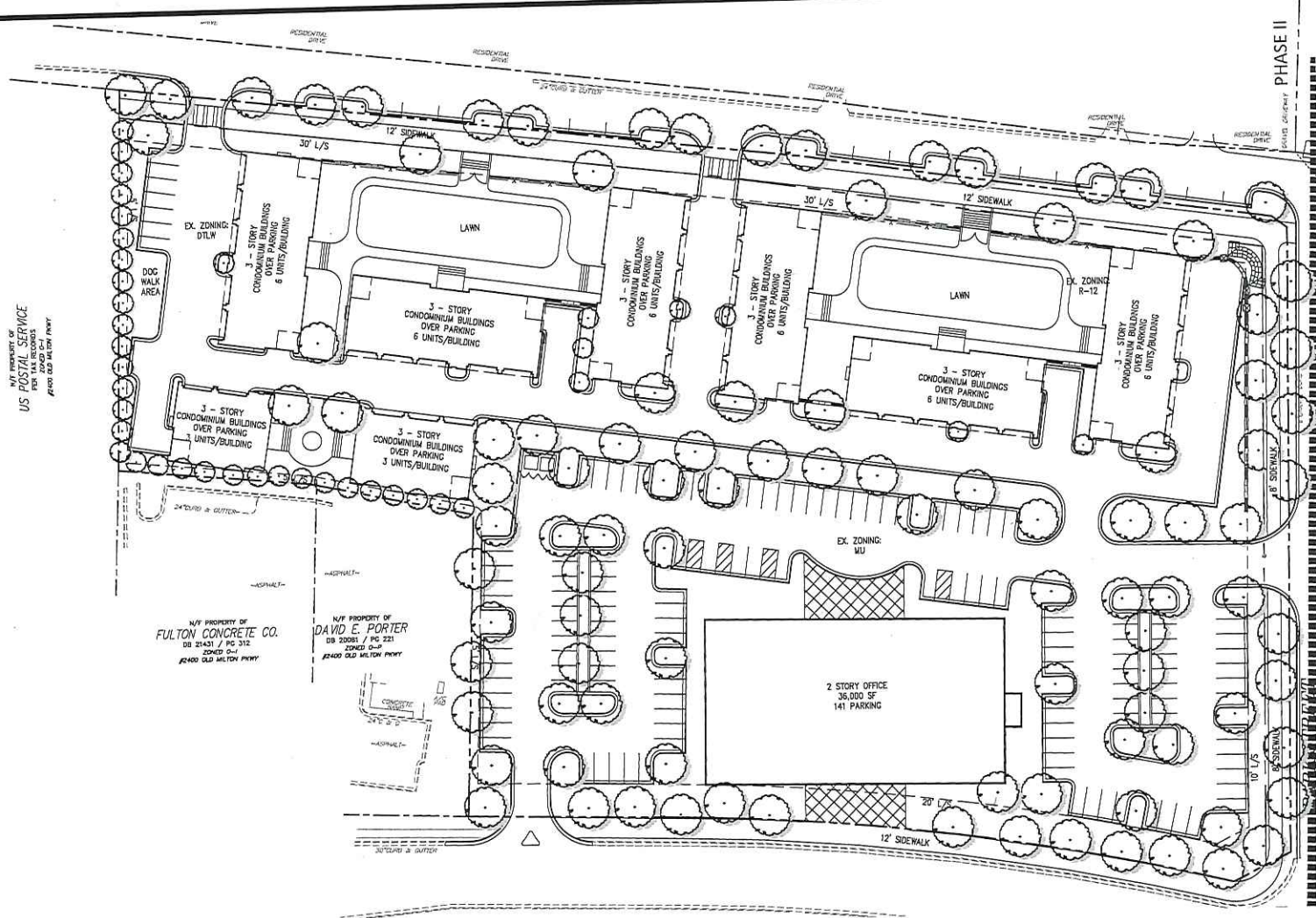
Land Lot: 749 & 802, 1st District, 2nd Section
 Existing Zoning: MU, R-12, O7LW
 Sublot: 1
 Front: 0'
 Side: 0'
 Rear: 0'
 Proposed Use: Residential, Commercial, Office
 Residential Buildings: Single Family Lots 25
 Min. Single Family Lot Size: 3,200 sq ft
 Townhomes: 90
 Suggested Floor: 40
 Total: 162 Density: 6.7 units/ac
 Proposed Acreage: Original Zoning 21.067
 Address: 328
 Total: 24,317 Ac
 Commercial: Retail/Res: 25,000
 Office: 49,000

Property Owner/ Applicant

Old Milton Holdings, LLC
 5100 Peachtree Parkway, Suite 200
 Norcross, GA 30092

PROJECT INFORMATION

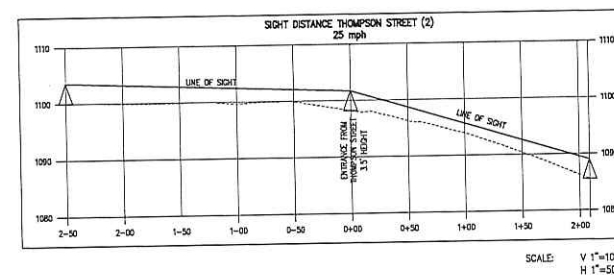
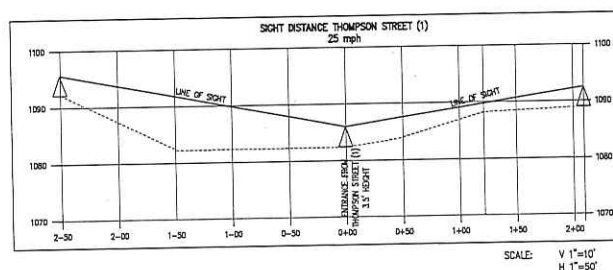
PROJECT NO.: 15-3749
 DATE: 9-1-16, 11-8-16
 SCALE: 1" = 30'
 FILE NAME: 15-3749-18CONC8.dwg
 DESIGN/DRAWN: SLR/MDA



N/E PROPERTY OF
 FULTON CONCRETE CO.
 DB 21431 / PG 312
 ZONED O-1
 #2400 OLD MILTON Pkwy

N/E PROPERTY OF
 DAVID E. PORTER
 DB 20081 / PG 221
 ZONED O-1
 #2400 OLD MILTON Pkwy

PLACE II



NOTTING HILL

Alpharetta, Georgia

	PROJECT INFORMATION
	PROJECT NO: 15-3749
	DATE: 9-1-16, 11-8-16
	SCALE: 1" = 30'
	FILE NAME: 15-3749A08.dwg
	DESIGN/DRAWN: SLR/MDA



Jillian Arnold
404-665-1243

E-mail
jarnold@pftlegal.com

November 10, 2016

Via E-mail

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Notting Hill; MP-16-14; Z-16-15

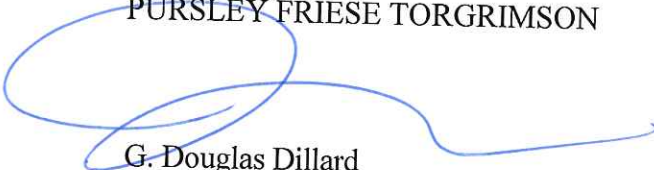
Dear Kathi:

This letter confirms that the Applicant in the above-referenced zoning application seeks approval of **42 stacked flat units** and a 2-story office building on the +/- 5.75 acre property. This 42-unit plan is reflected on the site plan submitted to the City on November 9, 2016.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

CC: Bob Cheeley, *via email*
Michael Woodman, *via email*
Elicia Taylor, *via email*
Jim Chapman, *via email*
Steve Rowe, *via email*

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU



G. Douglas Dillard
404-665-1241

E-Mail
ddillard@pftlegal.com

October 3, 2016

Via Hand Delivery

Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Old Milton Holdings, LLC; Zoning Application; +/- 5.75 Acres

Dear Kathi:

Please find enclosed a public hearing application that includes the following zoning requests:

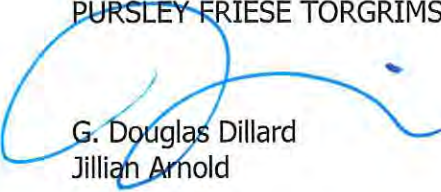
- (1) A rezoning from R-12 and DT-LW to MU for approximately 2.90 acres along Thompson Street; and
- (2) A request to modify certain zoning conditions approved pursuant to CLUP-14-07; Z-14-11; V-14-26 for approximately 2.85 acres along Old Milton Parkway.

The enclosed application is complete and the necessary copies and electronic copies of the application have been submitted to the City.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

Enclosures

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: Old Milton Holdings, LLC c/o Jill Arnold Telephone: 404-665-1243

Address: 1230 Peachtree St. Suite: 1200

City: Atlanta State: GA Zip: 30309 Fax: 404-879-4757

Mobile Tel: Email: jarnold@pftlegal.com

Subject Property Information:

Address: See attached list Current Zoning: **MU; DT-LW** R-12

District: 1 Section: 2 Land Lot: 749; 802 Parcel ID: See attached list

Proposed Zoning: MU Current Use: Residential

This Application For (Check All That Apply):

- | | |
|---|--|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☒ Other (Specify): Zoning Modification |

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

Tax Parcel ID	Address	Owner
12 -2704-0749-066-7	145 Thompson	Hamid Kahvazadeh & Narden Kaldani
12 -2704-0749-065-9	155 Thompson	Jim Jones
12 -2704-0749-023-8	165 Thompson	Scott Gilkey
12 -2704-0749-022-0	175 Thompson	Old Milton Holdings, LLC
12 -2704-0749-021-2	185 Thompson	Lisa & Bob Cheeley Foundation, Inc.
12-2704-0749-061-8	195 Thompson	Douglas Avren
	2450 Old Milton	
12-2704-0749-027-9	Pkwy.	Old Milton Holdings, LLC
	2460 Old Milton	
12-2704-0749-028-7	Pkwy.	Old Milton Holdings, LLC
12-2704-0749-029-5	Old Milton Parkway	Old Milton Holdings, LLC
12-2704-0749-062-6	145 Park Street	Albert Turner
12-2704-0749-063-4	157 Park Street	Old Milton Holdings, LLC
12-2704-0749-073-3	179 Park Street	Old Milton Holdings, LLC

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

APPLICANT REQUEST AND INTENT

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

Please see attached Letter of Intent.

Applicant's Request (Please itemize the proposal):

Please see attached Letter of Intent.

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

Please see attached Letter of Intent.

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: Jill Arnold/G. Douglas Dillard, Pursley Friese Torgimson

Subject Public Hearing Case: +/- 5.75 acres on Thompson Street/Old Milton Parkway; MU Zoning

Campaign Contribution Information:

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

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

Name of Official: None

Position: N/A

Description of Contribution: N/A

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 10/3/2016

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: Old Milton Holdings, LLC

Subject Public Hearing Case: +/- 5.75 acres on Thompson Street/Old Milton Parkway; MU Zoning

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:

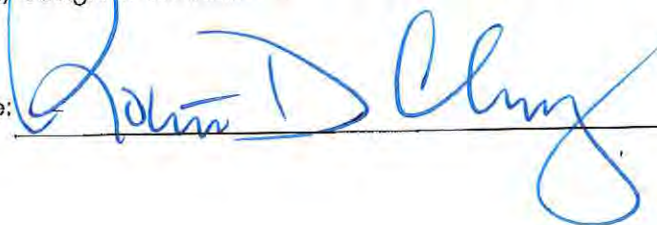
Description of Contribution:

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:

9/27/16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see 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: +/- 5.75 Acres on Thompson Street/Old Milton Parkway; MU Zoning

Contact Name: Jill Arnold

Telephone: 404-665-1243

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

Please see attached list.

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

- | | | | |
|-------------------------------------|-----------|--------------------------|-------------------------------|
| ☒ | Letter | ☐ | Personal Visits |
| ☐ | Telephone | ☐ | Group Meeting |
| ☐ | Email | ☐ | Other <i>(Please Specify)</i> |

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.

A letter will be mailed to adjacent and nearby property owners with information about the zoning proposal. Neighbors are welcome to contact Jill Arnold if they have any questions or if they would like additional information about the project.

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

October 3, 2016

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: TBD

APPLICANT NAME: Old Milton Holdings, LLC

ZONING REQUEST: R-12 to Mixed Use (MU); Modification to Zoning Conditions approved in zoning case CLUP-14-07; Z-14-11; V-14-26

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, and 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway, 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: Transfer of 48 stacked flats from Old Milton Parkway to Thompson Street and office use

PLANNING COMMISSION HEARING

December 1, 2016

6:30 PM

CITY COUNCIL HEARING

December 12, 2016

6:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,

Old Milton Holdings, LLC

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

2405 OLD MILTON PARKWAY
LLC
P O BOX 550345
ATLANTA, GA 30355

AVREN DOUGLAS ET AL
205 HEMBREE PARK TER
ROSWELL, GA 30076

CAMPBELL THOMAS J &
KOWALSKI ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA, GA 30009

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA, GA 30009

FULTON CONCRETE COMPANY
INC
1200 URBAN CENTER DR
BIRMINGHAM, AL 35242-2545

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA, GA 30004

JONES JAMES T &
JONES CATHERINE G
2305 DINSMORE RD
ALPHARETTA, GA 30004

KYLE A ROBINSON
PROPERTIES II LLC
918 HOLCOMB BRIDGE RD
SUITE 100
ROSWELL, GA 30076

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT
283
ALPHARETTA, GA 30009

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA, GA 30005-2580

ACADEMY PARK
NEIGHBORHOOD ASSN INC
P O BOX 87363
ATLANTA, GA 30337

AVREN LINDA L & DOUGLAS
205 HEMBREE PARK TER
ROSWELL, GA 30076

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA, GA 30004

COPLIN CARROLL
12511 WEXCROFT LANE
ALPHARETTA, GA 30009

FUQUA DOROTHY TODD
260 SHADY GROVE LN
ALPHARETTA, GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA, GA 30004

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA, GA 30004

LEVY WILLIAM A & LAUREN S
12270 DANCLIFF TRCE
ALPHARETTA, GA 30009-8709

MARSH BUNDY KING 2012
TRUST THE
PO BOX 20096
ATLANTA, GA 30325

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA, GA 30009-8710

ACADEMY PARK
NEIGHBORHOOD ASSOCIATION
INC
1465 NORTHSIDE DR NW STE
128
ATLANTA, GA 30318-4244
BELL ANCA
P.O. BOX 201962
DENVER, CO 80220

CITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA, GA 30004

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA, GA 30009

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA, GA 30009

GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA, GA 30009

KALDANI NARDEN &
KAHVAZADEH HAMID R
145 THOMPSON ST
ALPHARETTA, GA 30004

LISA & BOB CHEELEY
FOUNDATION INC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

MC DANIEL MARK F
MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD, FL 32563

MOSS LESLIE
MOSS RHONDA
112 THOMPSON ST
ALPHARETTA, GA 30004

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA, GA 30009

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE
200
NORCROSS, GA 30092

OLD MILTON LEASING
ENTERPRISES LLC &
NORRIS PROPERTY HOLDINGS
LLC
1645 EVERSEDGE DR
ALPHARETTA, GA 30004

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK, GA 30188-2910

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA, GA 30004

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA, GA 30004

RONALD D & LINDA J COLEMAN
TRUST
AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH, FL 32963

STATE BANK & TRUST
COMPANY
4219 FORSYTH RD
MACON, GA 31208

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA, GA 30009

STEPHENS PEGGY &
HAROLD ENTERPRISES L P
319 CANTON ST
ALPHARETTA, GA 30009

STEVENS ROBERT &
CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA, GA 30009

TIFFANY SQUARE
HOMEOWNERS
ASSOC INC
4004 TIFFANY SQ
ALPHARETTA, GA 30009-3768

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA, GA 30009

TURNER ALBERT K
145 PARK ST
ALPHARETTA, GA 30004-1720

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

UNITED STATES POSTAL
SERVICE
1735 NORTH BROWN RD SUITE
200
LAWRENCEVILLE, GA
30043-8153
ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA, GA 30005

WADE JACKIE J
184 THOMPSON ST
ALPHARETTA, GA 30004-1726

WADE JACKIE J & DOROTHY J
184 THOMPSON ST
ALPHARETTA, GA 30004-1726

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

12 270407490188	OLD MILTON HOLDINGS LLC	0
22 498312671134	EICKHOFF ROBERT W & NIKKI C	0
12 270407490626	TURNER ALBERT K	0
22 498312671159	RONALD D & LINDA J COLEMAN TRUST	0
12 270407490063	STEPHENS HAROLD A & PEGGY	0
12 270407490683	CITY OF ALPHARETTA	0
22 498312670284	ACADEMY PARK NEIGHBORHOOD ASSN INC	0
12 270407490030	BELL ANCA	0
12 270307480800	UNITED STATES POSTAL SERVICE	0
22 514212671048	GUSKI BONNIE J	0
12 270407490238	GILKEY SCOTT L	0
12 270407490147	OLD MILTON HOLDINGS LLC	0
12 270007490059	GLUCK PROPERTIES LLC	0
12 270407490022	FUQUA DOROTHY TODD	0
12 270407490709	OLD MILTON HOLDINGS LLC	0
12 270407490428	MC DANIEL MARK F	0
12 270407490220	OLD MILTON HOLDINGS LLC	0
12 270407490170	STEPHENS PEGGY &	0
12 270407490212	LISA & BOB CHEELEY FOUNDATION INC	0
12 270407490584	FULTON CONCRETE COMPANY INC	0
12 270407490550	WADE JACKIE J & DOROTHY J	0
12 270407490634	OLD MILTON HOLDINGS LLC	0
12 270407490576	PORTER DAVID E	0
22 514212671006	LEVY WILLIAM A & LAUREN S	0
12 270307480719	RANSOPHER TAD D	0
22 498312671142	TORTORELLO MICHAEL F	0
12 270407490014	STEPHENS HAROLD A & PEGGY	0
22 498312671126	COPLIN CARROLL	0
12 270407490295	OLD MILTON HOLDINGS LLC	0
12 270407490667	KALDANI NARDEN &	0
12 270307480644	2405 OLD MILTON PARKWAY LLC	0
12 270407490493	KYLE A ROBINSON PROPERTIES II LLC	0
22 498312671100	LUMSDEN DONNA KAY	0
12 270407490105	AVREN DOUGLAS ET AL	0
12 270407490345	OLD MILTON HOLDINGS LLC	0
12 270407490758	OLD MILTON HOLDINGS LLC	0
12 270407490451	MARSH BUNDY KING 2012 TRUST THE	0
22 514212671063	MEEKER DAVID A & NANCY S	0
22 514212671055	CAMPBELL THOMAS J &	0
22 498512680018	TIFFANY SQUARE HOMEOWNERS	0
12 270307480347	MC MAHON KEVIN J	0
12 270407490337	OLD MILTON HOLDINGS LLC	0
12 270307480768	JONES KEITH A & JILL A	0
12 270407490071	STEPHENS HAROLD A & PEGGY	0
12 270407490113	ZHOU RICHARD Q	0
12 270407490659	JONES JAMES T &	0
12 270407490691	OLD MILTON HOLDINGS LLC	0

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

12 270407490402	CHESTER CHARLES E	0
22 514212670503	ACADEMY PARK NEIGHBORHOOD ASSOCIATION	0
22 514212671030	COMSTOCK GREGORY W &	0
12 270407490279	OLD MILTON HOLDINGS LLC	0
12 270407490733	OLD MILTON HOLDINGS LLC	0
12 270307480776	MOSS LESLIE	0
12 270307480818	STATE BANK & TRUST COMPANY	0
12 270407490741	OLD MILTON HOLDINGS LLC	0
12 270407490618	AVREN LINDA L & DOUGLAS	0
22 514212671014	STEVENS ROBERT &	0
12 270407490287	OLD MILTON HOLDINGS LLC	0
22 498312671118	GLEITER LINDA DICKERSON	0
12 270307480636	MULL JAMES R	0
12 270407490394	OLD MILTON LEASING ENTERPRISES LLC &	0
12 270307480701	RANSOPHER TAD D	0
12 270407490592	OLD MILTON HOLDINGS LLC	0
12 270407490568	WADE JACKIE J	0

Thompson Street- Additional Property
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern intersection of the southern right-of-way of Thompson Street (variable right-of-way) with the western Right of Way of Park Street (30' right-of-way), said point being the **POINT OF BEGINNING**; thence running westerly along the Western Right of Way of Park Street South 8 degrees 35 minutes 38 seconds West a distance of 152.59 feet to a point; thence departing the Right of Way of Park Street North 81 degrees 24 minutes 2 seconds West a distance of 98.13 feet to a point; thence North 78 degrees 55 minutes 43 seconds West a distance of 99.09 feet to a point; thence North 79 degrees 31 minutes 4 seconds West a distance of 99.39 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 99.74 feet to a point; thence South 1 degree 59 minutes 46 seconds West a distance of 96.42 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 220.30 feet to a point; thence North 1 degrees 19 minutes 50 seconds East a distance of 235.10 feet to a point on the Right of Way of Thompson Street; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 519.52 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 103.80 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point; thence running along said Right of Way South 52 degrees 13 minutes 8 seconds East a distance of 11.55 feet to a point, said point being the **POINT OF BEGINNING**;

Said tract of land contains 2.89 Acres (125,993sf).

A

Property Legal Description
WESTERN TRACTS OVERALL DESCRIPTION
(Tracts 1 – 4 & 26)
(1-12-2015)

All that tract or parcel of land lying and being in land lot 802 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 76 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds West, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 96.58 feet to a 1-1/4-inch open top pipe found; Thence South 80 degrees 22 minutes 13 seconds East, a distance of 99.74 feet to a 1-1/2-inch open top pipe found; Thence South 79 degrees 44 minutes 54 seconds East, a distance of 49.43 feet to a 1-inch iron pin found; Thence South 79 degrees 17 minutes 23 seconds East, a distance of 49.96 feet to a point; Thence South 79 degrees 00 minutes 56 seconds East, a distance of 99.06 feet to a 1-1/2-inch flat iron & 1-inch rod found; Thence South 78 degrees 50 minutes 33 seconds East, a distance of 99.76 feet to a 1-open top pipe found; Thence South 81 degrees 24 minutes 02 seconds East, a distance of 98.12 feet to a 5/8-inch rebar set on the westerly right-of-way of Park Street; Thence continuing with said westerly right-of-way of Park Street South 01 degrees 08 minutes 35 seconds West, a distance of 100.00 feet to a 1/2-inch rebar found; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 125.65 feet to a concrete monument found at the north end of the mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract of land contains 2.855 Acres.

B

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Albert Turner

Telephone: 770-475-0671

Address: 145 Park Street

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:



Date:

9-30-16

Notary:

Notary Signature:

Michele Dreckman Janssens

Date:

9/30/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nareen Kaldani

Telephone: 678-665-1219

Address: 2377 Johnson Ferry

Suite:

City Marietta

State: GA

Zip: 30062

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:

Date:

CHARLES COLLINS
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Feb. 29, 2020

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Harold R. Kohnen

Telephone: 404-879-6888

Address: 765 Strathmore Dr

Suite:

City: Milton

State: GA

Zip: 30004

Authorizations:

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 on the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below:

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u> zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Oak Milton Holdings, LLC

Telephone: 404-655-1242

Address: 1230 Peachtree Street

Suite: 1200

City: Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: HR KohnenDate: 10/01/2016

Notary:

Notary Signature: Michelle WangDate: 10/01/2016

MICHELLE WANG
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 27, 2019

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Scott Gilkey

Telephone: 770-560-0996

Address: 165 Thompson Street

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Zoning Modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:

Date:

9/30/16



Date:

9/30/16

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James Jones

Telephone: 678-230-0849

Address: 2305 Dinsmore Road

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.

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 Zoning Modification

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

Suite: 1200

City Atlanta

State: GA

Zip: 30309

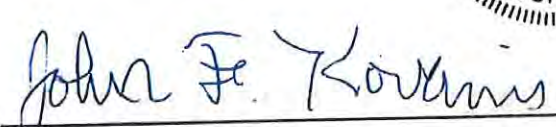
So Sworn and Attested:

Owner Signature: _____

Date: 9/29/16

Notary:

Notary Signature: _____

Date: 9/29/16

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Lisa and Bob Cheeley Foundation, Inc. c/o Bob Cheeley

Telephone: 770-861-4100

Address: 5100 Peachtree Parkway

Suite: 200

City Norcross

State: GA

Zip: 30092

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

Zoning Modification

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC

Telephone: 404-665-1243

Address: 1230 Peachtree Street

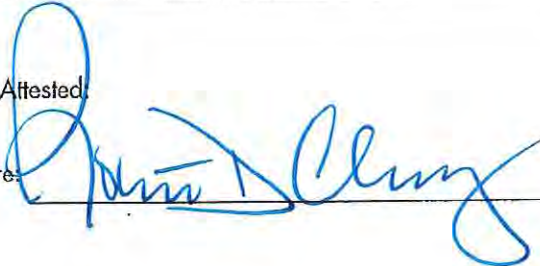
Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

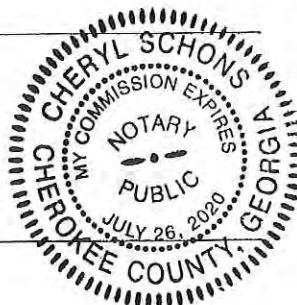
Owner Signature: 

Date: 9/27/16

Notary:

Notary Signature: 

Date: 9/27/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Old Milton Holdings, LLC (Bob Cheeley)

Telephone: 770-861-4100

Address: 5100 Peachtree Parkway

Suite: 200

City Norcross

State: GA

Zip: 30092

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>zoning modification</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC c/o Jill Arnold

Telephone: 404-665-1243

Address: 1230 Peachtree St.

Suite: 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: [Signature]

Date: 9/27/16

Notary:

Notary Signature: [Signature]

Date: 9/27/16



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Doug Allen Telephone: 404-550-1212

Address: 200 Peachtree Park Dr. Suite: _____

City: Roswell State: GA Zip: 30076

Authorization:

I do hereby verify and certify, 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 respect of the items indicated below:

☐ Renovation	☐ Special Use
☒ Re-zoning	☐ Conditional Use
☒ Variance	☐ Other: _____
☐ Land Use Application	☒ Other: <u> zoning modification</u>

Identify Authorized Applicant:

Name of Authorized Applicant: Oakview Holdings, LLC Telephone: 404-550-1212

Address: 1120 Peachtree Road Suite: 1100

City: Roswell State: GA Zip: 30076

To Be Signed and Attested:

Owner Signature: Doug Allen 9-30-16

Notary: Lily McLean

Notary Signature: Lily McLean  Sep 30, 2016

Doug Allen

Letter of Intent and Review Criteria

City of Alpharetta Rezoning and Zoning Modification Application

Applicant: Old Milton Holdings, LLC

Property:

+/- 5.75 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

Submitted for Applicant by:

G. Douglas Dillard
Jillian Skinner Arnold
PURSLEY FRIESE TORGRIMSON
1230 Peachtree Street, Suite 1200
Atlanta, Georgia 30309
(404) 665-1243
ddillard@pftlegal.com
jarnold@pftlegal.com

I. INTRODUCTION

This Application is the second phase of the Old Milton mixed use development approved by City Council on March 27, 2015 (Z-14-11) for approximately 21 acres on the 2500 block of Old Milton Parkway. The Phase II Property is approximately 5.75 acres consisting of two tracts: (i) +/- 2.90 acres along Thompson Street (attached as Legal Description "A") and (ii) +/- 2.85 acres along Old Milton Parkway (attached as legal description "B") (together, the "Phase II Property"). In order to develop the Phase II Property, the Applicant proposes (1) to rezone the 2.90 acre tract from DT-LW and R-12 to Mixed Use (MU) and (2) to modify the zoning conditions approved for the 2.85-acre tract pursuant to CLUP-14-07; Z-14-11; V-14-26 as such conditions apply to the +/- 2.85 acre tract. Please note that the Applicant's zoning modification request does not modify the conditions of zoning approved for the remaining property included in the 2015 zoning case CLUP-14-07/ Z-14-11/V-14-26 east of Park Street.

Proposed Development

The Applicant proposes to **transfer** the approved residential stacked flat density from the +/- 2.85 acre tract to the 2.90 acre tract. The Applicant proposes 48 stacked flats in 8 buildings along Thompson Street. The transfer of residential density is illustrated in the enclosed site plan and represents a significant reduction in residential units already approved for the Phase II Property. Currently, there are 71 residential units approved for the Phase II Property, including 54 residential stacked flats in 9 buildings on the +/-2.85 acre tract (approved pursuant to zoning case CLUP-14-07; Z-14-11; V-14-26) and 10 single family homes and 7 townhomes on the +/- 2.9-acre tract (approved pursuant to zoning case Z-15-12). The Applicant's transfer of residential density will reduce the overall number of residential units by 23 units. The 2.85-acre property along Old Milton Parkway is proposed to be a two-story office building with accessory parking.

The Applicant's revised plan will maintain the linear park along the Thompson Street frontage so that pedestrians and cyclists have uninterrupted access from City Center to Avalon across the Property. Together, the zoning requests will allow for quality residential redevelopment along the Thompson Street corridor and Old Milton Parkway Corridor that is consistent with the City's Downtown Master Plan. The Applicant's intent is to create a truly unique planned community that prioritizes livability and connectivity, and which balances the City's need for a

variety of housing options within walking distance to retail, office and restaurant uses. Finally, this zoning application is consistent with the Downtown Alpharetta Master Plan ("Master Plan"). According to the Master Plan, the Old Milton/Thompson Street Corridor is "envisioned as a primarily residential and residential-compatible, professional-office district capitalizing on the short walk or bike ride to these other areas..."¹ The City's Downtown Master Plan also notes:

"The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years."²

Rezoning of 2.90-acre Tract

As noted above, the Applicant proposes to rezone 2.90 acres from DT-LW and R-12 to MU in order to develop Phase II of the Old Milton mixed use development. The 2.90 acres includes properties located at 145 Park Street (Tax Parcel ID# 12 270407490626), 195 Thompson Street (12 270407490618), 185 Thompson Street (Tax Parcel ID# 12 270407490212), 175 Thompson Street (Tax Parcel ID# 12 270407490220), 165 Thompson Street (Tax Parcel ID# 12 270407490238), 155 Thompson Street (Tax Parcel ID# 12 270407490659), and 145 Thompson Street (Tax Parcel ID# 12 270407490667) and as more particularly described in the enclosed Legal Description A.

Zoning Modification Request for 2.85-Acre Tract

The zoning of the +/- 2.85 acre tract will remain Mixed Use (MU). The Applicant's request is to modify certain conditions of zoning in order to transfer the residential density previously approved for the 2.85-acre tract, add office as a permitted use on the 2.85-acre tract, and clarify the conditions of zoning that will apply to the Phase II Property moving forward. Attached hereto at **Exhibit 1** are the conditions of zoning approved by City Council on March 27, 2015 pursuant to CLUP-14-07; Z-14-11; V-14-26 with the Applicant's proposed revisions to the same. The Applicant has provided notes under each revision to explain the modification requested. A clean copy of the proposed conditions is also attached hereto at **Exhibit 1**. The revisions are intended

¹Downtown Alpharetta Master Plan, p. 97

² Downtown Alpharetta Master Plan, p. 35.

to remove the conditions of zoning that do not apply to the 2.85-acre tract and modify those conditions which do apply to the +/- 2.85 acre tract but which need to be removed or modified to accommodate the Applicant's proposed development.

II. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria as set forth in the City's UDC for rezoning and zoning modification requests.

1) How will this proposal be compatible with surrounding properties?

The Applicant's rezoning and modification proposals are compatible with surrounding properties, many of which are in a transitional state or have recently been approved for mixed use development, including attached and detached residential uses. The Property is surrounded by DT-LW, MU, O-P, and O-I, and is between the new Alpharetta City Center project, Phase I of the Old Milton Village project, and Avalon. The proposed reduction in overall residential density and inclusion of additional office use along Old Milton Parkway will complement surrounding land uses.

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

The proposed residential development will enhance the area and surrounding property values by allowing for the redevelopment of currently under-utilized properties. The proposed residential stacked flat and office development will add architectural variety along the Thompson Street corridor and enhance the connectivity between Alpharetta City Center and Avalon.

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

No, the property cannot be developed for a reasonable economic use as currently zoned. Portions of the property are currently zoned single-family residential and subject to conditions of zoning that make development on the site infeasible. The current zoning on the Property detracts from its potential economic use and value, especially considering the redevelopment projects and mixed use zonings approved for adjacent and nearby properties.

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

The Applicant's proposal decreases residential density entitlements by 23 units thereby decreasing the population that would otherwise be approved for this area. The decrease in residential density and introduction of office use to the area will have a nominal impact on traffic. Moreover, the Applicant's proposal to locate residences near groceries, retail, and restaurants, all of which are accessible via a multi-use pedestrian path, reduces the dependence on automobiles and takes traffic off of the streets. The office use will add employment opportunities along the Old Milton Parkway corridor.

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

The increase in the number of new students will decrease if this zoning application is approved since overall residential density will be reduced by 23 units. Adequate public facilities exist in and around the subject property to support the Applicant's zoning request. As such, there is no anticipated negative impact on utilities.

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

Yes. The zoning request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The Applicant proposed residential uses and office use in accordance with the intent of the Mixed Use-Live Work district. The Old Milton/Thompson Street Corridor is "*envisioned as a primarily residential and residential-compatible, professional-office district* capitalizing on the short walk or bike ride to these other areas..."³ As such, the zoning request is consistent with the policy, intent, and plain language of the Master Plan.

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

Yes. There are changing conditions which affect development of the Property and support the proposed request. The Property is ideally situated between the new Alpharetta City Center project and Avalon, and is adjacent to the recently-approved 21-acre Old Milton Village project, all of which are mixed use developments. The current zoning and conditions of zoning applicable to a portion of the overall Property are no longer

³ Downtown Alpharetta Master Plan, p. 97 (emphasis added).

economically viable or appropriate for the changing conditions in the area.

CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require us to raise Federal and State constitutional objections during the zoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant 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:

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and 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.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, heights, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and 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 Alpharetta City Council to grant this zoning application in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate

in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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 zoning of the Property subject to conditions which are different than the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal by the City of Alpharetta City Council to grant any variances requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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 use restrictions or conditions placed on the Property which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

The existing zoning classifications and development restrictions which prohibit the Applicant's use of the Property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to revise the Property to a constitutional classification and grant the requested height variance. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and not less than \$4,000,000.00 in other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this Application be granted as requested by the Applicant.

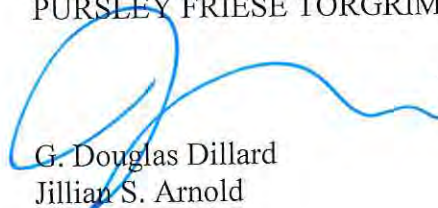
10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

If there are any questions about this rezoning request, you may contact me at 404-665-1243 or jarnold@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', written over the printed name.

G. Douglas Dillard
Jillian S. Arnold

**Applicant's Proposed Revisions to Conditions Approved by City Council on March 27,
2015 pursuant to CLUP-14-07; Z-14-11; V-14-26**

CLEAN VERSION OF CONDITIONS

The Applicant proposes to revise the conditions of zoning that currently encumber the +/- 2.85 acre "stacked flat" property fronting on Old Milton Parkway, and more particularly described in the enclosed legal description. This 2.85-acre parcel was originally included in the Mixed Use zoning application approved by the Alpharetta City Council on March 27, 2015 (CLUP-14-07; Z-14-11; V-14-26). Please note that the Applicant's zoning modification request and the companion rezoning application for +/-2.9 acres on Thompson Street do not modify the conditions of zoning approved for the remaining property included in the 2015 rezoning CLUP-14-07; Z-14-11; V-14-26. It is the Applicant's intent that the revised conditions below would apply to the Phase II Property if approved by City Council.

1. The site, consisting of approximately 5.75 acres, shall be zoned Mixed Use (MU) and limited to 8.82 units per acre. Land Use shall be "Mixed Use." Office portion of site, consisting of approximately 2.85 acres, shall be zoned Mixed Use (MU). Uses permitted in the O-I zoning district shall be permitted on the office portion of the site.
2. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersections as shown.
3. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way shall be required to incorporate 12 foot walkway, 6 foot planting area, 8-foot on-street parking, and 10-foot travel lane, with final approval by staff.
4. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right of way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8-foot on street parking, and 10 foot travel lanes.
5. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
6. Roadways with on-street parking shall incorporate curb extensions at intersection.
7. Along Old Milton Parkway, sidewalks shall be 8 foot wide min.
8. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of the lighting shall be the responsibility of the property owner's association.

9. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
10. Linear park along Thompson Street shall be substantially as depicted on the site plan.
11. Outdoor lighting fixtures shall be the cut-off type, designed to avoid spillage of light onto adjacent properties.
12. Garbage dumpsters shall be screened and placed in the location as approved by staff.

**Applicant's Proposed Revisions to Conditions Approved by City Council on March 27,
2015 pursuant to CLUP-14-07; Z-14-11; V-14-26**

The Applicant proposes to revise the conditions of zoning that currently encumber the +/- 2.85 acre "stacked flat" property fronting on Old Milton Parkway, and more particularly described in the enclosed legal description. This 2.85-acre parcel was originally included in the Mixed Use zoning application approved by the Alpharetta City Council on March 27, 2015 (CLUP-14-07; Z-14-11; V-14-26). Please note that the Applicant's zoning modification request and the companion rezoning application for +/-2.9 acres on Thompson Street do not modify the conditions of zoning approved for the remaining property included in the 2015 rezoning CLUP-14-07; Z-14-11; V-14-26. It is the Applicant's intent that the revised conditions below apply to the Phase II Property.

1. The site, consisting of approximately ~~5.7521~~ acres, shall be zoned Mixed Use (MU) and limited to 8.82 units per acre. Land Use shall be "Mixed Use." Office portion of site, consisting of approximately 2.85 acres, shall be zoned Mixed Use (MU). Uses permitted in the O-I zoning district shall be permitted on the office portion of the site.

• *Note: Revised to reflect proposed development on Phase II Property*

- ~~2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned Mixed Use (MU). Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. Two stand-alone sit-down restaurants shall be permitted, no drive thru windows. A permit for a second standalone restaurant may be permitted only after construction of a minimum of 12,000 square feet of office space. The following uses shall be permitted:~~

- ~~• Office~~
- ~~• Restaurants/no drive thru (all restaurants shall include outdoor seating)~~
- ~~• Bakery~~
- ~~• Beauty Shop~~
- ~~• Print Shop~~
- ~~• Craftsman/artist studio~~
- ~~• Florist~~
- ~~• Shipping store~~
- ~~• Bank (limited to internal drive thru)~~
- ~~• Fitness Studio~~
- ~~• Wine Store~~
- ~~• Phone store~~
- ~~• Coffee Shop/Coffee House~~
- ~~• Spa Services~~
- **Jewelry Store**

- *Note: This condition applied to the +/- 3 acres of nonresidential uses on Phase I site. Removed because not applicable to the Phase II Property.*

~~3.2. Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right-in/right-out and left-in only. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~4.3. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersections as shown.~~

~~5.4. Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~6.5. Applicant's traffic study has recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson providing an equivalent signalized access. Traffic Impact Fee credits will be granted for the completion of this improvement.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property and is being completed as part of development on Phase I.*

~~7.6. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way shall be required to incorporate 12 foot walkway, 6 foot planting area, 8-foot on-street parking, and 10-foot travel lane, with final approval by staff.~~

~~8.7. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right of way~~

incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8-foot on street parking, and 10 foot travel lanes.

9.8. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.

10.9. ~~The first parking lot drive isle shall be 75 feet minimum from the stop bar at the stop-controlled intersection and 150 feet at signalized intersection.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

11. ~~Provide signal modifications recommended by traffic study including the addition of a right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.~~

- ~~*This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*~~

12.10. Roadways with on-street parking shall incorporate curb extensions at intersection.

13.11. Along Old Milton Parkway/~~Westside Parkway~~, sidewalks shall be 8 foot wide min.

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

14.12. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of the lighting shall be the responsibility of the property owner's association.

15.13. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.

16. ~~Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.~~

- *This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

17.14. ~~An area of at least 1500 square feet shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park~~

~~benches, and/or water feature. Plan to be approved by Design Review Board. All entrances from Old Milton Parkway shall be heavily landscaped.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~18.15. The tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically the 50-foot strip of trees be removed upon staff approval.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~19.16. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~20.17. Parking and rear of units shall not be visible from Old Milton Parkway or Westside Parkway. Architecture elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~21.18. Tree #49 (37" water oak) shall be saved as shown with no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within the CRZ.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~22.19. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~23.20. Work with staff to attempt to incorporate trees reported to be in good condition by the applicant's arborist report.~~

- ~~• This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.~~

~~24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as~~

~~approved by Staff. The Applicant will work with Community Development staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.~~

- This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~25.21. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.~~

- This condition applied to the Phase I site. Removed because not applicable to the Phase II Property.*

~~26.22. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted on the site plan. with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the City of Alpharetta upon completion. "Landing" area shall be improved with hardscape, landscape, pedestrian scale decorative lighting, as well as decorative directional signage with final approval by Staff.~~

- Condition revised to reflect proposed development on Phase II Property.*

~~27.23. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.~~

- This condition is proposed to be removed because it is not applicable to the Phase II Property.*

~~28.24. Residential rehtecture shall be representative of southern classic style. The commercial and office shall be representative of European or English style, as in the picture in Exhibit A. All uses and/or buildings shall coordinate architecturally. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.~~

- This condition is proposed to be removed.*

~~29.25. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.~~

- This condition applied to the Phase I site and therefore is proposed to be removed because it is not applicable to the Phase II Property.*

~~30.~~

~~31.26. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible, with garages located to the rear of the buildings. In cases where the side of the building faces the street, the side shall be designed to have the appearance of facing the streets. There shall be no visible rear yards along Old Milton Parkway.~~

~~• This condition is proposed to be removed.~~

~~32.27. Signage for all uses shall coordinate and require Design Review Board approval.~~

~~• This condition is proposed to be removed.~~

~~33.28. In consideration of dedication by the Applicant of additional park land and public space beyond the 10 percent code requirement and construction of improvements on that land, the City or the Applicant shall enter into a verbal agreement in which the City agrees to donate two parcels to the Applicant, as requested, and provide administrative relief where possible on tree recompense as determined by the director of community development and city attorney.~~

~~• This condition applied to the Phase I site and therefore is proposed to be removed because it is not applicable to the Phase II Property.~~

~~34.29. Outdoor lighting fixtures shall be the cut-off type, designed to avoid spillage of light onto adjacent properties.~~

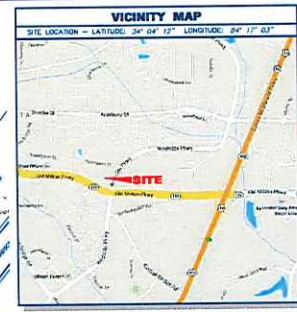
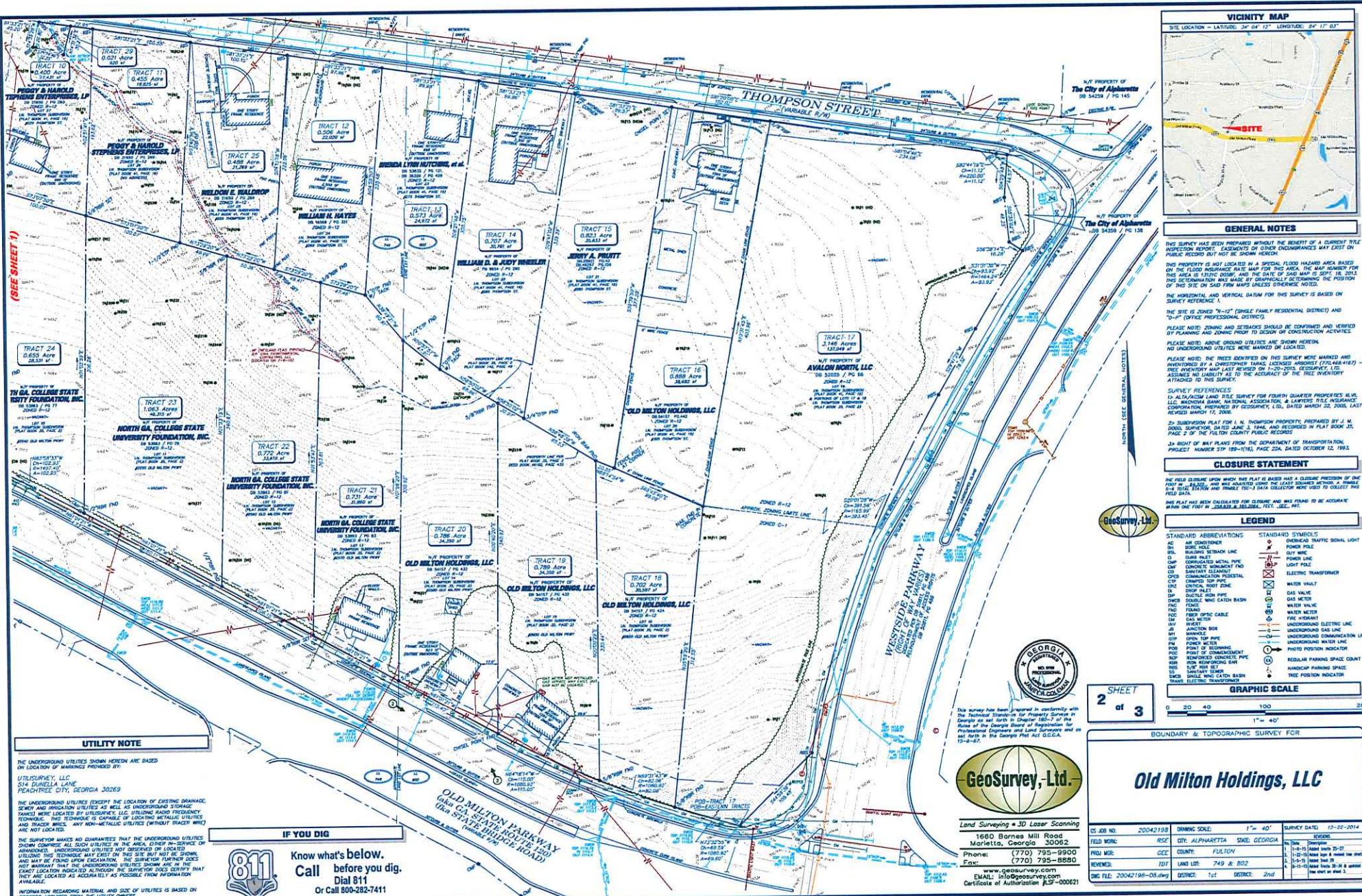
~~35.30. A 15-foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.~~

This condition is no longer necessary as the Applicant proposes to incorporate the parcels along Thompson Street into the Phase II development

~~36.31. Garbage dumpsters shall be screened and placed in the location as approved by staff.~~

10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU



GENERAL NOTES

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

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1741C DOWD, AND THE DATE OF THE MAP IS 1993. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS (LATEST EDITIONS) NOTED.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

THE SITE IS ZONED "R-10" (SINGLE FAMILY RESIDENTIAL DISTRICT) AND "P" (OFFICE PROFESSIONAL DISTRICT).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

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

PLEASE NOTE: THE TREES IDENTIFIED ON THIS SURVEY WERE MARKED AND INVENTORIED BY A CHARTERED FOREMAN LICENSED ARBORIST (770-468-4187) - TREE INVENTORY WAS LAST REVISED ON 7-25-2015. GEO-SURVEY, LLC, ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE TREE INVENTORY ATTACHED TO THIS SURVEY.

SURVEY REFERENCES

1> ALABAMA LAND TITLE SURVEY FOR FOURTH QUARTER PROPERTIES ALB, LLC, INDIANOLA BANK, NATIONAL ASSOCIATION, & LAWRENCE TITLE INSURANCE CORPORATION, PREPARED BY GEO-SURVEY, LLC, DATED MARCH 22, 2008, LAST REVISED MARCH 15, 2008.

2> SUBDIVISION PLAT FOR L. N. THOMPSON PROPERTY, PREPARED BY J. M. DODD, SURVEYOR, DATED JAN. 1, 1946, AND RECORDED IN PLAT BOOK 35, PAGE 2 OF THE FULTON COUNTY PUBLIC RECORDS.

3> RIGHT OF WAY PLANS FROM THE DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER STP 189-1160, PAGE 22A, DATED OCTOBER 12, 1993.

CLOSURE STATEMENT

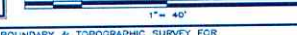
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF THE FIRST IN CLASS, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD TO COLLECT THIS FIELD DATA. THE FIELD DATA WAS COLLECTED USING A TOTAL STATION TO COLLECT THIS FIELD DATA.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN THE FIRST IN CLASS, SECOND, FEET, SECT. 101.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BS BUILDING SETBACK LINE	POWER POLE
BSL BUILDING SETBACK LINE	OUTLINE
CAF CORRUGATED METAL PIPE	POWER LINE
CD CONCRETE FOUNDATION	LIGHT POLE
CE CEMENT CONCRETE	ELECTRIC TRANSFORMER
CH CRITICAL RIGHT OF WAY	WATER VALVE
CH CRITICAL RIGHT OF WAY	GAS VALVE
CH CRITICAL RIGHT OF WAY	WATER METER
CH CRITICAL RIGHT OF WAY	FIRE HYDRANT
CH CRITICAL RIGHT OF WAY	UNDERGROUND ELECTRIC LINE
CH CRITICAL RIGHT OF WAY	UNDERGROUND COMMUNICATION LINE
CH CRITICAL RIGHT OF WAY	PHOTO POSITION INDICATOR
CH CRITICAL RIGHT OF WAY	REGULAR PARKING SPACE COUNT
CH CRITICAL RIGHT OF WAY	IRREGULAR PARKING SPACE
CH CRITICAL RIGHT OF WAY	SANITARY SEWER
CH CRITICAL RIGHT OF WAY	TRAIL
CH CRITICAL RIGHT OF WAY	TRAIL

GRAPHIC SCALE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE LOCATION OF MARKERS PROVIDED BY:

UTILITY-SURVEY, LLC
514 DUNDELLA LANE
PEACHTREE CITY, GEORGIA 30029

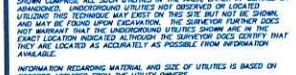
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE SEWER AND SANITARY SEWER) AS WELL AS UNDERGROUND STORAGE TANKS WERE LOCATED BY UTILITY-SURVEY, LLC USING RADIO FREQUENCY TECHNOLOGY. THIS TECHNOLOGY IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRES) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. STUMP REMOVAL SERVICE AND REMOVAL OF UTILITIES NOT OBSERVED OR LOCATED. UNDISCOVERED UTILITIES NOT OBSERVED OR LOCATED. UTILITIES NOT IDENTIFIED BY THIS SURVEY MAY NOT BE SHOWN. AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY PROVIDERS.

IF YOU DIG

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



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



GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com

Certificate of Authorization #57-000021

2 SHEET
of 3

BOUNDARY & TOPOGRAPHIC SURVEY FOR

Old Milton Holdings, LLC

SS: 20042198

DRAWING SCALE: 1" = 40'

FIELD WORK: REE, C. ALPHARETTA, GA, GEORGIA

PROJ. NO.: 20042198

DATE: 12-22-2014

REVISIONS

1. 1-15-15

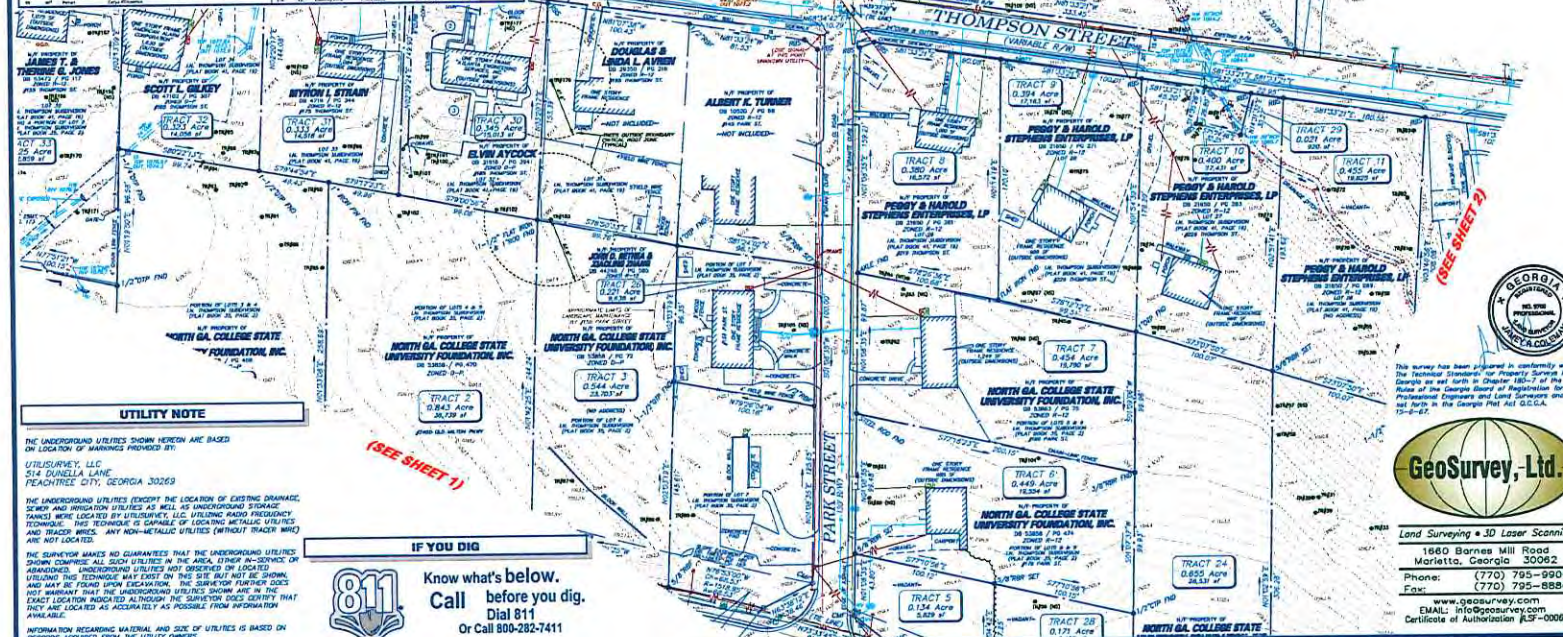
2. 1-15-15

3. 1-15-15

4. 1-15-15

5. 1-15-15

6. 1-15-15

[illegible]

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED
ON LOCATION OF MARKINGS PROVIDED BY:

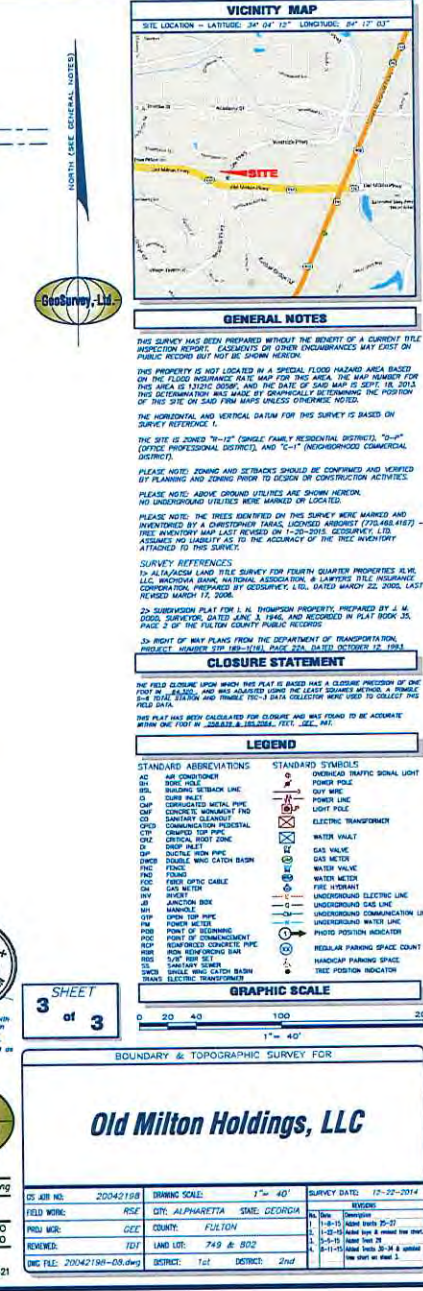
UTILISURVEY, LLC
514 DUNELLA LANE
PEACHTREE CITY, GEORGIA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE
SEWER AND IRRIGATION UTILITIES) AS WELL AS UNDERGROUND STORAGE
TANKS WERE LOCATED BY ULTRASOUND, I.E. UTILITIES LOCATED BY PROBEING
THE GROUND WITH A UTILITY DETECTOR. THE DETECTOR DETECTS METAL
AND TRACER WIRE. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE
ARE NOT LOCATED.

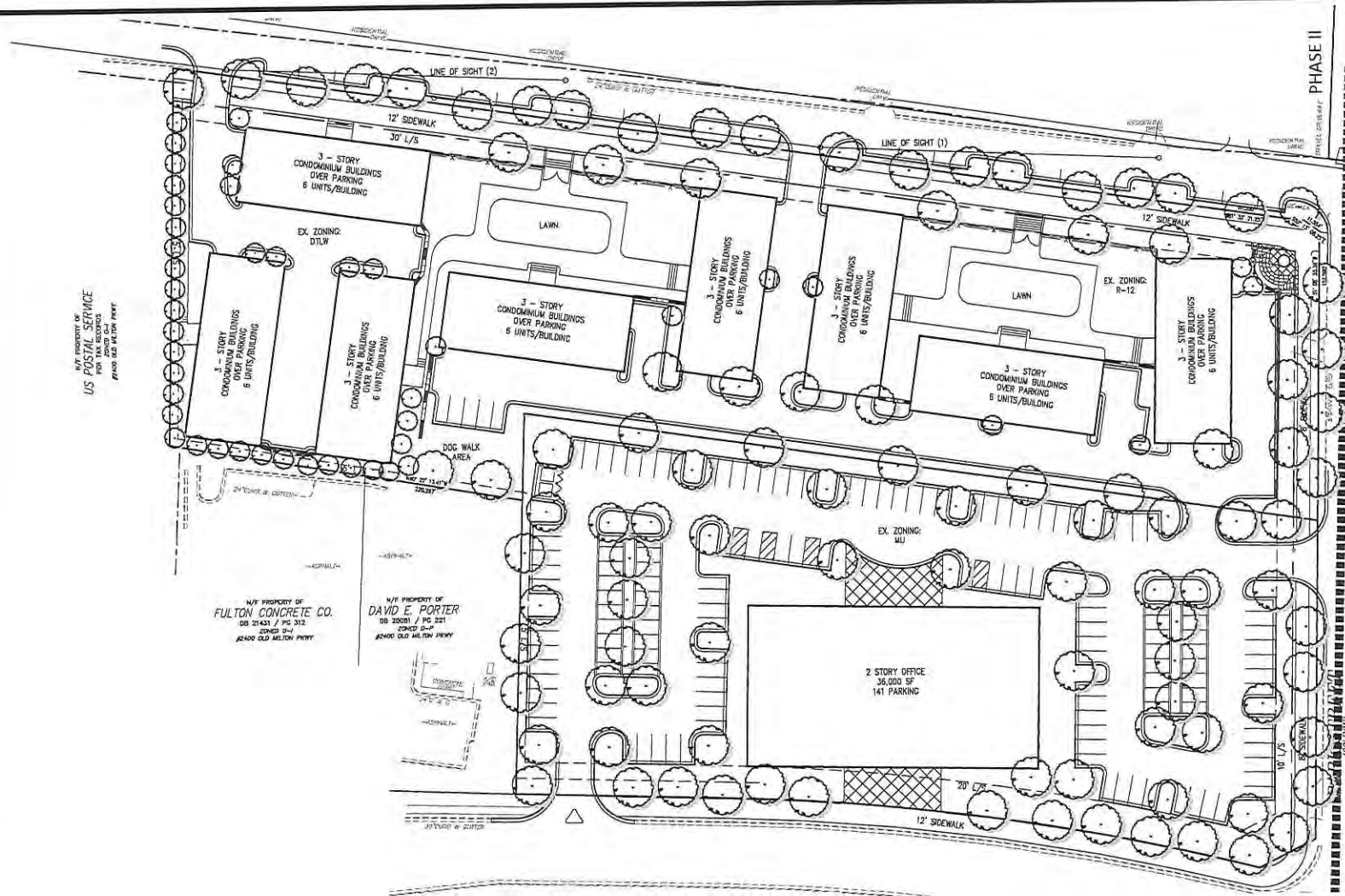
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES
SHOWN ARE ALL SUCH UTILITIES IN THE AREA. THERE ARE SERVICES OF
ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED
UTILITIES THIS TECHNIQUE MAY EXIST ON THIS SITE. THE SURVEYOR
AND THE USER OF THE INFORMATION PROVIDED BY THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE
ACTUAL LOCATION INDICATED. FOR EXAMPLE, THE SURVEYOR DOES CERTIFY
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION
AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON

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



10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MUFEMA MAP
N.T.S.

The survey indicates that the property does not lie within a flood-hazard zone as identified on F.U.P.N. Community Flood Risk 1311000000 for Jones County, Georgia. Based on 08-16-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot:	749 & 852, 1st District, 2nd Section
Existing Zoning:	PG, R-12, DTUR
	Setback:
	Front: 0'
	Rear: 0'
Proposed Use:	Residential, Commercial Office
Residential Buildings:	Single Family Lot: 25
	Min. Single Family Lot Size: 3,300 sq'
	Townhomes: 60
	Detached Pairs: 48
	Total: 143 Density: 4.7 units
Proposed Acreage:	Original Zoning: 21.067
	Address: 3.78
	Total: 24.317 Ac
Commercial:	Recall/Fees: 25,000
	Office: 40,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO:	15-3749
DATE:	9-1-16
SCALE:	1" = 30'
FILE NAME:	15-3749-18CONCB.dwg
DESIGN/DRAWN BY:	MDA

AEC



NORTH



PRELIMINARY SITE PLAN

NOTTING HILL

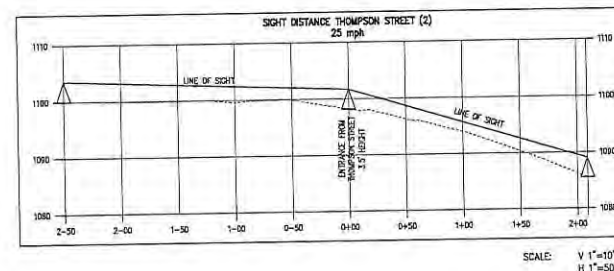
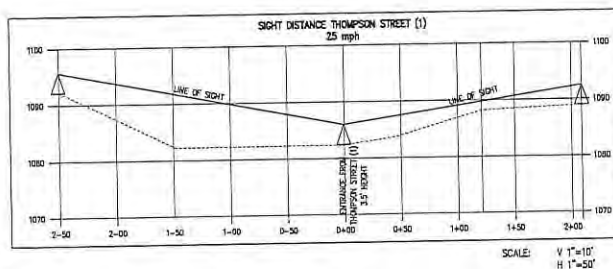
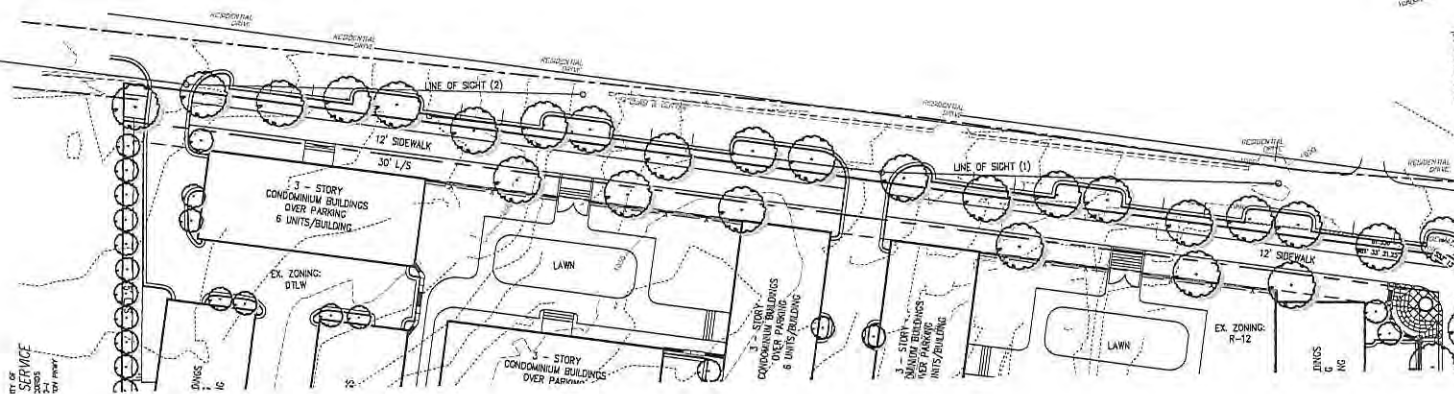
Alpharetta, Georgia

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia 30075
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10/4/16

MP-16-14/Z-16-15
NOTTING HILL/OMH MU

NOT PROPERTY OF
HAROLD A. & PEGGY STEPHENS
300 BLISS / RD 377
L.H. THOMPSON SUBDIVISION
(PLAT BOOK 10, PAGE 10)



SIGHT DISTANCE

NOTTING HILL

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO: 15-3749
DATE: 9-1-16
SCALE: 1" = 30'
FILE NAME: 15-37496-18CONCB.dwg
DESIGN/DRAWN: SLR/MDA

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.		1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.		14.62	0	19.38	0	130.34	0
Office	36,000 s.f.		1.56	56	1.49	54	11.01	396
Hotel	0 rooms		0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.		0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units		0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units		0.44	0	0.54	0	5.86	0
Residential (Single-Family)	48 units		0.77	37	1.02	49	9.57	459
Totals				93		103		856



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 23, 2017

I. AGENDA ITEM TITLE: V-17-02 HALEY/165 CUMMING STREET

CONSIDERATION OF A VARIANCE REQUEST TO REDUCE THE SIDE YARD SETBACK FROM 10' TO 2'-4" TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED GARAGE ON AN EXISTING SINGLE-FAMILY DETACHED HOME. THE PROPERTY IS LOCATED AT 165 CUMMING STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1254, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Future Land Use Map, Aerial Map, Zoning Map, Location Map, APC Approval Letter, Application



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: V-17-02 HALEY/165 CUMMING STREET VARIANCE

CITY COUNCIL: JANUARY 23, 2017

II. RECOMMENDATION:

Approve V-17-02 Haley/165 Cumming Street Variance subject to the following conditions:

1. The location and size of the garage shall be limited to the submitted plans, dated 10/27/16.
2. Garage structure shall be constructed of brick to match the existing exterior of the home. Garage door shall be decorative and consistent with the architecture of the home as approved by Staff.
3. Property owner shall provide a 10' easement for a future sidewalk along Cumming Street.
4. All trees within 30' of the proposed garage, including off-site trees, shall be identified at the time of residential lot land disturbance permit (ENG) and any tree impacts shall be subject to Staff approval.

III. REPORT IN BRIEF:

The applicants, Julie and Michael Haley, is requesting consideration of a variance to reduce the side yard building setback from 10' to 2'-4" in order to construct an attached garage. The subject property is located at 165 Cumming Street, on the south side of Cumming Street east of Cricket Lane.

DISCUSSION

The applicants, Julie and Michael Haley, are requesting a setback variance to reduce the side yard setback from ten (10) feet to 2'-4" to allow for the construction of an attached garage on an existing single-family detached home. The subject property is zoned R-15 (Dwelling, 'For-Sale' Residential), which has a side yard setback of ten (10) feet. The property is located at 165 Cumming Street, on the south side of Cumming Street east of Cricket Lane.

Unified Development Code (UDC) Section 2.2.5 (D) requires a ten (10) foot side yard setback in the R-15 zoning district. The applicant's site plan depicts the garage 2' - 4" from the eastern side property line, which is adjacent to vacant property zoned SU (Special Use) and owned by Alpharetta Presbyterian Church. The church property includes a narrow strip of land, approximately 70 feet wide, that was intended to be used as a secondary driveway for church access from Cumming Street. According to the applicant, the church conducted a feasibility study and decided not to construct the driveway.

The applicant recently purchased the property for their permanent residence and is currently undergoing renovations. The 0.89-acre property includes a ranch style single-family detached home with a carport and covered pavilion. The pavilion is depicted on the survey just south of the proposed garage and encroaches into the side yard setback up to the property line. The property is heavily wooded in the front and rear yards and a stream is located along the rear of the property. A 75-foot stream buffer covers approximately a third (1/3) of the property at the rear of the existing home. The proposed 26' x 26' garage addition will be located in an area that is already paved as a residential driveway. The proposed garage addition will face Cumming Street, which is consistent with many of the homes along Cumming Street having open carports or garages facing Cumming Street.

VARIANCE REQUIREMENTS

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

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

Response: The property is constrained by the presence of a stream at the rear of the property, as well as an abundance of trees in the front and rear yards. These constraints limit the developable area of the subject property.

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

Response: The applicant could construct the garage in compliance with the building setbacks. However, the abundance of trees and presence of a stream at the rear of the property limit the area where the garage can be built.

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 is constrained by the presence of a stream at the rear of the property, as well as an abundance of trees in the front and rear yards. These constraints limit the developable area of the subject property.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring protection of existing trees and the garage to be constructed of brick with a decorative garage door.

CONCURRENCES

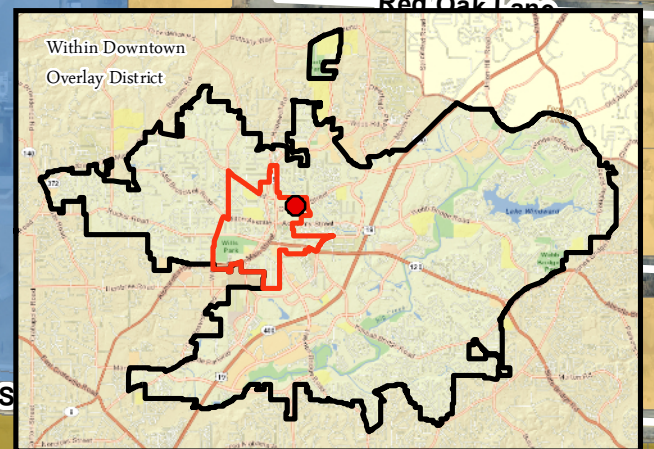
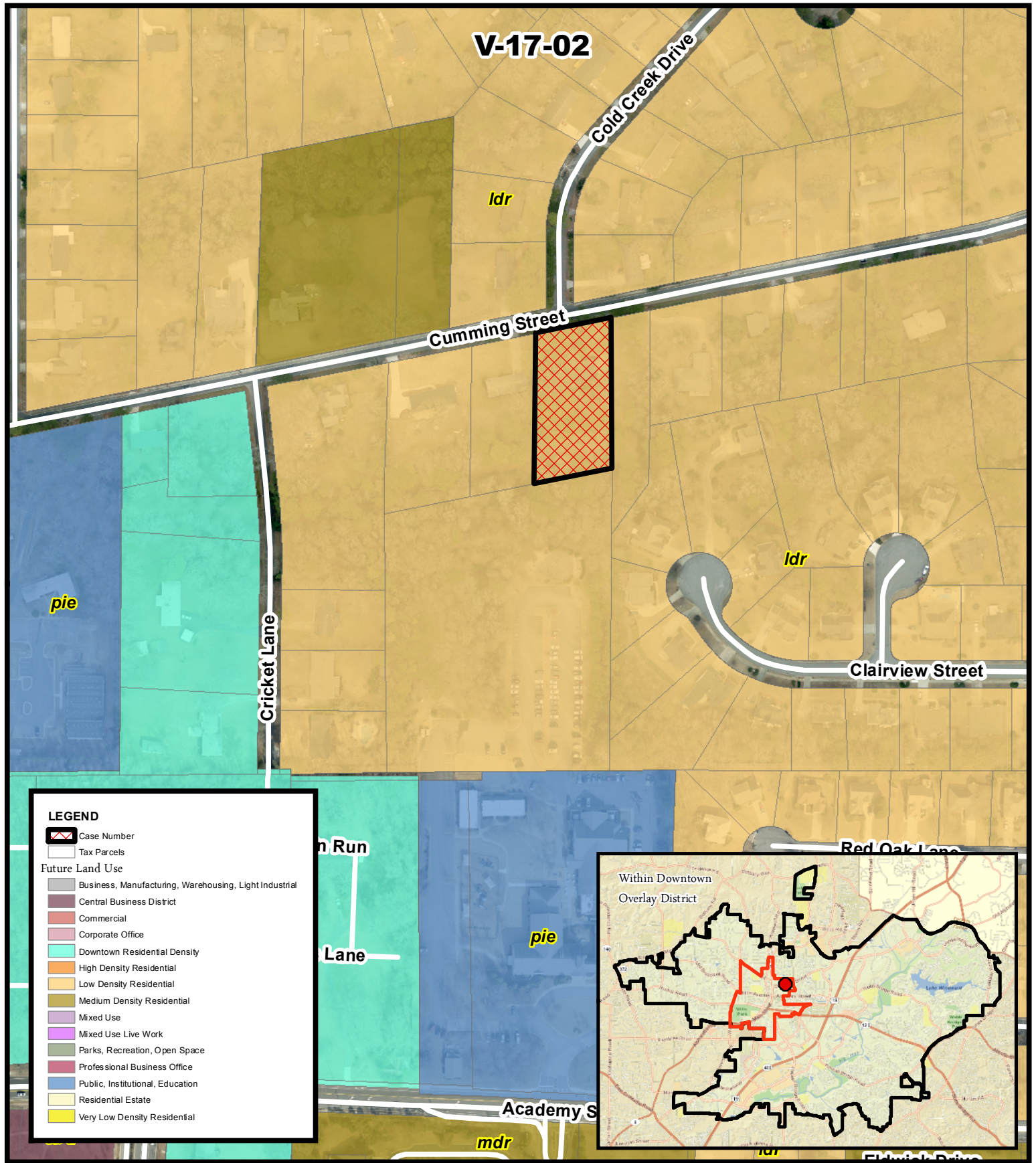
Staff has reviewed the application and is in general agreement with the requested setback variance. If approval is considered, conditions are recommended to limit the size and materials used to construct the garage, as well as to protect the existing tree canopy.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received. Alpharetta Presbyterian Church provided a letter of support for the applicant's variance request.

IV. ATTACHMENTS:

- Site Plan

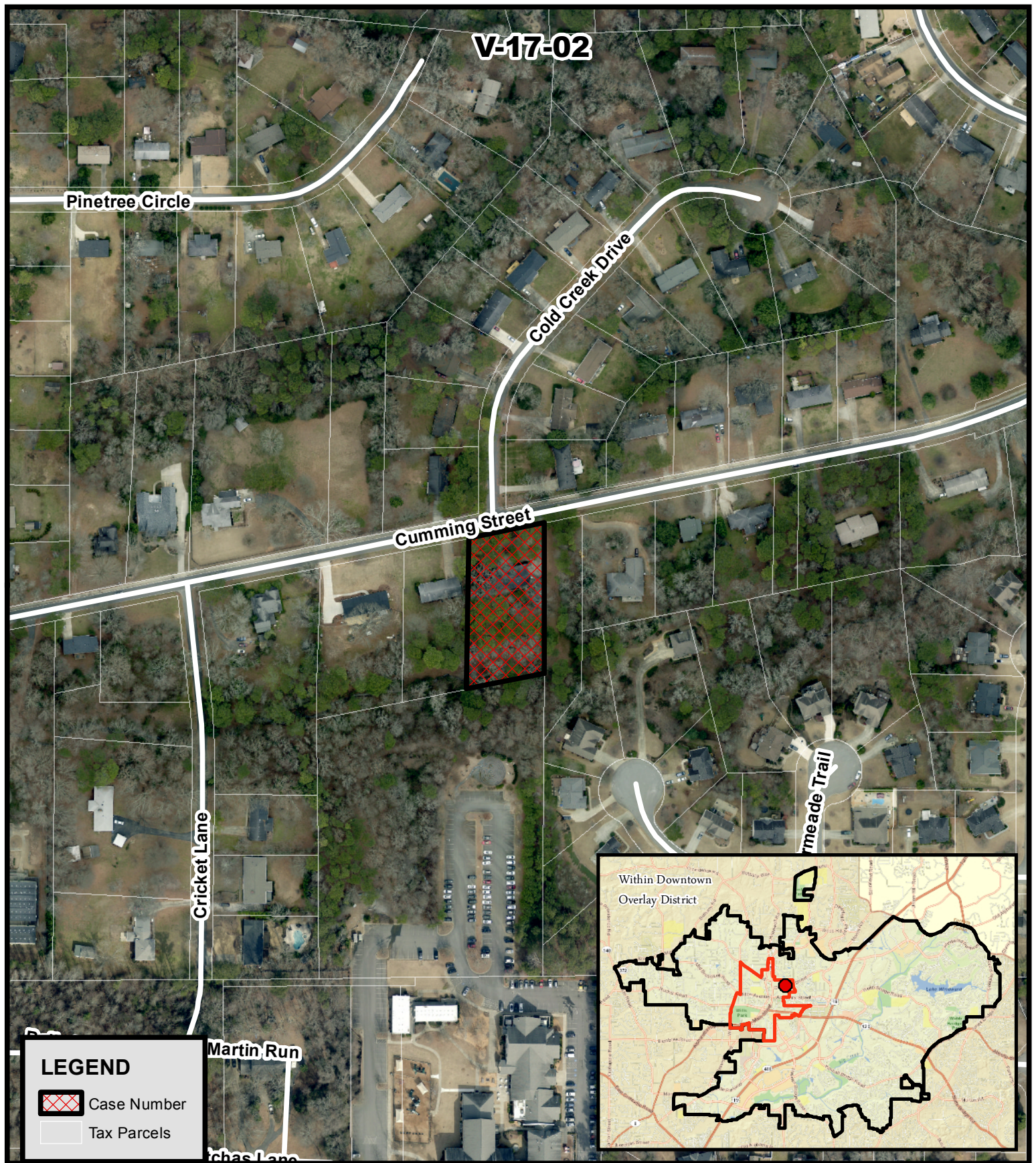


Future Land Use
Haley
165 Cumming Street

V-17-02
D/LL: 2/2/1254
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS



LEGEND

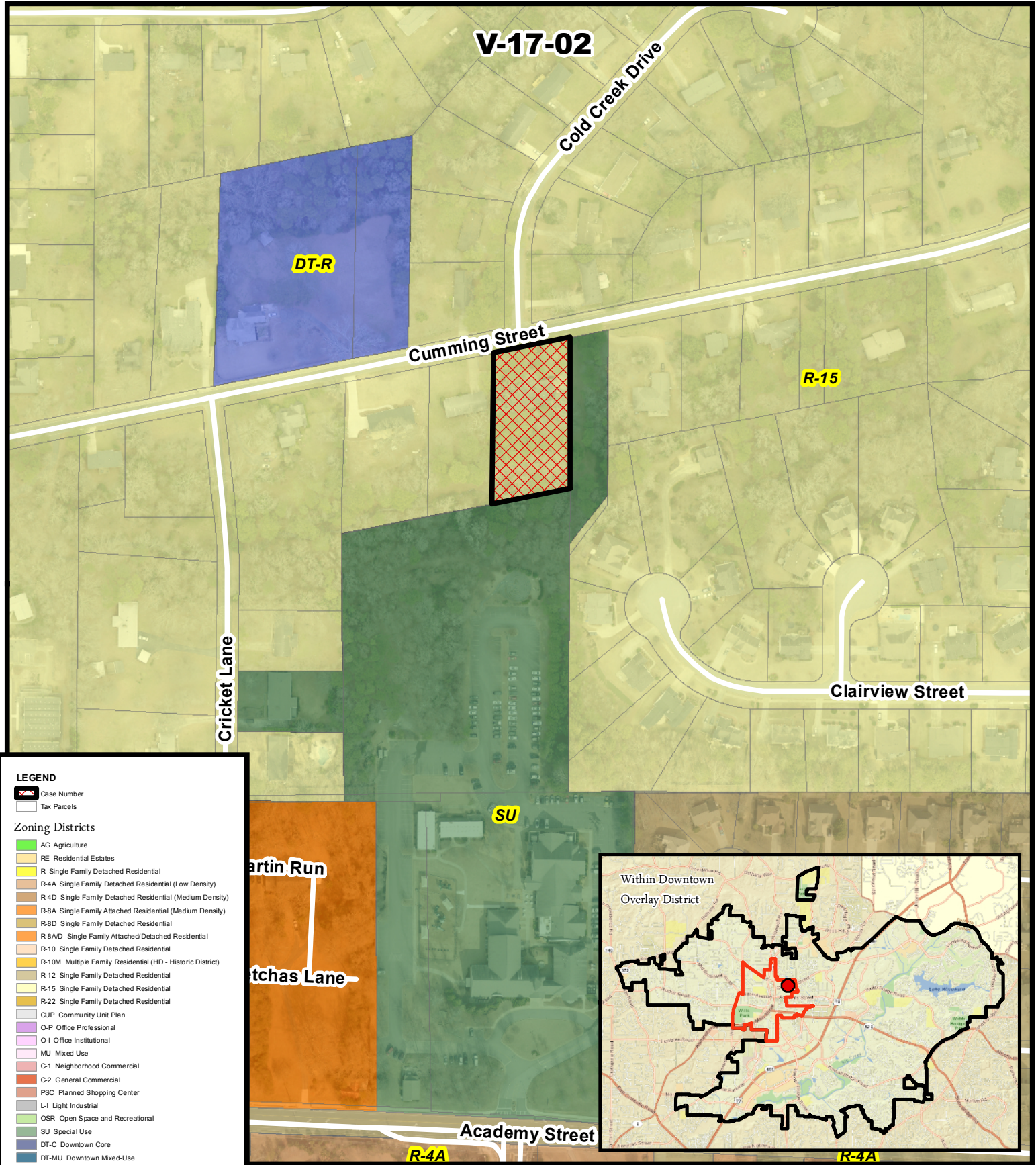
-  Case Number
-  Tax Parcels



**Aerial Map
Haley
165 Cumming Street**

**V-17-02
D/LL: 2/2/1254
PC: 1/05/16
CC: 1/23/16**

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

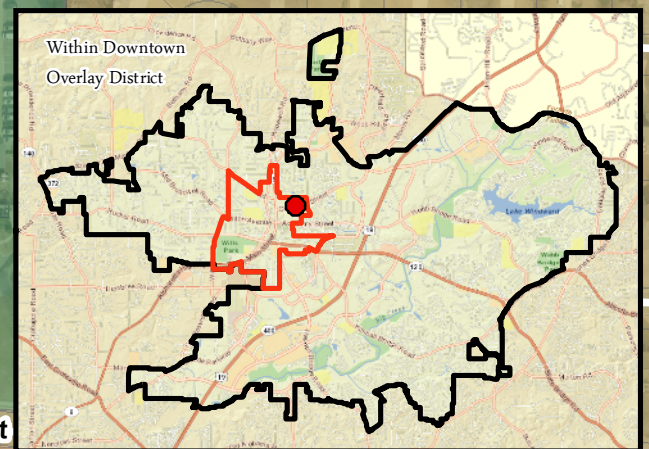


LEGEND

- Case Number
- Tax Parcels

Zoning Districts

- 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-8AD 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

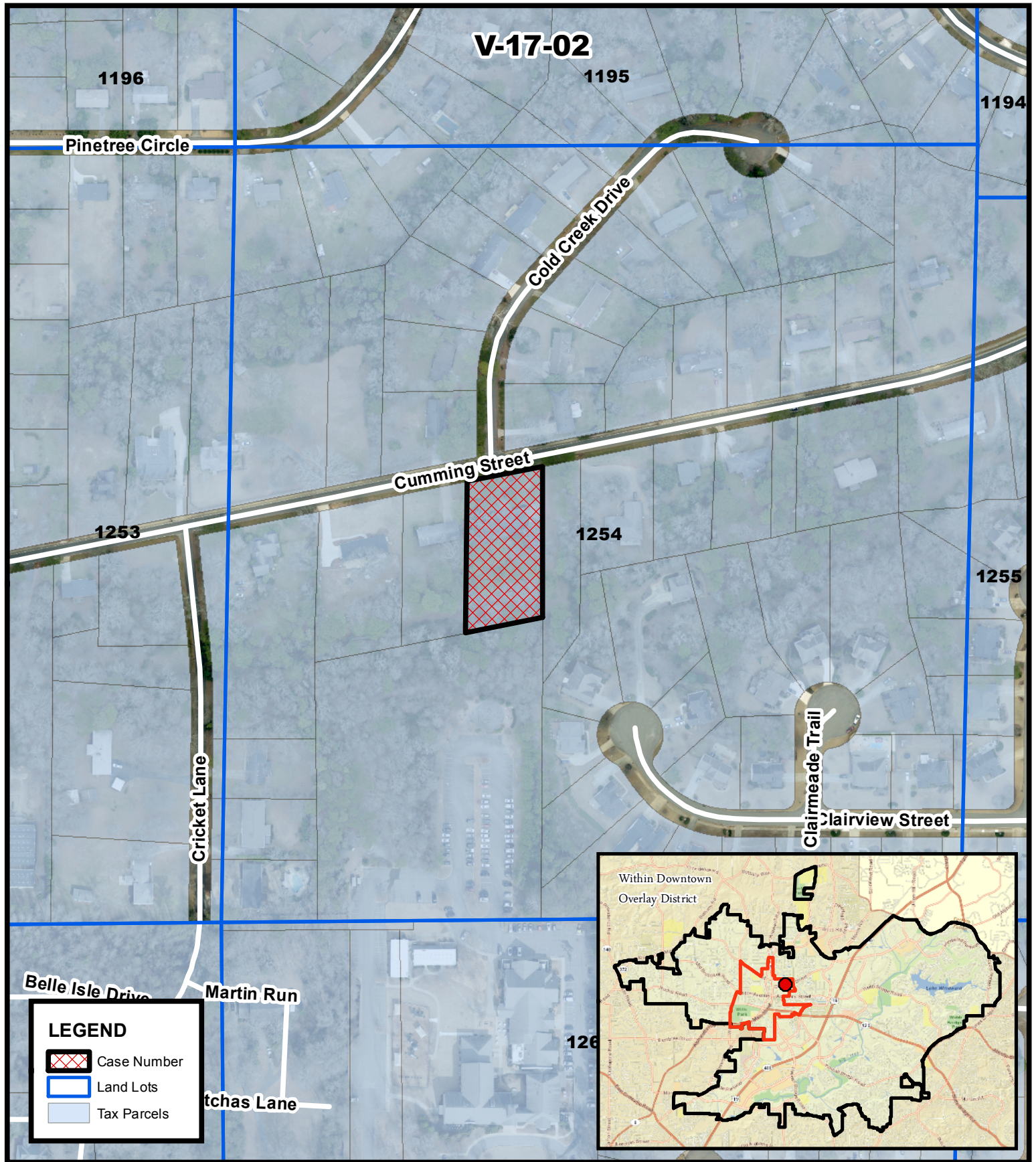


Zoning Map
Haley
165 Cumming Street

V-17-02
D/LL: 2/2/1254
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS



Location Map
Haley
165 Cumming Street

V-17-02
D/LL: 2/2/1254
PC: 1/05/16
CC: 1/23/16



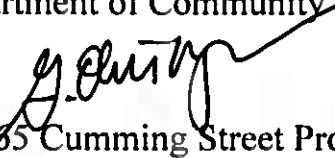
Location Map Provided by:
Community Development - GIS



Alpha-Alpha-Alpha Presbyterian Church
180 Academy Street
Alpha-Alpha-Alpha, GA 30009
770-751-0033
www.alpha-Alpha-AlphaPres.com

Memorandum

To: City of Alpha-Alpha-Alpha Department of Community Development

From: Dr. Oliver Wagner 

RE: Variance Request for 165 Cumming Street Property

Date: November 30, 2016

Alpha-Alpha-Alpha Presbyterian Church has been approached by Julie and Michael Haley regarding a 70' strip of land that is owned by the church and abuts their property. It is our understanding that the Haley's are requesting a variance regarding the 10 foot set-back from the APC property in order to erect a garage that would come within 2' 4" of church property.

The congregation's governing board, the Session, voted at its November 17, 2016 meeting in unanimous support of the Haley's variance request. The Presbytery of Greater Atlanta has assured me that no further church approval is needed beyond that given by our session.

Please call on me if I can provide any further documentation regarding this issue.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Julie Haley

Telephone: 404-457-5785

Address: 165 Cumming Street

Suite: N/A

City: Alpharetta

State: GA

Zip: 30009

Fax: 888-818-1114

Mobile Tel: 404-457-5785

Email: jhaley@edge-solutions.com

Subject Property Information:

Address: 165 Cumming Street

Current Zoning: _____

District: 2

Section: 2

Land Lot: 1254

Parcel ID: N/A

Proposed Zoning: _____

Current Use: Single Family Dwelling

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

We will continue its use as a single family dwelling, for our family's permanent residence.

The variance pertains only to a proposed improvement: the building of an attached, heated garage to the residence.

Applicant's Request (Please itemize the proposal):

This is a proposal for one variance. Homeowners Julie and Michael Haley recently purchased 165 Cumming Street (the "Haley Property") for use as their family home. The home is in need of extensive renovations due to the structure's age (1967) and years of neglect. Those renovations are currently ongoing. The home does not have have a garage, but it does have a parking pad that is original to the house. The Haleys propose to build an attached garage within the footprint of that original parking pad. The current parking pad is original to the house, built in 1967.

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

In 1996, Alpharetta Presbyterian Church (APC) purchased a 70 foot strip of land that directly abuts the Haley property ("the Strip"). The strip is about 70 feet wide, no improvements, and runs on the entire length of the right side of the Haley property, from the street to the APC grounds located directly behind the Haley Property. At the time purchase, APC intended build an extra entrance/exit for the church for use on Sundays and holidays. APC commissioned a feasibility study, and based on the results of that study, the access road was never built.

Fast forward to 2016: The proposed garage will be completely on the Haley's property within the dimensions of the original 1962 parking pad. The granting of a variance would allow the Haley's to attach a 26 foot by 26 foot heated garage to their home, which would greatly enhance their use, enjoyment and value of their home. The property currently does not have a garage. The proposed garage is entirely on the Haley's property but but is within the 10 foot set-back from APC's property. The front of the proposed garage is 7 feet, 3 & 3/4ths inches to APC's property, and the back of the garage is 2 feet, 4 & 1/2 inches to APC's property. (see attached survey, site plans, topography drawings)

As soon as the Haley's learned that APC owned the Strip two weeks before they were contractually obligated to close (the prior owner did not disclose APC's ownership of the land, and the Haleys subsequently learned about it from a survey they had commissioned), they met with church officials, gave them a copy of the new survey, and told them of their intent to build a garage on the pad, expressing worry about the set back. APC Property Manager Gene Casey kindly told them that they could apply for a variance, and that APC most likely would support it.

On October 31 and November 1, 2016, Julie Haley again met with Gene Casey, APC's Elder Richard Bean (who oversees property management, and Senior Pastor Ollie. Pastor Ollie wrote a letter to the City of Alpharetta (attached in packet) stating that they all were in support of the variance, and that they are recommending approval to APC's Session on November 17, 

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.

No. The strip next to the Haley Property is fairly level and has no trees on the portion near the garage.

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

Yes, the application of the 10 foot set back would create an unnecessary hardship to the Haleys.

At the time the Haleys placed an offer on the property "as is" and it was accepted, they believed that the Strip was a part of the contracted property price. The prior owner did not disclose that APC owned the Strip. The Haleys did not learn about APC's ownership until two weeks before closing, after paying for and obtaining a survey of the property, showing APC's ownership. This was after the legal disclosure period, so the Haleys would have lost a substantial down payment if they didn't close. After speaking with church officials about their plans and learning about the history of the Strip, they felt confident that APC Family would be good neighbors and would support the building of a garage on the Haley Property.

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

See above: concerning the prior owner's failure to disclose APC's ownership of the Strip and the Senior Pastor's letter in support of the variance, attached.

Further, the current parking pad existed well before APC purchased the Strip. The pad is original to the house, is 49 years old, is cracked, uneven, and will need to be replaced anyway. A new heated garage with a new cement driveway will greatly improve the Haley Property and will be a very visible improvement on Cumming Street. With two brand new houses going up further down on Cumming Street, the Haley garage and complete renovation of the house will be a beginning of a wave of improvements that should help increase the area's property values.

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 from the set back rules would not cause substantial detriment to the public good, and would in fact help the public good and would support the intent of the Zoning Code. The Haley's proposed attached garage would be an important addition to a completely renovated property, which is very visible on Cumming Street, a major thoroughfare of the City. The completely renovated home with a new modern garage will increase property values in the entire area and will encourage other property owners to likewise improve their properties.

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: 165 Cumming Street Variance Application

Contact Name: Julie Haley

Telephone: 404-457-5785

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.

Alpharetta Presbyterian Church

155 Cumming Street, Alpharetta Georgia 30009

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.

APC has already responded to my visits and emails, and the Senior Pastor has written a letter that I have attached with my application. I will visit personally with the neighbors in 155 Cumming Street and leave them an explanatory letter and all my contact information if they need more information.

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: Julie and Michael Haley

Subject Public Hearing Case: Application for Administrative Variance

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: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

Description of Contribution: N/A

Value: \$ 0.00

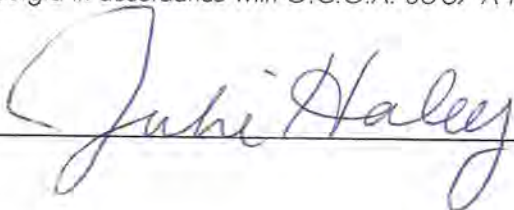
Description of Contribution: N/A

Value: \$ 0.00

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:

11/1/2016

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Julie Haley

Telephone: 404-457-5785

Address: 165 Cumming Street

Suite: N/A

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☒ Variance

☐ Master Plan

☐ Land Use Application

☐ Other

Identify Authorized Applicant:

Name of Authorized Applicant: Julie Haley

Telephone: 404-457-5785

Address: 165 Cumming Street

Suite:

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:

Date:





To: City of Alpharetta Department of Community Development

RE: Variance Request for 165 Cumming Street Property

Alpharetta Presbyterian Church has been approached by Julie and Michael Haley regarding a 70' strip of land that is owned by the church and abuts their property. It is our understanding that the Haley's are requesting a variance regarding the 10 foot set-back from the APC property in order to erect a garage that would come within 2' 4" of church property.

I look forward to bringing this request to our session with a recommendation for approval at its next stated meeting which is scheduled for Thursday, November 17, 2016.

Please call on me if I can speak further to this issue.

GENERAL NOTES:

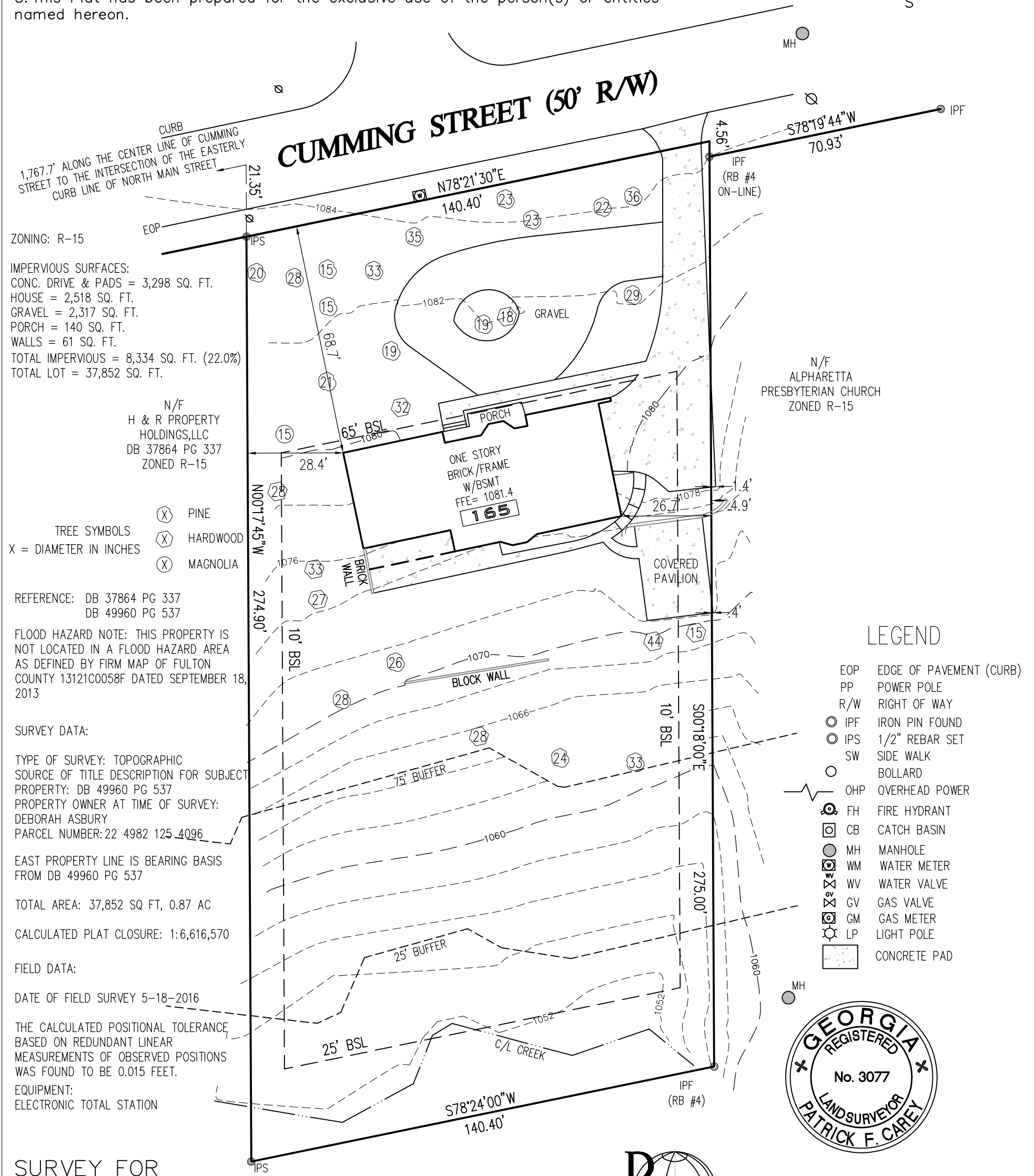
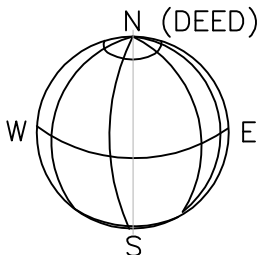
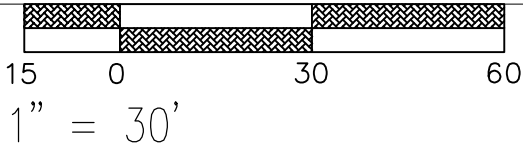
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



ZONING: R-15

IMPERVIOUS SURFACES:
CONC. DRIVE & PADS = 3,298 SQ. FT.
HOUSE = 2,518 SQ. FT.
GRAVEL = 2,317 SQ. FT.
PORCH = 140 SQ. FT.
WALLS = 61 SQ. FT.
TOTAL IMPERVIOUS = 8,334 SQ. FT. (22.0%)
TOTAL LOT = 37,852 SQ. FT.

N/F
H & R PROPERTY
HOLDINGS, LLC
DB 37864 PG 337
ZONED R-15

TREE SYMBOLS
X = DIAMETER IN INCHES

(X) PINE
(X) HARDWOOD
(X) MAGNOLIA

REFERENCE: DB 37864 PG 337
DB 49960 PG 537

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0058F DATED SEPTEMBER 18, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 49960 PG 537
PROPERTY OWNER AT TIME OF SURVEY: DEBORAH ASBURY
PARCEL NUMBER: 22 4982 125 4096

EAST PROPERTY LINE IS BEARING BASIS FROM DB 49960 PG 537

TOTAL AREA: 37,852 SQ FT, 0.87 AC
CALCULATED PLAT CLOSURE: 1:6,616,570

FIELD DATA:

DATE OF FIELD SURVEY 5-18-2016
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.
EQUIPMENT: ELECTRONIC TOTAL STATION

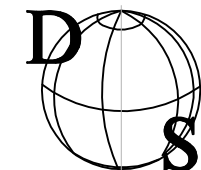
N/F
ALPHARETTA
PRESBYTERIAN CHURCH
ZONED R-15

LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



www.dekalbsurveys.com

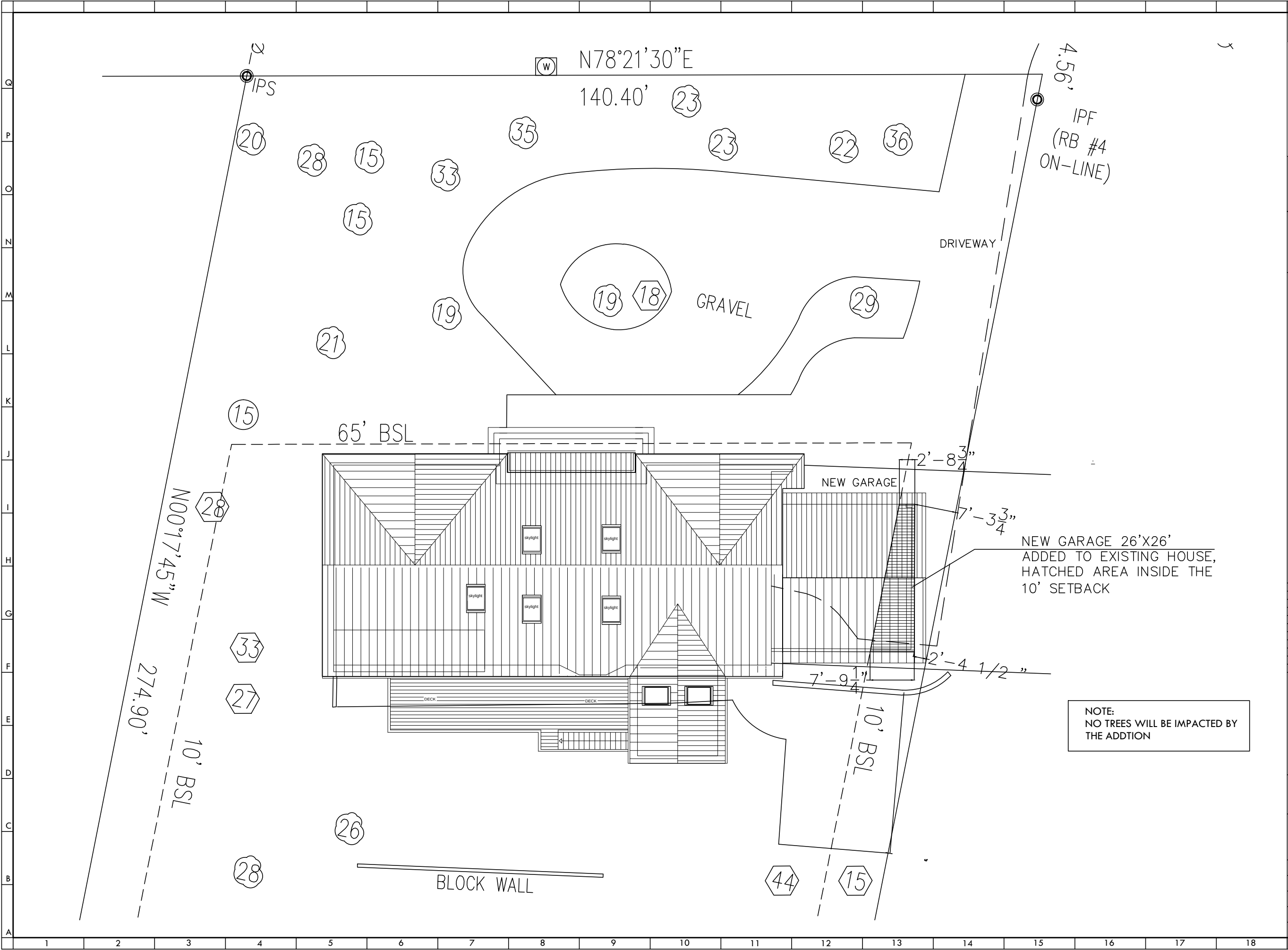
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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SURVEY FOR
JULIE HALEY

165 CUMMING
STREET

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOT 1254, DIST 2, SECT 2
DATE: MAY 24, 2016



**BACH
DESIGN
STUDIO**
architecture &
interior design

PROJECT DESIGNER:
BACH DESIGN STUDIO
MAGDALENA BACH
404 281 1258
magdabach@att.net

CONTRACTOR:
THE CONTRACTOR CREW
CARLTON BROWN
404 839 9021
carltonbrown@aol.com

RENOVATION OF THE RANCH HOUSE RESIDENCE
FOR JULIE AND MICHAEL HALLEY
165 CUMMING ST, ALPHARETTA, GA 30009

No.	REVISIONS/SUBMISSIONS	DATE
01		

Seal

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IT IS TO BE RETURNED UPON REQUEST.

Drawing Title
NEW SITEPLAN

Project No. 1603
Drawing No.
Date 10/27/16
Scale 1/16"=1'-0"

A0.2

RELEASED FOR CONSTRUCTION



**BACH
DESIGN
STUDIO**
architecture &
interior design

PROJECT DESIGNER:
BACH DESIGN STUDIO
MAGDALENA BACH
404 281 1258
magdabach@att.net

CONTRACTOR:
THE CONTRACTOR CREW
CARLTON BROWN
404 839 9021
carltonebrown@aol.com

RENOVATION OF THE RANCH HOUSE RESIDENCE
FOR JULIE AND MICHAEL HALLEY
165 CUMMING ST, ALPHARETTA, GA 30009

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Sec

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GARAGE PLAN & ROOF PLAN

Project No. 1603

Date 10/27/16

Scale $1/8"=1'-0"$

A0.3

RELEASED FOR CONSTRUCTION



Alpha-Alpha-Alpha Presbyterian Church
180 Academy Street
Alpha-Alpha-Alpha, GA 30009
770-751-0033
www.alpha-Alpha-AlphaPres.com

Memorandum

To: City of Alpha-Alpha-Alpha Department of Community Development

From: Dr. Oliver Wagner

RE: Variance Request for 165 Cumming Street Property

Date: November 1, 2016

Alpha-Alpha-Alpha Presbyterian Church has been approached by Julie and Michael Haley regarding a 70' strip of land that is owned by the church and abuts their property. It is our understanding that the Haley's are requesting a variance regarding the 10 foot set-back from the APC property in order to erect a garage that would come within 2' 4" of church property.

The church's Property Manager, Gene Casey, and Chairman of the Property Committee, Elder Richard Bean, have met with Ms. Haley about this matter. They will bring this matter to our governing board (the church session) with a recommendation for approval. Our church constitution requires the approval of the session for such a matter.

I look forward to bringing this request to our session with a recommendation for approval at its next stated meeting which is scheduled for Thursday, November 17, 2016.

Please call on me if I can speak further to this issue.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-17-02/CU-17-04 MILTON PARK PROMENADE II

CITY COUNCIL: JANUARY 23, 2017

This item was heard at the January 5, 2017 Planning Commission meeting. One resident spoke in favor of the applicant's request, stating that Milton Park needed more retail uses to support the surrounding office and residential. After discussion, the Planning Commission recommended to approve the request subject to staff's recommended conditions. Vote (7-0)

II. RECOMMENDATION:

Approve MP-17-02/CU-17-04 Milton Park Promenade II subject to the following conditions:

1. Development shall be limited to office, restaurant, and bank use only with up to 13,900 square feet of retail. Of the 13,900 square feet of retail, 5,386 square feet shall be limited to the sole use of Steinway Piano. Upon the cessation or termination of that use by Steinway Piano, said 5,386 square feet shall revert to office use. All other uses shall require City Council approval, remaining 8,514 shall be permitted use from Condition 4 in file MP-08-07/CLUP-08-02/Z-08-02/V-08-05 Milton Park Promenade II. No freestanding retail or restaurants shall be permitted. Applicant agrees to transfer 19,000 square feet of retail density from Town Square in exchange for the 13,900 square feet of retail in this application. No additional retail will be allowed within the Milton Park Master Plan.
2. Density shall be limited to 15,000 square feet per acre (previously approved). Densities are as follows: Up to 13,900 square feet of retail for Steinway Piano and uses as listed below in Condition 4; up to 10,784 square feet restaurant, with the remaining density O-I, provided the developer meets all zoning conditions.
3. Buildings shall not include one single tenant, shall be multi-tenant with support services. Upper level limited to office uses only. Lower level limited to the following permitted retail uses:
 - Art Gallery/Art Framing/Art Sales
 - Bakery
 - Barber Shop
 - Beauty Salon/Supply
 - Book/Video Store
 - Card/Gift Shop
 - Carpet and Rug Sales
 - Cellular Phone Sales
 - Clinic
 - Clothing Boutique/Tuxedo Rental
 - Coffee/Bagel Shop
 - Commercial School
 - Consumer Electronic Sales
 - Custom Alterations/Tailoring
 - Day Spa
 - Drug Store
 - Dry Cleaners – Pick Up Only
 - Florist
 - Food Store (specialty or gourmet only)
 - Hair/Nail Salon
 - Hardware and Garden Supply Store
 - Hobby Shop/Children's Toy Store

- Home Décor and Furniture Sales
 - Home Entertainment and recreation sales
 - Ice Cream Shop
 - Jewelry Store
 - Musical equipment sales and showroom
 - Pet Grooming
 - Postal/Package Store
 - Print Shop
 - Recreation/Fitness Facilities
 - Restaurant is a conditional use under the current O-I zoning
 - Travel Agency
4. 'Ice Cream Shop' shall be added as a conditional use at 5950 North Point Parkway, Suite 129.
 5. Conditional use approval shall be limited to Scream'N Nuts Donuts & Ice Cream; no additional 'restaurant' businesses or subleasing shall be permitted within the approved space.
 6. Provide a double row of shrubs, minimum 2' at planting, within the landscape strips along North Point Parkway and Mill Creek Avenue to screen the parking lot. Existing shrubs may remain where provided, but shall be supplemented where necessary to meet the Code requirement for parking lot screening.
 7. Provide sod in the areas between the road (North Point Parkway and Rock Mill Avenue) and the sidewalk.
 8. Awning(s) associated with the proposed ice cream store suite and faded awnings throughout the center shall be replaced with black awnings. Any future awning replacement shall be restricted to black awnings for the entire center.
 9. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. REPORT IN BRIEF:

The applicant, Adam Hale on behalf of Hale Retail Group, is requesting a master plan amendment to the Milton Park Master Plan to allow an ice cream/donut shop within a 3,100 square foot suite at the Milton Park Promenade II center. Previous master plan conditions limited the space to Steinway Piano or an office use. A conditional use is also requested to allow the proposed ice cream shop, which is classified as a 'Restaurant' use. The subject property is located at 5950 North Point Parkway, at the southwest corner of North Point Parkway and Mill Creek Avenue.

DISCUSSION

The submitted request, if approved, will allow an ice cream shop within a suite previously approved for Steinway Piano or office use in the Milton Park Promenade II center. The proposed master plan amendment includes a change of use for a 3,100 square foot suite from office to restaurant use and a conditional use to allow an ice cream/donut shop, which is classified as a restaurant. The property is located at 5950 North Point Parkway, at the southwest corner of North Point Parkway and Mill Creek Avenue.

The Milton Park Master Plan was approved on November 22, 1999. The original master plan was approved for 300,000 square feet of office, 490 'For-Rent' apartments, 150 'For-Sale' single-family units, 50,000 square feet of retail and 25,000 square feet of free-standing commercial use. The subject property was not part of the original master plan approval; however, it was later incorporated through a master plan amendment approved on May 27, 2008 for the Milton Park Promenade II center. The Milton Park Promenade II master plan amendment approval limited the development to 17,000 square feet of retail, 9,000 square feet of restaurant, and the remaining density to office use. The applicant proposes the following changes to the previous master plan conditions related to MP-08-07/CLUP-08-02/Z-08-02/V-08-05 Milton Park Promenade II:

2. Development shall be limited to office, restaurant, and bank use only with up to 17,000 square feet of retail of the 17,000 square feet of retail, ~~8,500~~ 5,386 shall be limited to the sole use of Steinway Piano. Upon the cessation or termination of that use by Steinway Piano, ~~said 8,500~~ 5,386 square feet shall revert to office use. All other uses shall require City Council approval, remaining 6,800 shall be permitted use from Condition 4 below. No freestanding retail or restaurants shall be permitted. Applicant agrees to transfer 19,000 square feet of retail density from Town square

in exchange for the 17,000 square feet of retail in this application. No additional retail will be allowed within the Milton Park Master Plan.

3. Density shall be limited to 15,000 square feet per acre (Previously approved). Densities are as follows: Up to 17,000 square feet of retail for Steinway Piano and uses as listed below in Condition 4; up to ~~9,000~~ 10,784 square feet restaurant, with the remaining density O-I, provided the developer meets all zoning conditions.

4. Buildings shall not include one single tenant, shall be multi-tenant with support services. Upper level limited to office uses only. Lower level limited to the following permitted retail uses:

- Art Gallery/Art Framing/Art Sales
- Bakery
- Barber Shop
- Beauty Salon/Supply
- Book/Video Store
- Card/Gift Shop
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- Cellular Phone Sales
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- Coffee/Bagel Shop
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- Drug Store
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- Hair/Nail Salon
- Hardware and Garden Supply Store
- Hobby Shop/Children's Toy Store
- Home Décor and Furniture Sales
- Home Entertainment and recreation sales
- Ice Cream Shop
- Jewelry Store
- Musical equipment sales and showroom
- Pet Grooming
- Postal/Package Store
- Print Shop
- Recreation/Fitness Facilities
- Restaurant is a conditional use under the current O-I zoning
- Travel Agency

The Milton Park Promenade II center is 27,579 square feet. Steinway Piano has reduced the size of their suite from 8,500 to 5,386 square feet. Based on previous master plan condition #2 above, the 3,114 square foot space shall revert to office use. The applicant proposes to utilize this space for an ice cream shop, which is classified as a restaurant use and requires approval of a conditional use permit. An ice cream shop is very similar to a coffee/bagel shop, which is listed as a permitted use in Condition #4 above. Previous conditions of zoning also restricted the overall restaurant square footage to no more than 9,000 square feet. As shown in the table below, the proposed ice cream shop will increase the total restaurant space at Milton Park Promenade II to 10,784 square feet.

Milton Park Promenade II – Existing and Proposed Uses

Suite #	Tenant	Restaurant (SF)	Retail (SF)	O-I (SF)
100	Montezuma Mexican Restaurant	3,270 SF		
105	Summer Nails		1,324 SF	
110	Mama's Pizza	2,894 SF		
115	Vacant			910 SF
120	Gym		7,190 SF	
125	Vacant			1,985 SF
127	House of Hummus	1,520 SF		
129	Scream'N Nuts Donuts & Ice Cream	3,100 SF		
130	Steinway Piano Gallery		5,386 SF	
PROPOSED TOTAL		10,784 SF	13,900 SF	2,895 SF
MAXIMUM – BASED ON 2008 APPROVAL		9,000 SF	17,000 SF	

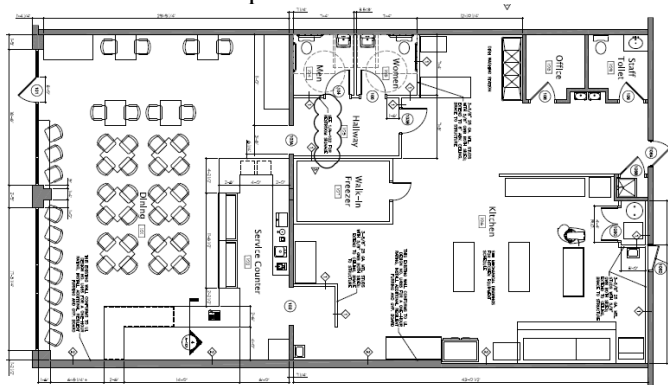
The Milton Park Master Plan includes established parking regulations, as provided in the table below. The Milton Park Promenade II center has 145 parking spaces existing on the site. As shown in the table below, the applicant's

request to change the 3,100 square feet space from office to restaurant use would require 128 parking spaces for the Milton Park Promenade II center.

Milton Park Promenade II – Parking Requirements (Proposed)

USE	AREA	PARKING RATE	MIN. REQUIRED PARKING
Restaurant	10,784 SF	1/150 SF	72 spaces
Retail	13,900 SF	1/300 SF	46 spaces
Office (O-I)	2,895 SF	1/300 SF	10 spaces
Total	27,579 SF		128 spaces

The proposed ice cream/donut shop tenant is Scream’N Nuts Donuts & Ice Cream. The artisan ice cream and donut shop is a new concept and if approved, Milton Park Promenade II will be the business’ first location. The floor plan below depicts seating to accommodate 42 customers. The customer seating area is 896 square feet, which represents just 29% of the total space.



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:

- 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 request to utilize the former Steinway Piano space for an ice cream shop is appropriate given that the use compliments existing uses in the Milton Park Promenade II center. The proposed use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generating pedestrian trips from the adjacent residential areas.

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

Response: The request would not adversely affect the existing use or usability of adjacent properties. The use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generating pedestrian trips from the adjacent residential areas.

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

Response: The zoning proposal will not impact the natural environment.

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

Response: The property could be used as approved; however, the applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

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 will not cause a burden on public facilities and services as the proposed use does not represent a significant change to the overall mix of uses.

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

Response: Not applicable.

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

Response: The request reflects a reasonable balance as the Steinway Piano space was originally calculated as retail space. The proposed mix of uses are supported by sufficient parking.

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

Response: The property could be used as approved; however, the applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

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

Response: The zoning proposal is an accessory retail service use and is consistent with the Comprehensive Land Use Plan designation of the property, which is Corporate Office.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: Access to the site will occur through the existing curb cuts. The proposed retail use should not impact traffic or pedestrian safety.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The Milton Park Promenade II center accommodates the items referenced above.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed use should have little impact on the development of surrounding properties as the use is consistent with the existing retail development. In addition, sufficient parking exists to support the existing and proposed uses.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed use should have little impact on the development of surrounding properties as the use is consistent with the existing retail development. In addition, sufficient parking exists to support the existing and proposed uses.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The applicant's request to allow an ice cream shop is consistent with similar uses permitted on the subject property, such as a coffee/bagel shop. In addition, sufficient parking exists to support the existing and proposed uses.

CONCURRENCES

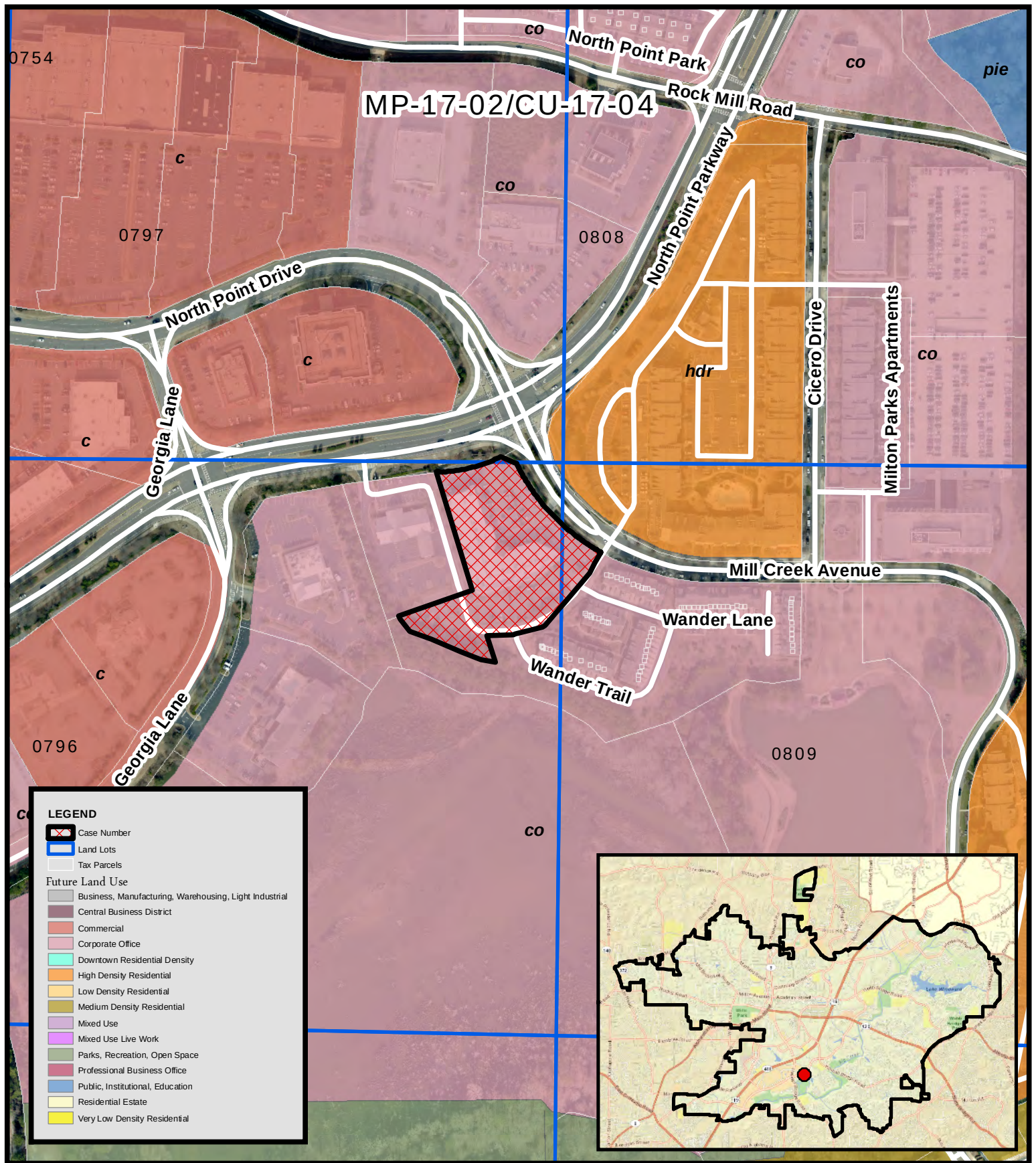
City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for master plan amendment and conditional use. In the past staff has had concerns with additional retail along North Point Parkway; however, the applicant's proposal is part of a mixed use, walkable development. The original master plan permitted up to 50,000 square feet of retail use and 25,000 square feet of free-standing commercial use. However, with the exception of the Milton Park Promenade II center, the only retail developed within the Milton Park Master Plan is the small amount of ground floor retail at the corner of Mill Creek Avenue and Cicero Drive. In addition, the proposed use is similar to a coffee/bagel shop, which is listed as a permitted use on the subject property. Also, the proposed use would complement existing uses in the Milton Park Promenade II center and is supported by sufficient parking. The use should generate fewer vehicular trips since the ice cream shop would likely benefit from patrons of the surrounding restaurants, as well as generate pedestrian trips from the adjacent residential areas. Staff recommends conditions that limit expansion of the proposed use, as well as limitations on the overall amount of retail and restaurant density at Milton Park Promenade II.

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 an objection was received from a resident that believes the proposed space should revert to office use due to concern over increased vehicular traffic.

IV. ATTACHMENTS:

- Site Plan



Future Land Use
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/L/L: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS



LEGEND

 Case Number



Aerial Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

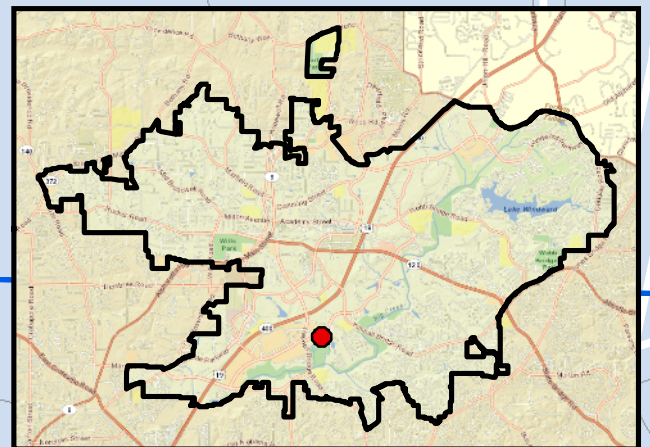
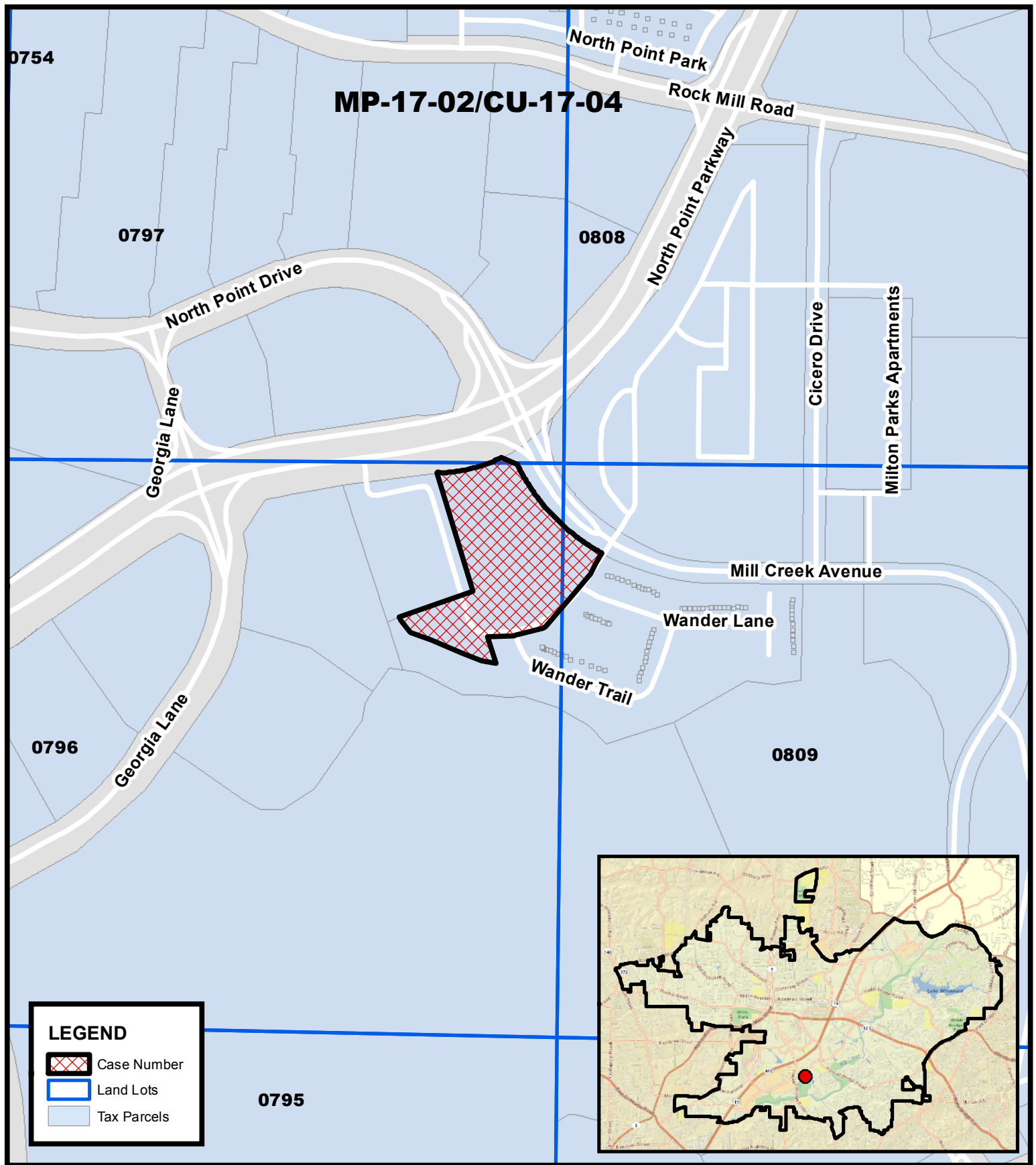
MP-17-02 **CU-17-04**

D/LL: 1/2/796, 809

PC: 1/05/16

CC: 1/23/16

Location Map Provided by:
Community Development - GIS

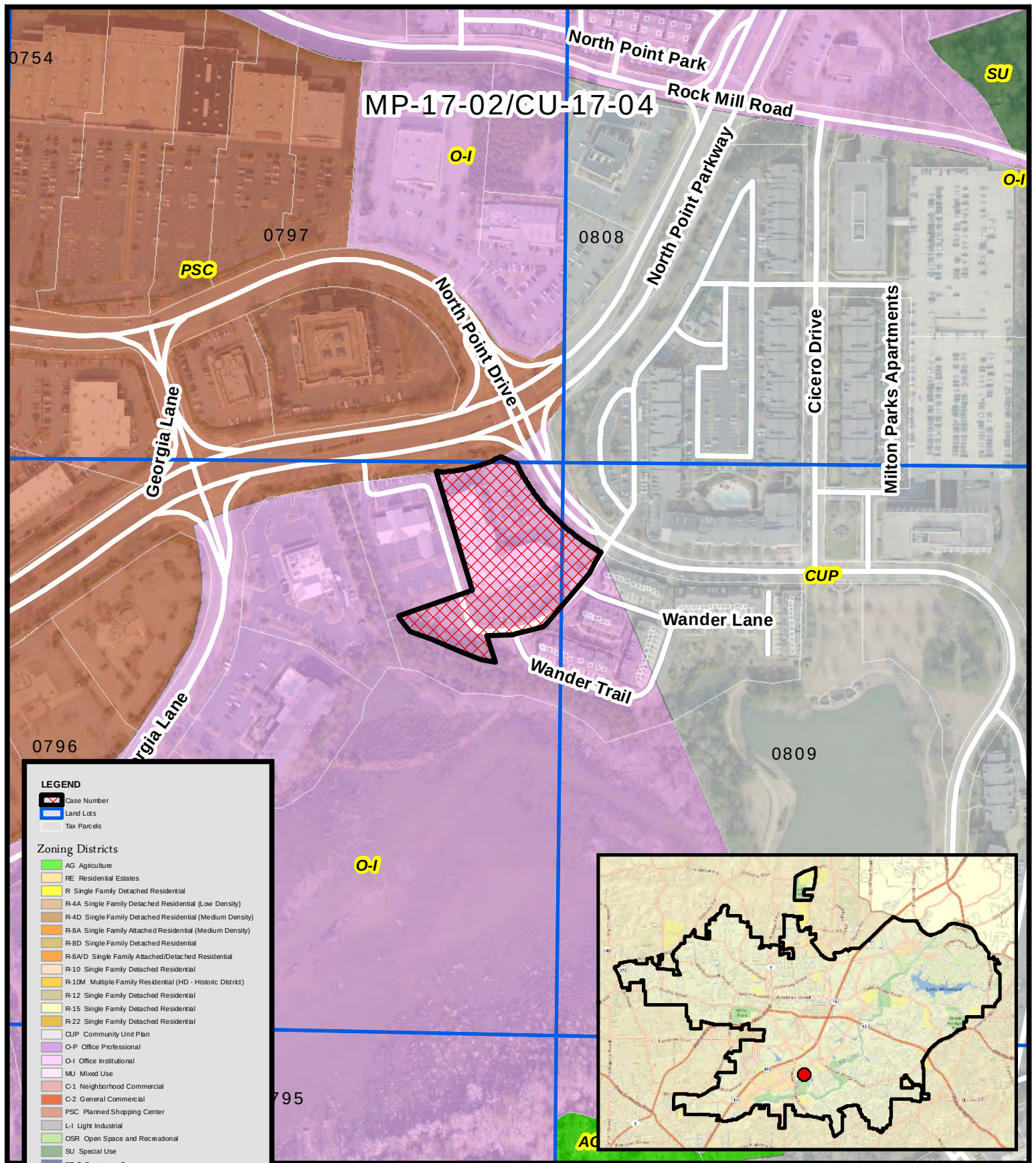


Location Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/LL: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
Community Development - GIS

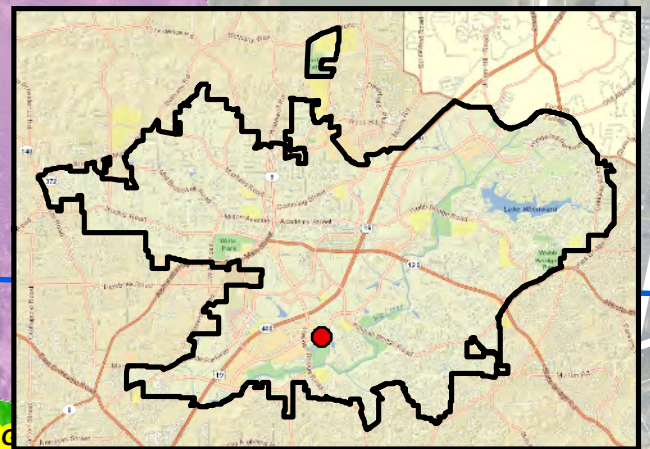


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning Districts

- 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-8AD 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-1 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



Zoning Map
Milton Park Promenade II
5950 North Point Parkway Suite 129

MP-17-02 CU-17-04
D/LL: 1/2/796, 809
PC: 1/05/16
CC: 1/23/16



Location Map Provided by:
 Community Development - GIS

SCREAM'N NUTS

Ice Cream - Donuts - Coffee



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1.0 Executive Summary.

Scream'n Nuts will be a destination food service establishment changing the way people think about artisan ice cream and donuts. Scream'n Nuts is a play on words, firstly 'screaming nuts' as well as 'ice cream and donuts'. The name was chosen as it represents the founders Brad Snape and Natasha Coulthard's vision to offer out of the box artisan treats, showing people the possibilities of what a little imagination can create.

Who said ice cream couldn't consist of savory items like bacon or cheese? Why can't you use herbs and beer as flavor profiles? Well you can, and this new concept will demonstrate this through their imaginative home made creations you won't find at a normal run of the mill bakery or ice cream parlor.

Scream'n Nuts will hold true to it's vision of being a new concept with a trendy feel in order to become a favorite spot for Atlanta natives. In Atlanta, dining out accounts for 57% of the city's average total food and drink spending annually, the highest in the US and 28% higher than the US average (<http://www.shumacher.com/atlanta-rankings-in-u-s-restaurant-food-spending/>). For this reason, Atlanta is an optimal location for launching a new food service concept. Scream'n Nuts will set out to become a destination store by offering it's products at a competitive price to meet the demand of the surrounding middle-to higher-income local market area residents as well as the thousands of tourists, both American and foreign, who visit Atlanta every year.

1.2 Mission.

To create the finest quality artesian ice cream, donuts and coffee with a commitment to incorporating the freshest, richest, and creamiest ingredients into world class products.

To meet the highest standards of excellence with superb customer service and product offerings in a friendly, inviting, and upbeat atmosphere.

To actively seek out and respond to the needs of our customers.

To enrich the local community.

1.3 Objectives.

- Open a second store location within 24 months of original store opening.
- Open a third store location within 36 months of original store opening.
- Purchase a food truck between 18 and 24 months of business operations for the purpose of marketing and brand awareness as well as introducing catered events such as all you can eat kids ice cream parties or donut decorating events also for kids.

- Hold annual ice cream and donut eating competitions for community involvement as well as marketing and brand awareness purposes.
- Find 2 charities that would be of greatest benefit of Scream'n Nuts LLC and raise funds for their causes.
- Make sure at least one out of every five people within 10 blocks of the Scream'n Nuts store is aware of the unique flavor creations of their ice cream as well as their unique donut creations.
- Increase morning traffic through offering the highest quality coffee paired with artisan donuts.
- Have a suggestion box for customer creation suggestions and a reward for the chosen or made creation.
- Develop a website and possibly a smart phone app for customer awareness and brand recognition

1.4 Keys to Success.

Scream'n Nuts keys to success will include:

1. Presenting the very best quality in it's product line, through the use of the finest ingredients.
2. Maintaining and growing relationships with customers to generate new and repeat sales.
3. Significant spending in grass roots marketing.
4. Innovating new product offerings that will differentiate Scream'n Nuts from their competition.
5. Business will be located on a major city road, next to several housing developments, near schools and offices, and along a major restaurant and motel strip.
6. Scream'n Nuts has the ability to open 'cold spots' that can be supplied from the original location. This is because product output can be met by existing equipment and machinery.
7. Ongoing employee education and recognition programs.
8. Giving back to the community.
9. Providing the highest quality product with personal customer service.
10. Competitive pricing.
11. Rotation of quality artisan ice cream flavors that customers love.
12. Rotation of quality artisan donut creations that customers love.

2.0 Company Summary.

Scream'n Nuts is a destination indulgence concept based in the Alpharetta area. Scream'n Nuts emphasizes homemade artesian ice cream and donuts paired with gourmet coffee in a casual and inviting atmosphere that you won't find anywhere else. All of the different flavors and creations are the unique selling point of the business. *Flavors have no bounds but balance is key!*

Scream'n Nuts will offer 24 ice cream flavors at any one time including 4 sorbet flavors for those who are lactose intolerant and can't consume dairy products. On top of each ice cream will be a donut cherry, whether served in a bowl or cone. This will be a free garnishment that is unique to Scream'n Nuts that will hopefully become synonymous with the brand over time. The donut cherry will be a donut hole or ball that is covered in red cinnamon sugar or a red glaze resembling a cherry, however it's no ordinary cherry; it's a donut cherry!

Scream'n Nuts will offer 15 to 20 different donuts per day depending on availability and seasonality. This will include old fashioned, cake, yeast raised, glazed, filled and covered donuts. Paired with the donuts will be gourmet coffee offerings, all espresso based as well as a few tea offerings.

The store will also offer milkshakes, hot donut ice cream sandwiches, donut ice cream cones and donut bread pudding.

Customers will also have the option to take home flavorful pre packed pints, ice cream pies and ice cream cakes.

2.1 Company Ownership.

Scream'n Nuts was founded in 2014 and will be operated as a Limited Liability Company, headed by its founders Brad Snape and Natasha Coulthard. The primary operations of the business will be that from a brick and mortar shop located within Alpharetta for the focus of selling store made gourmet ice cream, donuts and coffee as well as other dessert related products.

2.2 Start Up Summary.

Scream'n Nuts has \$400,000 to transform this unique concept into a reality. The initial start up costs will be for items such as equipment, permits, building materials, shop build out costs including labor as well as product inventory to open.

3.0 Products and Services.

Scream'n Nuts will have two main product focuses: super premium artesian ice cream and gourmet donuts. Secondary to these focuses will be artisanal coffee and tea offerings that pair well with donuts. Sorbet will also be offered, which is a frozen desert option for those who can't

consume the dairy in ice cream. Let's not forget the take home items such as ice cream pies, ice cream cakes and hot donut ice cream sandwiches etc.

Scream'n Nuts' unique ice cream flavor offerings will be made all in house with the finest ingredients available for production. A special dairy ice cream blend will act as a base for the manufacturing process. This blend will have been formed using the freshest ingredients possible and produced in perfect controlled conditions to ensure the desired butterfat level. The blend will be pasteurized and consist of milk, cream, skim milk and sugar.

A base without eggs allows the flavor profiles to bloom rather than be masked in a custard base made with eggs. The mixture will have little overrun during the manufacture process which is the industry term for air content. A lower overrun product has less air and is therefore a more dense product which is a key characteristic of a super premium ice cream.

The sorbet product offerings will be an alternative for the customers that are unable to consume dairy. Sorbet at its simplest is a product that is produced using water, sugar and a flavor system. Scream'n Nuts will rotate sorbet offerings depending on seasonality of current fruits and products available. Just as a major selling point for the ice cream will be unique flavors, the same will be for the sorbet offerings. Items like pear and parmesan sorbet or pinot grigio white chocolate sorbet will be some of the delectable line ups in the store.

Scream'n Nuts unique donut varieties will be based upon two main kinds of donut bases; cake and yeast donuts. Yeast raised donuts are lighter and fluffier compared to their cake counterparts using yeast and long proofing periods to rise through fermentation. Cake donuts are traditionally a more dense product made with similar ingredients but what differs is the leavening process using that of baking powder or soda.

Yeast donut varieties will be offered as either covered in unique combinations such as cereal or candies, glazed with flavors such as lemon, mango or mint or injected with fillings such as fruits, chocolates or other unique ingredients. It goes without saying that yeast donuts will also comprise of a combination of filled, covered or glazed for the ultimate experience.

The cake donut varieties will come in a variety of flavors such as chocolate, spice, red velvet, blueberry and vanilla. Seasonal varieties will be offered such as pumpkin during specific times of the year. Cake donuts will also consist of old fashioned varieties which usually have a cracked exterior and a little more crunch to their texture. Cake varieties will be glazed and iced in a variety of flavors such as pistachio, lemon or apricot.

Scream'n Nuts will also offer a variety of espresso based coffee products including espresso shots, cappuccino, latte and mocha. Some other drinks offered will be chai tea and matcha green tea. The drinks will be made from a top of the line Italian espresso machine aimed at bringing in more coffee customers for a better product experience.

Since Scream'n Nuts will have the unique ability to produce two highly demanded items why not come up with combinations of the two? Who can turn down a hot donut ice cream sandwich or

deep fried ice cream balls in a donut batter? Scream'n Nuts will also offer donut cones which are like traditional waffle cones but made out of donuts.

Take home items will be stocked in customer view such as pre packed pints, ice cream pies and ice cream cakes for incremental impulse sales.

Within 18 to 24 months of operations Scream'n Nuts would like to purchase a food truck for future business expansion and brand development. A food truck would prove to be a great marketing platform as it is basically a business advertisement on wheels. The food truck would allow the operator to expand the reach of services to food truck meets, festivals and other food gathering events.

A major development would be that of the catering opportunities available. Scream'n Nuts could offer children's birthday parties for either ice cream or donuts or a combination of both. What child would pass up the opportunity to have an all you can eat ice cream party or host a donut decorating party to be the coolest kid in school?

Business hosting functions and meetings will also be a target market as ice cream cakes and donuts can offer an alternative to traditional sandwiches, cakes, biscuits and cookies.

4.0 Market Analysis and Summary.

Scream'n Nuts focuses are on local markets, with a special focus on bakery, coffee and ice cream parlor customers. Atlanta provides an excellent climate for this concept as households here spend more money dining out than anywhere else in the country. Atlanta also lacks the inventive and creative destinations that other states have already embraced. The few brands that have attempted to fill each of Scream'n Nuts target markets are doing extremely well, thus Scream'n Nuts with the ability to offer an array of each segment should provide to be a one stop shop for those customers missing a little something...special.

Scream'n Nuts will strive to increase brand awareness among their target market during their first year of operation as a way to become part of the customers evoked set. When a member of their target market decides they want a treat, Scream'n Nuts want to be the first name they think of.

4.1 Market Segmentation.

The target market is divided into 4 different psychographics: Comfort Creatures, Celebrators, Family Units, and Millennials. These psychographics represent groups of people sharing similar behavior patterns and reasons for frequenting Scream'n Nuts.

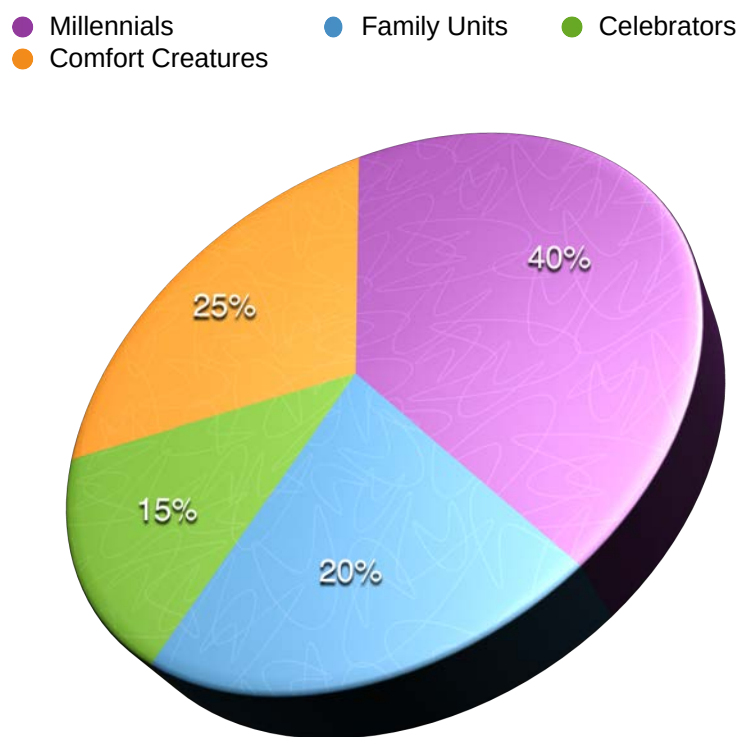
Comfort Creatures are mainly white collar workers who are driven by success and prestige yet miss homemade comfort foods of their childhood. They may stop in on their own or bring friends or colleagues in for a gourmet dessert experience.

Celebrators are just that, people celebrating special occasions and events such as a birthday, graduation, promotion, office party etc. Families and loved ones will come to Scream'n Nuts for treats in a upbeat atmosphere or take home some delicious delectables.

Family Units encompass all family members. Scream'n Nuts is a gathering place where families are welcome and should feel comfortable. Mom's can come in for after school treats with their children and relax, or they can meet up with friends.

Millennials: According to trend watchers, 35% of meals eaten by millennials are really snacks. Although the Pew Research Center describes this generation as "confident, connected and open to change," others have described them as driven by "cravings, cost and convenience." (<http://www.mayoclinic.org/healthy-living/nutrition-and-healthy-eating/expert-blog/millennials-food-trends/bgp-20056133>)

FIGURE 4: MARKET SEGMENTATION.



4.2 Industry Analysis.

Donuts are one of the most profitable food products in the country; second only to potatoes. The NPD Group, a research firm, estimates that 1.8 billion donuts are consumed each year and IBISWorld estimated the donut industry to generate 11.6 billion in 2012. Donuts are an easy to make comfort food that is enjoyed even when the economy is weak. Good donuts and good service are a winning combination for success.

According to Anythingresearch.com, bakeries are one of the best ventures for small businesses, and donuts shops fall in this category. Breakfast food is the fastest growing segment of the fast-food industry. Donuts are certainly breakfast fare, but shops commonly find business steady throughout the day. Donuts are cheap to make, costing about \$0.12 each, even after factoring in overheads, which vary depending on rent. It is easy to see that this is a high profit-margin business.

Inventor and small businessman Italo Marchiony patented the ice cream cone in 1903. Since that time, ice cream has become huge and popular and virtually a recession-proof business. Ice cream and other frozen desserts such as sorbet are enjoyed in most homes. In fact, the International Ice Cream Association reports that more than 90 percent of U.S. households regularly indulge in a sweet, frozen treat.

Some Key Facts:

- U.S. ice cream manufacturers produced 1.53 billion gallons of ice cream and related frozen desserts in 2011. Source: USDA, National Agriculture Statistics Service.
- The U.S. ice cream industry generated total revenues of \$10 billion in 2010, with take-home ice cream sales representing the largest section of the market, generating revenues of \$6.8 billion or 67.7 percent of the market's overall value. Source: MarketLine, an Informa business.
- The majority of U.S. ice cream and frozen dessert manufacturers have been in business for more than 50 years and many are still family-owned businesses. Source: IDFA ice cream company survey, 2012
- According to a recent survey of International Ice Cream Association member companies, vanilla remains the most popular flavor among their consumers. Companies said that Mint Chocolate Chip and Cookies and Cream were the next most popular flavors. Source: IDFA ice cream company survey, 2012
- Premium ice cream, which tends to have lower amount of aeration and higher fat content than regular ice cream, is the most popular product with consumers according to a recent survey of U.S. ice cream manufacturers. In the survey, 79.3 percent cited premium ice cream as the most popular product made while 10 percent said that novelties are most popular. Novelties are defined as separately packaged single servings of a frozen dessert -- such as ice cream sandwiches and fudge sticks. Source: IDFA ice cream company survey, 2012

5.0 Strategy and Implementation Summary.

Scream'n Nuts will succeed in the Atlanta market by selling unique, fresh, high quality products that exceed customer expectations. They will focus on the local market, targeting four specific market segments, in an attempt to achieve the best reputation in those segments. They will strive to increase brand awareness among their target markets during their first year of operation as a way to become part of the customers' evoked set. When a member of their target market decides they want a treat, they want to be the first name they think of.

Scream'n Nuts most important competitive edge is their unique product offerings not found elsewhere in their market. Their goal is to maintain product consistency so that every time a customer comes to their store, they receive the same high quality, great tasting treat.

Customers however, will only know how great their products are when they come in and sample them!

Once a customer has walked in the door of a scoop shop or bakery, he or she has probably already decided to purchase a dessert. The ambience, clarity of signage, quality of service, and product quality determine whether that choice will be repeated.

Scream'n Nuts marketing strategy is focused on the first task - getting the customers in the door. Their sales strategy is then focused on making the customer experience so enjoyable that they return again and again, bringing friends and family with them.

5.1 Sales Strategy.

Scream'n Nuts sales strategy will focus first on providing the highest quality products and services to their customers. Once a customer enters the store, it's their job to make sure the customer experience is not only enjoyable but memorable. Product offerings and prices will be clearly posted behind the counter and employees will be educated about the ingredients and production processes involved in each product so they can answer any and all customer questions.

Ice cream customers can sample any product before purchasing. There will be some flavors that will never leave the case such as a version of strawberry, chocolate, vanilla, cookies and cream and mint chocolate chip as these are the national best sellers. Other flavors of that day will rotate throughout the entire set of store flavor creations. Scream'n Nuts will keep a running tally of flavor choices, correlated with weather patterns for the day, to determine customer favorites.

While many customers may prefer mango to banana, they know they will certainly sell more on sunny days than rainy days. There will be 32 flavors on display at any one time and this will include 4 sorbet flavors for those who can't consume dairy.

Donut customers will have a choice of 15 to 20 donut varieties to choose from daily with a continual rotating assortment. This will keep up customer interest but as soon as favorites are established through their tracking and reporting, these will become a staple in the cabinet for customer loyalty.

In addition, the Scream'n Nuts seating area will be comfortable, clean, and attractive with interesting art on the walls. The shop decor will resemble an industrial design and the music will

be upbeat, warm and inviting to create a cool place to hangout and socialize. The restroom will include a changing table, which young families will appreciate.

5.2 Product Outline.

Scream'n Nuts will offer the following items initially which will be reviewed as market conditions change.

ICE CREAM:

- Single scoop
- Waffle cone
- Donut cone
- All will come garnished with a donut cherry on top.

DONUTS:

- Yeast donuts: Filled, glazed and iced.
 - Bismaks
 - Rings
- Cake donuts: Filled, glazed and iced.
 - Regular cake style
 - Old fashioned
 - French cruller
 - Churro

ESPRESSO DRINKS:

-Hot Drinks: 12OZ, 16OZ
-Cold Drinks: 16OZ, 20OZ

- Espresso Shot
- Latte
- Cappuccino
- Mocha
- White Chocolate Mocha
- Matcha green tea
- Flavored latte
- Chai tea latte
- Hot chocolate
- Seasonal teas
- All above hot drinks can be produced as iced or ice blended.

EXTRAS:

- SCREAM'N NUT
- Ice cream pies
- Pints
- Donut bread pudding.
- Deep fried ice cream balls.
- Donut milkshake: Three scoops of ice cream with a cinnamon stack of donuts (Two blended in and one sitting on top of lid) donut garnished with fresh cream, drizzle and donut cherry.
- Affogato.
- Ice cream cakes.

6.0 Trademarking.

TRADEMARK OUTLINE:

Scream'n Nuts, LLC Trademarks



SCREAM'N NUTS

Bakery products, namely, sweet bakery goods; Doughnut holes; Doughnuts; Ice-cream; Ice-cream cakes; Ice cream bars; Ice...

Owned by: Scream'n Nuts, LLC

Serial Number: 87166405

SCREAM'N NUTS

SCREAM'N NUTS

Bakery products, namely, sweet bakery goods; Doughnut holes; Doughnuts; Ice-cream; Ice-cream cakes; Ice cream bars; Ice...

Owned by: Scream'n Nuts, LLC

Serial Number: 87166414

LOGO TRADEMARK:

SCREAM'N NUTS - Trademark Details

Status: 630 - New Application - Record Initialized Not Assigned To Examiner



Serial Number	87166405
Word Mark	SCREAM'N NUTS
Status	630 - New Application - Record Initialized Not Assigned To Examiner
Status Date	2016-09-14
Filing Date	2016-09-09
Mark Drawing	3000 - Illustration: Drawing or design which also includes word(s)/letter(s)/number(s) Typeset
Design Searches	080109, 080901, 200302, 240907 - Doughnuts, bagels. Ice cream, sherbet and frozen yogurt in cones. Scrolls, rolls of paper, including rolled wallpaper, toilet paper, paper towels and aluminum foil. Banners.
Attorney Name	Richard J. Tillery

Statements

Indication of Colors claimed	Color is not claimed as a feature of the mark.
Disclaimer with Predetermined Text	"NUTS"
Description of Mark	The mark consists of a logo of an ice cream cone placed through the center of a doughnut's hole with two scoops of ice cream on top of the cone. Beneath the doughnut is a scroll or banner which contains the literal element of the design that states "SCREAM'N NUTS". The ice cream cone slants through the doughnut's hole from the top left towards the bottom right (at approximately 105 degree angle) with the pointed end of the ice cream cone pointed at the bottom right of the logo.
Goods and Services	Bakery products, namely, sweet bakery goods; Doughnut holes; Doughnuts; Ice-cream; Ice-cream cakes; Ice cream bars; Ice cream desserts; Ice cream drinks; Ice cream floats; Ice cream gateaux; Ice cream sandwiches; Ice cream sundaes; Ices and ice creams; Cones for ice cream
Goods and Services	Fast-food restaurant services; Fast-food restaurants and snackbars; Fast casual restaurants featuring ice cream and other desserts, ice cream cones made from doughnuts, doughnut ice cream sandwiches and doughnuts for consumption

BUSINESS NAME TRADEMARK:

SCREAM'N NUTS - Trademark Details

Status: 630 - New Application - Record Initialized Not Assigned To Examiner

SCREAM'N NUTS

Serial Number	87166414
Word Mark	SCREAM'N NUTS
Status	630 - New Application - Record Initialized Not Assigned To Examiner
Status Date	2016-09-14
Filing Date	2016-09-09
Mark Drawing	4000 - Standard character mark Typeset
Attorney Name	Richard J. Tillery

Statements

Disclaimer with Predetermined Text "NUTS"	
Goods and Services	Bakery products, namely, sweet bakery goods; Doughnut holes; Doughnuts; Ice-cream; Ice-cream cakes; Ice cream bars; Ice cream desserts; Ice cream drinks; Ice cream floats; Ice cream gateaux; Ice cream sandwiches; Ice cream sundaes; Ices and ice creams; Cones for ice cream
Goods and Services	Fast-food restaurant services; Fast-food restaurants and snackbars; Fast casual restaurants featuring ice cream and other desserts, ice cream cones made from doughnuts, doughnut ice cream sandwiches and doughnuts for consumption on or off the premises; Ice cream shop services in the nature of a restaurant; Ice cream parlors; Ice cream shop services in the nature of a restaurant; Doughnut shops in the nature of a restaurant; Restaurant and café services; Restaurant services, namely, providing of food and beverages for consumption on and off the premises
Pseudo Mark	SCREAMING NUTS

Classification Information

International Class	030 - Coffee, tea, cocoa, sugar, rice, tapioca, sago, artificial coffee; flour and preparations made from cereals, bread, pastry and confectionery, ices; honey, treacle; yeast, baking-powder; salt, mustard; vinegar, sauces (condiments); spices; ice. - Coffee, tea, cocoa, sugar, rice, tapioca, sago, artificial coffee; flour and preparations made from cereals, bread, pastry and confectionery, ices;
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SCOPE OF WORK

Construct a 3,031 square foot interior buildout for a restaurant/cafe that serves donuts, bagels, and ice cream. The existing building is a steel frame building with metal studs on a concrete slab foundation. The existing building is sprinklered. Trades include mechanical, electrical, and plumbing. No demolition or new construction involve structural items.

INTERIOR WALL & CEILING FINISH REQUIREMENTS:

PER IBC TABLE 803.9 - TYPE IIB - SPRINKLERED

GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
'A'-2'	B	B	C

PROJECT NAME: SCREAM'N NUTS DONUTS AND ICE CREAM
LOCATION: 5950 NORTH POINT PARKWAY, SUITE 129
ALPHARETTA, GEORGIA 30022

APPLICABLE CODES
BUILDING CODE: 2012 IBC WITH GA STATE AMENDMENTS
LIFE SAFETY CODE: 2012 NFPA-101 LIFE SAFETY CODE WITH GA AMENDMENTS (OCGA 120-3-3)

ACCESSIBILITY CODE: 2010 ADA GUIDELINES
MECHANICAL CODE: 2012 IMC WITH GA STATE AMENDMENTS
PLUMBING CODE: 2012 IPC WITH GA STATE AMENDMENTS
ELECTRIC CODE: 2014 NEC
ENERGY CODE: 2009 IECC WITH GA STATE AMENDMENTS
FIRE CODE: 2012 IFC WITH GA STATE AMENDMENTS

FOOD SERVICE: OCGA 290-5-14--07

CONSTRUCTION TYPE: IIB, SPRINKLERED

OCCUPANCY: GROUP A-2 - ASSEMBLY CAFE/RESTAURANT

OCCUPANT LOAD: 82 TOTAL
896 s.f. NET ASSEMBLY WITH SEATING / 15 = 60
2,135 s.f. BUSINESS / 100 = 22 OCCUPANTS

EGRESS CAPACITY: NUMBER OF EXITS - 2
EGRESS WIDTH - 44" MIN.
EGRESS DOOR WIDTH - 34" MIN. CLEAR EACH

TRAVEL DISTANCE: (A) 250 FT. [LSC TABLE A7.6]
COMMON PATH: (A) 20 FT. SERVING >50 [LSC TABLE A7.6]
COMMON PATH: (A) 75 FT. SERVING <50 [LSC TABLE A7.6]
DEAD END CORRIDOR: (A) 20 FT. [LSC TABLE A7.6]

PLUMBING FIXTURES:

DRINKING FOUNTAIN - 1 EXISTING HI-LO FIXTURE

MEN (ADA ACCESSIBLE)
WATER CLOSETS - 1 (1 PER 75)
LAVATORIES - 1 (1 PER 100)

WOMEN (ADA ACCESSIBLE)
WATER CLOSETS - 1 (1 PER 75)
LAVATORIES - 1 (1 PER 100)

EXISTING UNISEX TOILET FOR STAFF USE
WATERCLOSET - 1
LAVATORY - 1

UTILITY SINK - 1

GENERAL NOTES

- All work shall conform to the requirements of all applicable codes, laws, rules and regulation of all constituted public authorities having jurisdiction.
- Owner or owner's representative shall apply for and receive any variances deemed necessary by the authorities having jurisdiction prior to commencing work.
- Any required Mechanical, Electrical and Plumbing work will be permitted separately by the General Contractor.
- Contractor shall survey job site prior to commencing and shall verify all dimensions and note all conditions which will affect or be affected by work on this project. Such conditions or discrepancies shall be reported immediately to the Architect.
- Construction means and methods is the responsibility of the General Contractor.
- The Architect has not conducted any investigation as to the presence of any hazardous material, including but not limited to asbestos, lead paint or otherwise hazardous materials within the extent of Work. The Architect will not accept responsibility for the identification and/ or removal of any hazardous material or for any effect from its presence. If any such material is found in the project, notify the Owner immediately in writing with a copy to the Architect.
- If during the course of the demolition work, any hazardous material, including but not limited to asbestos, lead paint or PCPs, etc. is encountered, the contractor shall cease work immediately and notify the Building Owner's Representative in writing with a copy to the Architect. Ensure the barriers preclude migration of hazardous material dust, fibers, or debris, provide warning sign if there is a possibility of exposure to building occupants, and shall not resume work until the hazardous material has been treated in accordance with local regulations.
- Gypsum Board materials shall be protected from moisture during storage and on the jobsite. Prior to installation, the building must be completely dried-in, and the interior temperature must be kept above 55°F.

CALCULATED NON-STRUCTURAL
METAL STUD WALL ALLOWABLE HEIGHTS

MAX. DEFLECTION:	5 psf, L/120			5 psf, L/240			5 psf, L/360		
STUD SPACING:	12"	16"	24"	12"	16"	24"	12"	16"	24"
1-5/8" 25GA studs	9'-7"	8'-8"	7'-7"	7'-7"	6'-11"	6'-0"	6'-7"	6'-0"	5'-3"
22GA	11'-3"	10'-3"	8'-11"	8'-11"	8'-1"	7'-1"	7'-9"	7'-1"	6'-2"
20GA	11'-9"	10'-8"	9'-4"	9'-4"	8'-6"	7'-5"	8'-2"	7'-5"	6'-5"
2-1/2" 25GA studs	13'-3"	12'-0"	10'-2"	10'-6"	9'-6"	8'-4"	9'-2"	8'-4"	7'-3"
22GA	15'-6"	14'-1"	12'-4"	12'-4"	11'-2"	9'-9"	10'-9"	9'-9"	8'-6"
20GA	16'-4"	14'-10"	12'-11"	12'-11"	11'-9"	10'-3"	11'-3"	10'-3"	8'-11"
3-1/2" 25GA studs	17'-3"	15'-1"	12'-4"	13'-8"	12'-5"	10'-10"	11'-11"	10'-10"	9'-6"
22GA	20'-1"	18'-3"	15'-11"	15'-11"	14'-6"	12'-8"	13'-11"	12'-8"	11'-1"
3-5/8" 25GA studs	17'-9"	15'-5"	12'-7"	14'-1"	12'-9"	11'-2"	12'-4"	11'-2"	9'-9"
22GA	20'-8"	18'-9"	16'-5"	16'-5"	14'-11"	13'-0"	14'-4"	13'-0"	11'-4"
20GA	21'-9"	19'-9"	17'-3"	17'-3"	15'-8"	13'-8"	15'-1"	13'-8"	11'-11"
4" 25GA studs	18'-8"	16'-2"	13'-2"	15'-1"	13'-9"	12'-0"	13'-2"	12'-0"	10'-6"
22GA	22'-4"	20'-3"	17'-8"	17'-8"	16'-1"	14'-0"	15'-5"	14'-0"	12'-3"
20GA	23'-6"	21'-4"	18'-7"	18'-7"	16'-11"	14'-9"	16'-3"	14'-9"	12'-11"
6" 25GA studs	31'-0"	26'-10"	21'-11"	24'-8"	22'-4"	19'-6"	21'-6"	19'-6"	17'-1"
22GA	32'-7"	29'-7"	25'-10"	25'-10"	23'-5"	20'-6"	22'-7"	20'-6"	17'-11"

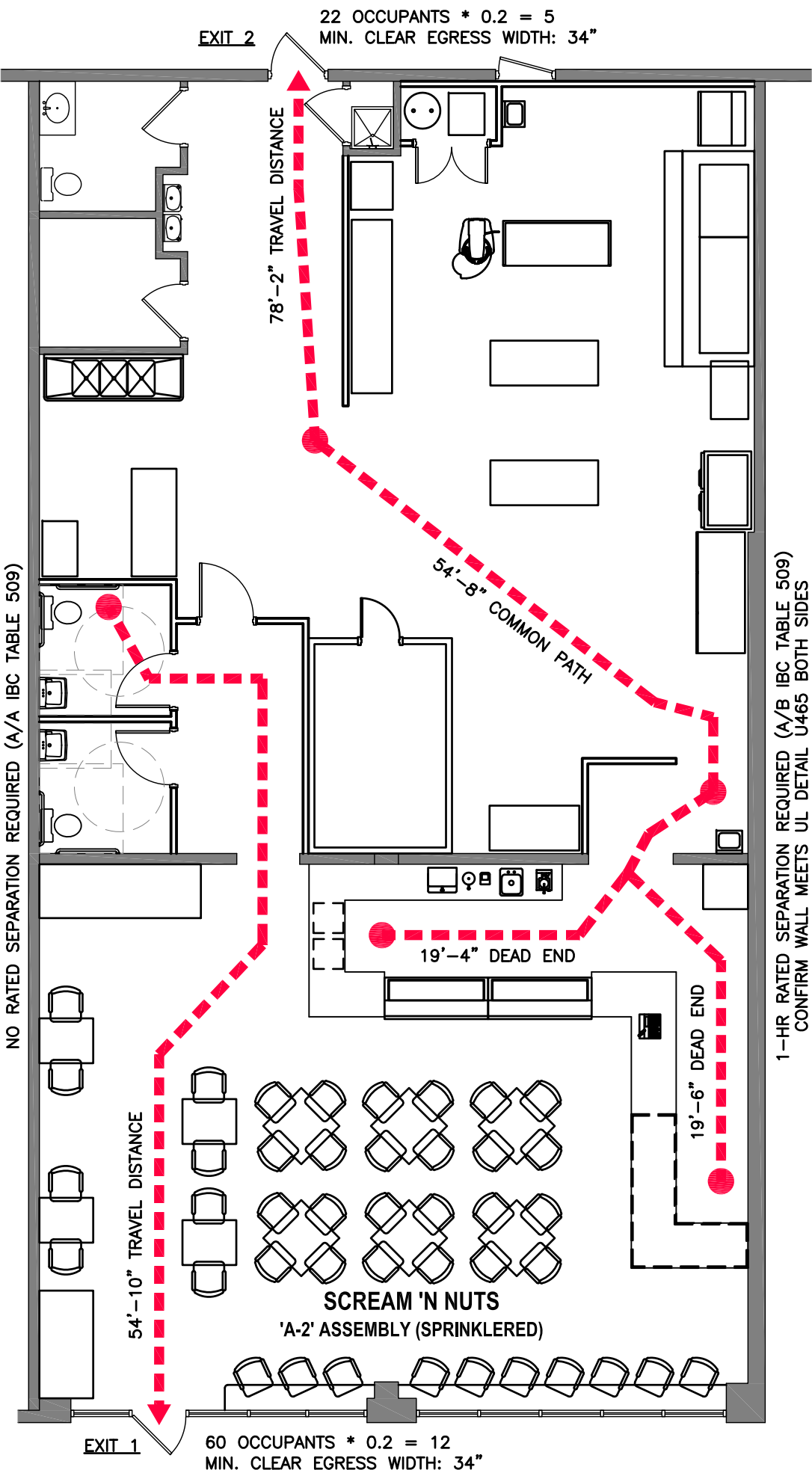
TABLE NOTES:

- Table in conformance with:
AISI "Specification For the Design Of Cold-Formed Steel Structural Members" 1996 Edition.
ASTM C 645 "Standard Specification for Nonstructural Steel Framing Members"
ASTM C 745 "Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products"
- The stress yield used to calculate the tabulated values is 33 KSI.
- Limiting heights based on continuous support of each flange over the full length of the stud.
- Superscript indicate wall height controlled by "v"=shear, "f"=flexure and no mark indicates deflection.

FIRE ALARM AND SPRINKLER NOTE

- All designs and notes for the fire alarm and/or the fire sprinkler system are for reference only.
- Contractor must submit drawings separately for fire alarm and fire sprinkler systems to the local Fire Marshal's Office for review. No work shall be performed on these systems until Fire Marshal approvals are obtained.

HOUSE OF HUMMUS
MEDITERRANEAN CAFE
A-2 ASSEMBLY
(SPRINKLERED)



1 Life Safety Plan
SCALE: 1/8" = 1'-0"

LIFE SAFETY NOTES

- APPLICABLE CODES: NFPA 101 Life Safety Code (LSC); 2012 Ed.: Rules and Regulations for the State Minimum Fire Safety Standards; Chap. 120-3-3 Modifications; 2014 Ed.: Georgia Accessibility Code 120-3-20A; 2010 Ed.: International Fire Code (IFC); 2012 Ed. with 2014 Georgia Amendments; International Building Code (IBC); 2012 Ed. with 2014 and 2015 Georgia Amendments.
- Exit signage and Emergency lighting will be evaluated for location and required lighting intensity at final inspection by the Authority Having Jurisdiction (AHJ).
- Emergency lighting shall comply with the requirements of NFPA 101 LSC; Chap. 7; Sect. 7.9; 2012 Ed.
- All fire/smoke barriers or walls (where noted) shall be effectively and permanently identified with signs or stenciling above a decorative ceiling and/or in concealed spaces with letters a minimum of 2 inches high on a contrasting background spaced a maximum of 12 feet on center with a minimum of one per wall or barrier. The hourly rating shall be included on all rated barriers or walls. Suggested wording "1 hour fire and smoke barrier-protect all openings." NFPA 101 LSC, Chap. 8; Sect. 8.2.2.4 as amended by OCGA Title 25 Sect. 120-3-3

SHEET INDEX

FIRST ISSUE DATE OF DRAWING ○
REVISED DRAWING ●

A-001	DRAWING INDEX, CODE INFO & LIFE SAFETY PLAN	○	●	●	●				
A-002	GA ACCESSIBILITY DETAILS (2010 ADA)	○							

ARCHITECTURAL

A-100	DEMOLITION PLANS	○							
A-101	FLOORPLAN AND REFLECTED CEILING PLAN	○	●	●	●				
A-102	DOOR AND FINISH SCHEDULES	○			●				

MECHANICAL

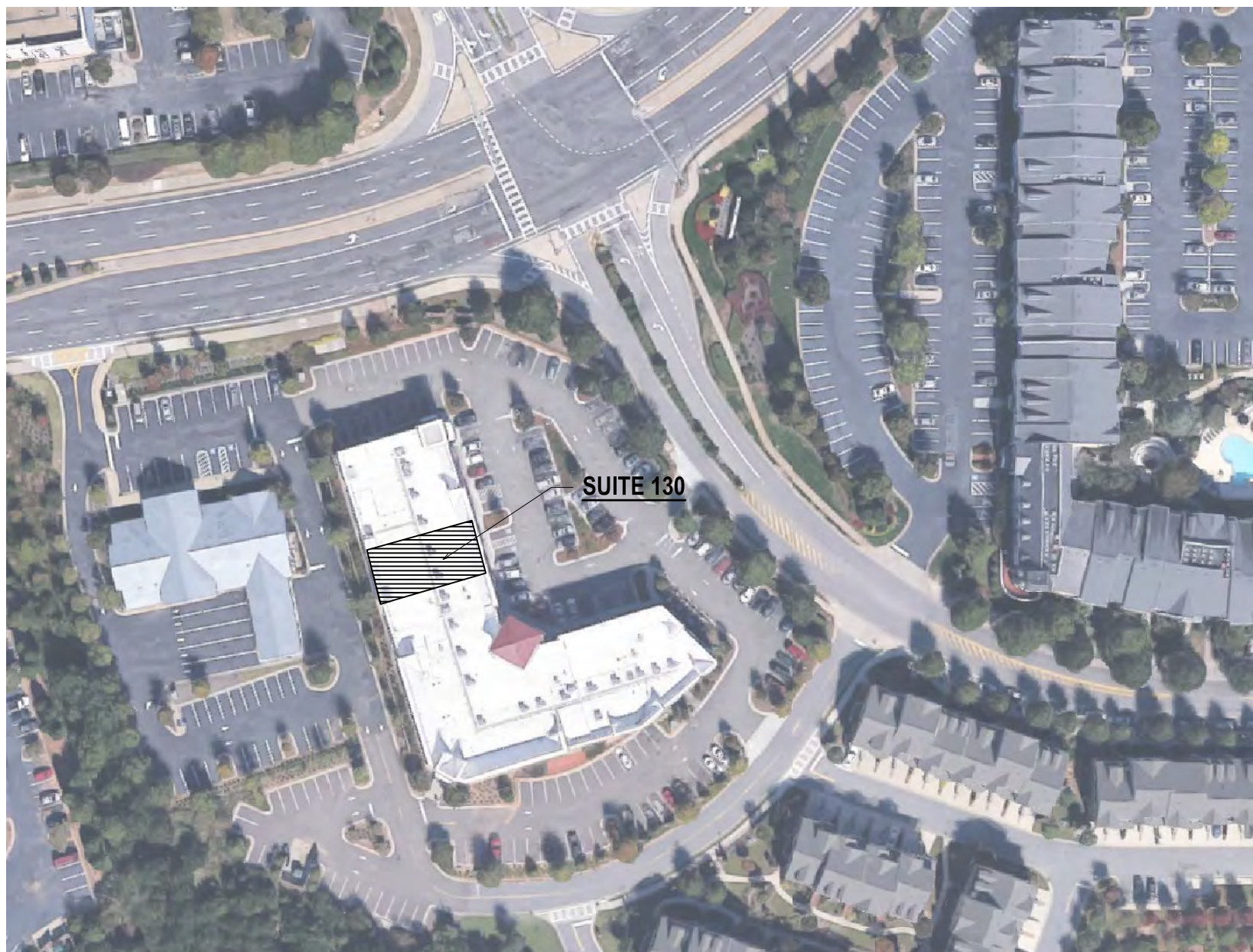
M-100	MECHANICAL PLAN, NOTES AND SCHEDULES	○							
M-200	KITCHEN EXHAUST DETAIL	○							
M-201	KITCHEN EXHAUST DETAIL	○							
M-202	KITCHEN EXHAUST DETAIL	○							
M-203	KITCHEN EXHAUST DETAIL	○							
M-204	KITCHEN EXHAUST DETAIL	○							

PLUMBING

P-100	DOMESTIC WATER PLAN SCHEDULES AND NOTES	○	●	●					
P-101	SANITARY AND GREASE WASTE PLANS	○	●	●					
P-200	ROOF PLAN - NATURAL GAS	○							

ELECTRICAL

E-100	ELECTRICAL SCHEDULES, NOTES AND DETAILS	○		●					
E-101	ELECTRICAL PLANS	○		●					



2 Key Plan

SCALE: n.t.s.

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10/3/16

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions:

1	08/24/2016	REVIEW COMMENTS - HEALTH DEPT
2	09/12/2016	REVIEW COMMENTS - FIRE MARSHAL
3	10/3/2016	REVIEW COMMENTS - FIRE MARSHAL

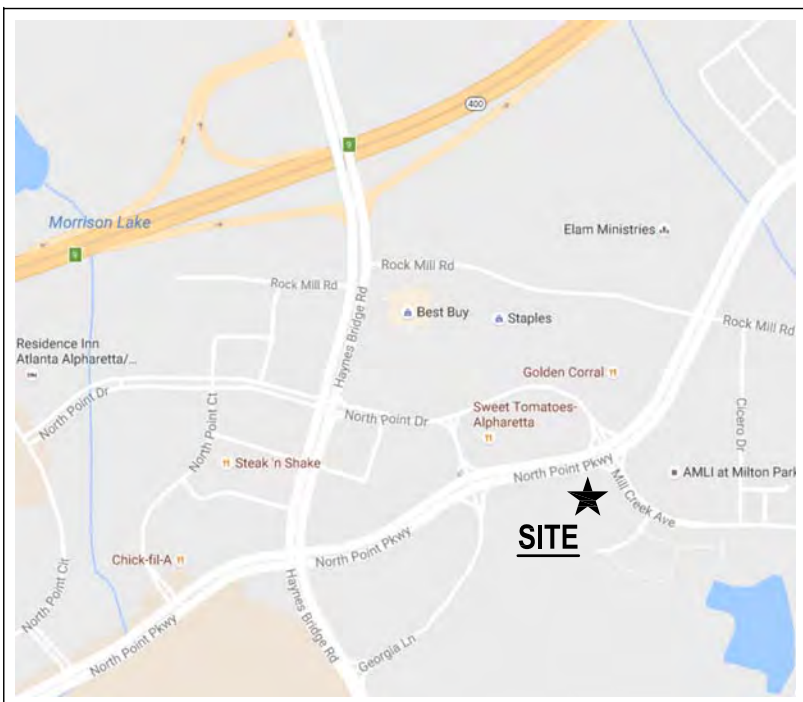
Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number:

16SNN001

Vicinity Map



Sheet Number:

A-001

COVER SHEET

304 TURNING SPACE
304.1 GENERAL: TURNING SPACE SHALL COMPLY WITH 304

304.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

304.3 SIZE: TURNING SPACE SHALL COMPLY WITH 304.3.1 OR 304.3.2.

304.3.1 CIRCULAR SPACE: THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

304.3.2 T-SHAPED SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

304.4 DOOR SWING: DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

305 CLEAR FLOOR OR GROUND SPACE

305.1 GENERAL: CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 305.

305.2 FLOOR OR GROUND SURFACES: FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 302.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED

305.3 SIZE: THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM.

305.4 KNEE AND TOE CLEARANCE: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

305.5 POSITION: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

305.6 APPROACH: ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN AN OTHER CLEAR FLOOR OR GROUND SPACE.

305.7 MANEUVERING CLEARANCE: WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

305.7.1 FORWARD APPROACH: ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES.

305.7.2 PARALLEL APPROACH: ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES

306 KNEE AND TOE CLEARANCE

306.1 GENERAL: WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

306.2 TOE CLEARANCE.

306.2.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

306.2.2 MAXIMUM DEPTH: TOE CLEARANCE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT.

306.2.3 MINIMUM REQUIRED DEPTH: WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT.

306.2.4 ADDITIONAL CLEARANCE: SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 WIDTH: TOE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

306.3 KNEE CLEARANCE.

306.3.1 GENERAL: SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH 306.3.

306.3.2 MAXIMUM DEPTH: KNEE CLEARANCES SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.3 MINIMUM REQUIRED DEPTH: WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND.

306.3.4 CLEARANCE REDUCTION: BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT.

306.3.5 WIDTH: KNEE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.

307 PROTRUDING OBJECTS

307.1 GENERAL: PROTRUDING OBJECTS SHALL COMPLY WITH 307.

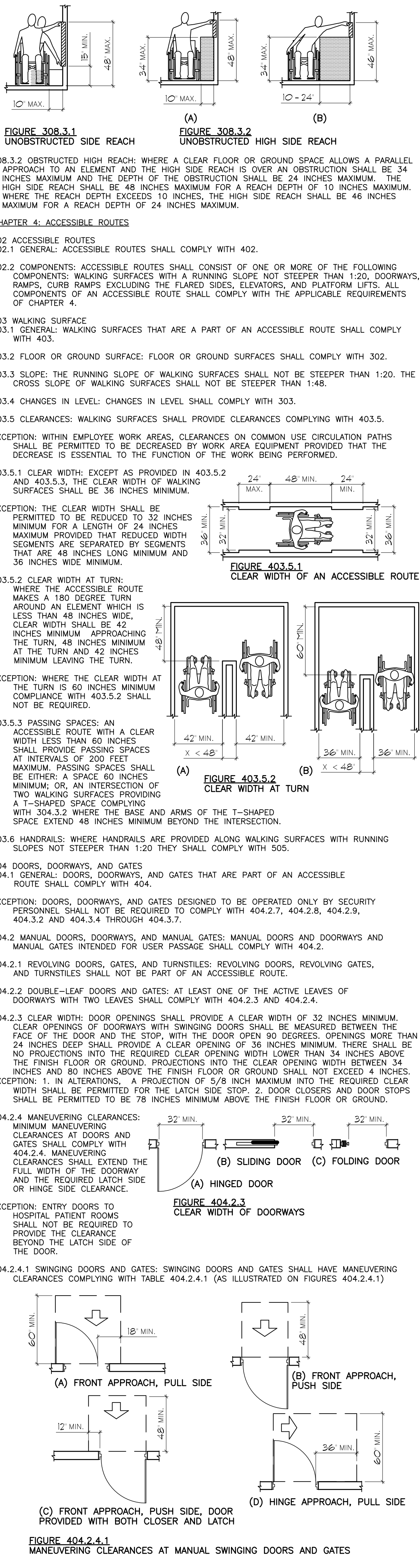
307.2 PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES MAXIMUM.

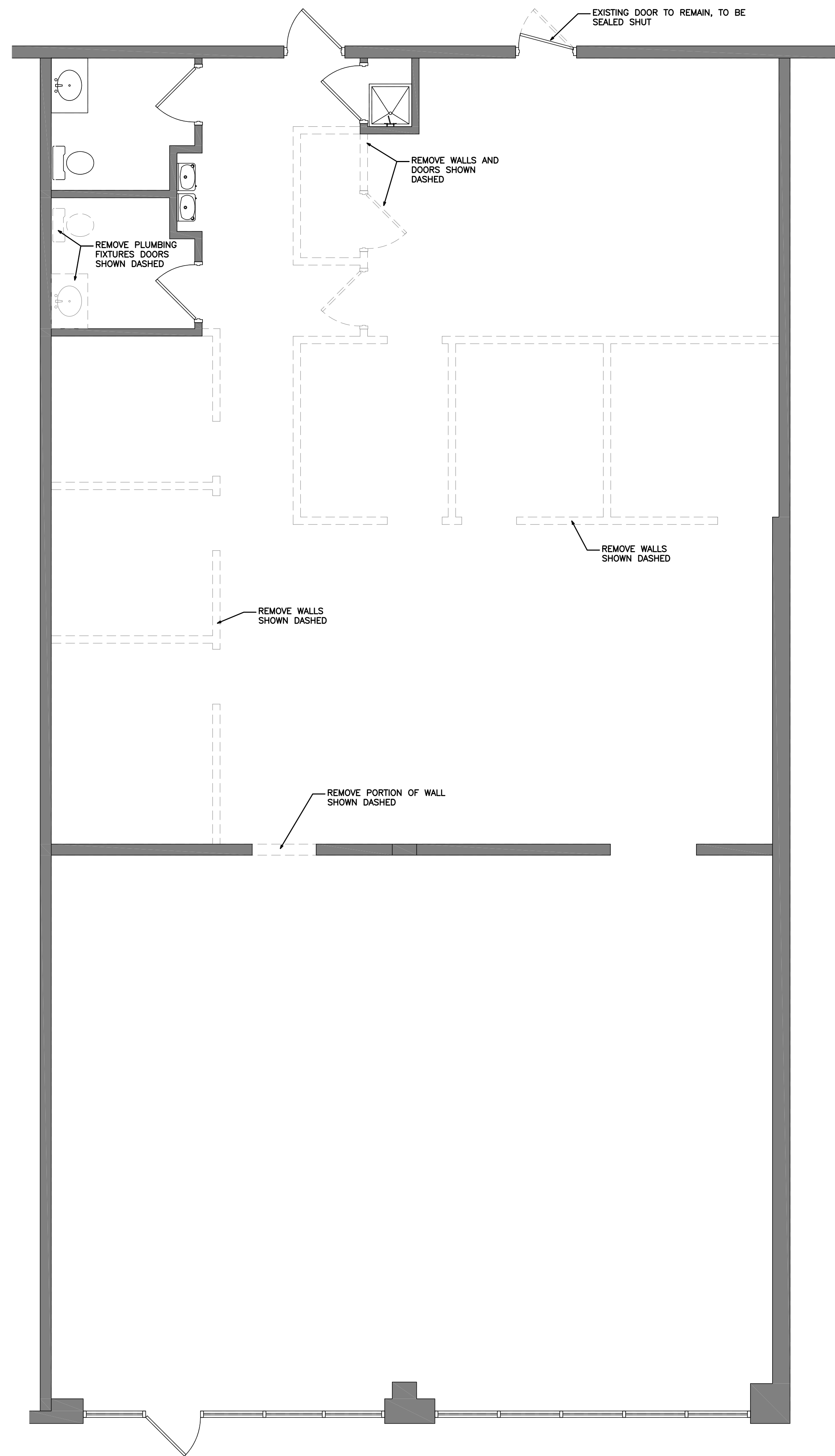
308.3 SIDE REACH

308.3.1 UNOBSTRUCTED: WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

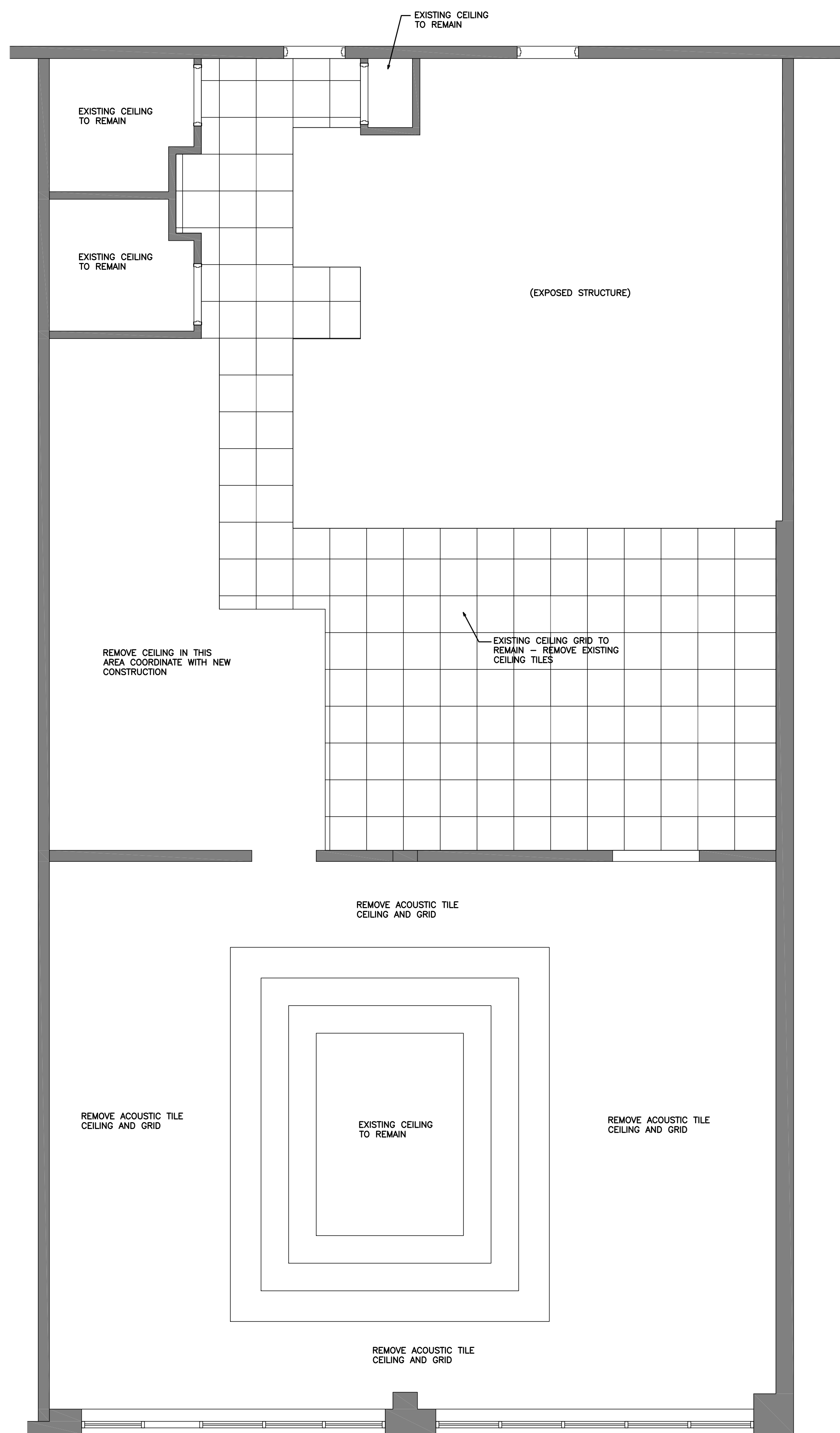
EXCEPTIONS:

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.





1 Demo Floor Plan
SCALE: 1/4" = 1'-0"



2 Demo Ceiling Plan
SCALE: 1/4" = 1'-0"

Scream'n Nuts

Donuts and Ice Cream

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8/15/16

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions:

Project Name:

Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

A-100

DEMOLITION PLANS

Scream'n Nuts

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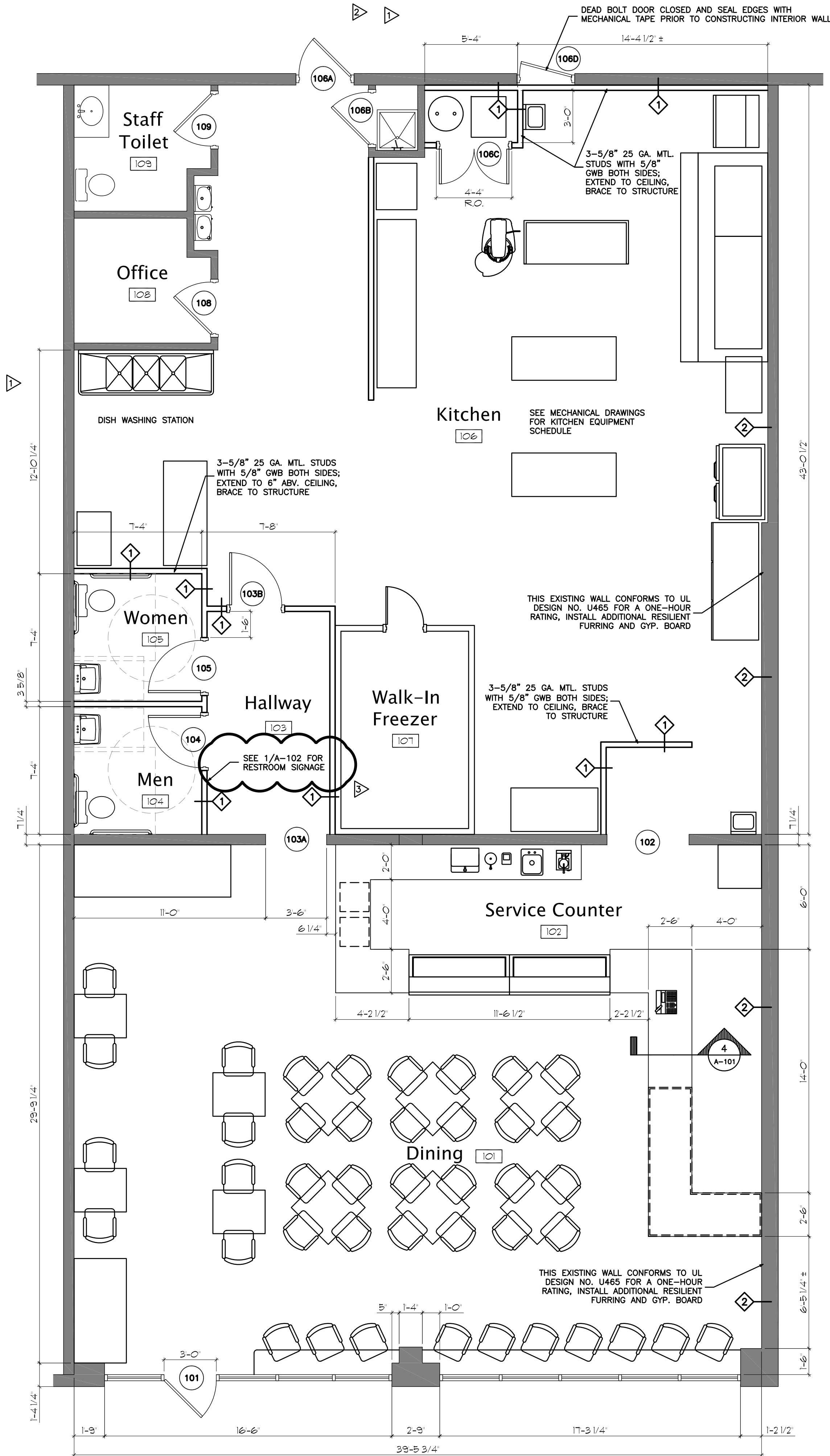
1	08/24/2016	REVIEW COMMENTS -- HEALTH DEPT
2	09/12/2016	REVIEW COMMENTS -- FIRE MARSHAL
3	10/03/2016	REVIEW COMMENTS -- FIRE MARSHAL

Project Name: Scream'n Nuts Donuts and Ice Cream

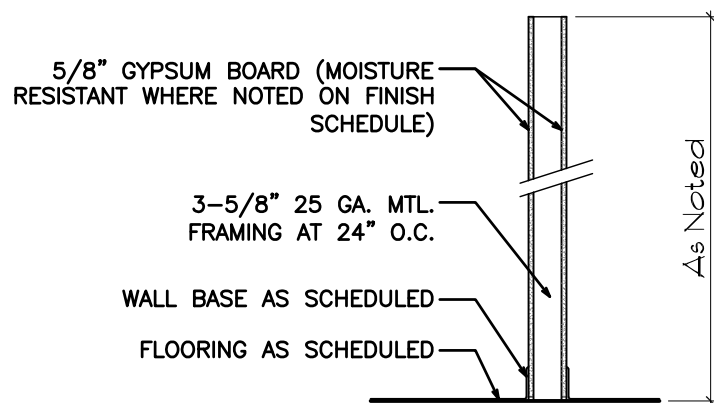
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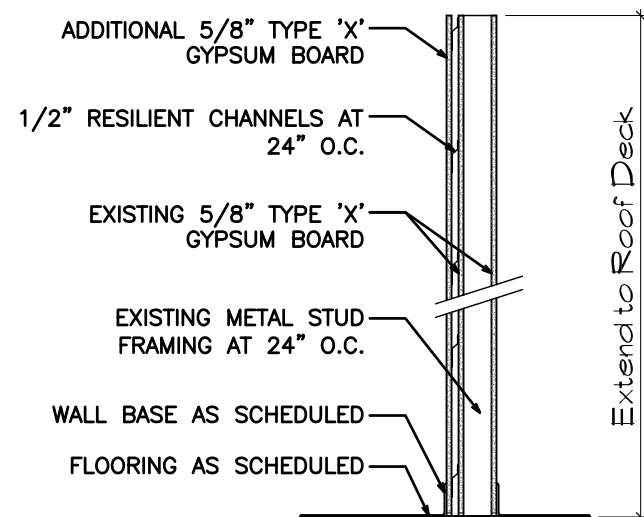
FLOORPLAN AND REFLECTED CEILING PLAN



1 Floor Plan
SCALE: 1/4" = 1'-0"

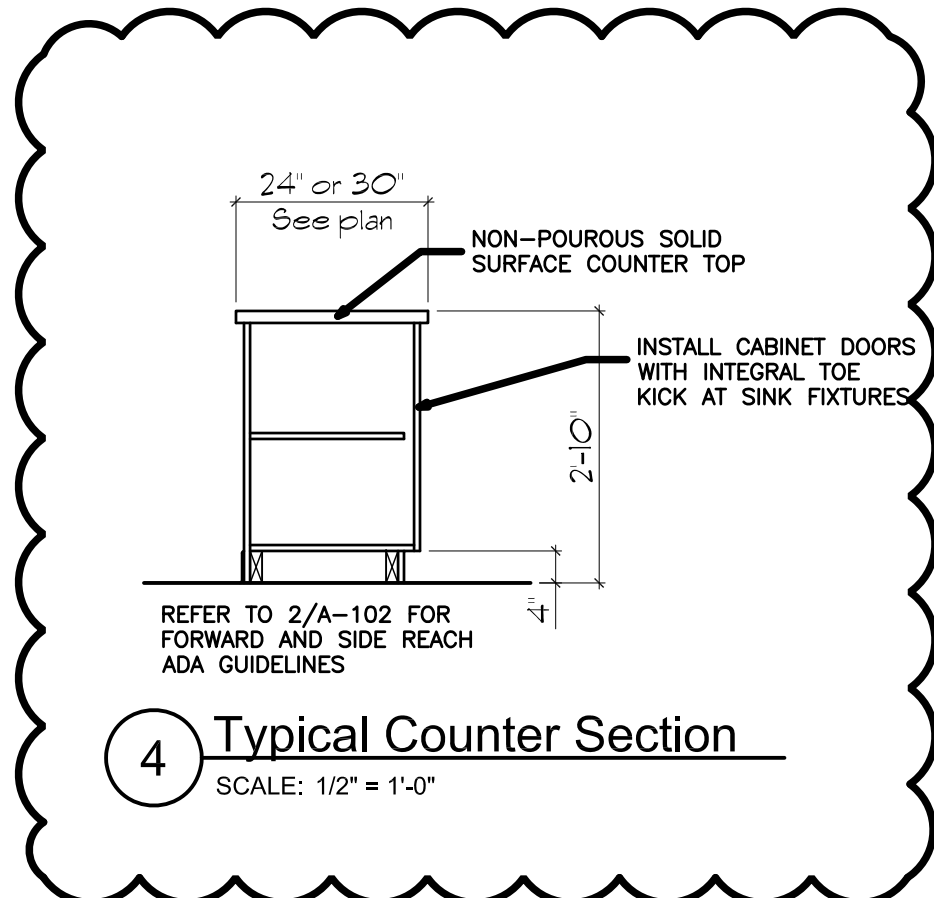


1 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD



2 3-5/8" MTL. FRAMING W/ 5/8" GYP. BOARD (UL DESIGN NO. U465) PLUS RESILIENT CHANNELS + EXTRA 5/8" GYP. BOARD

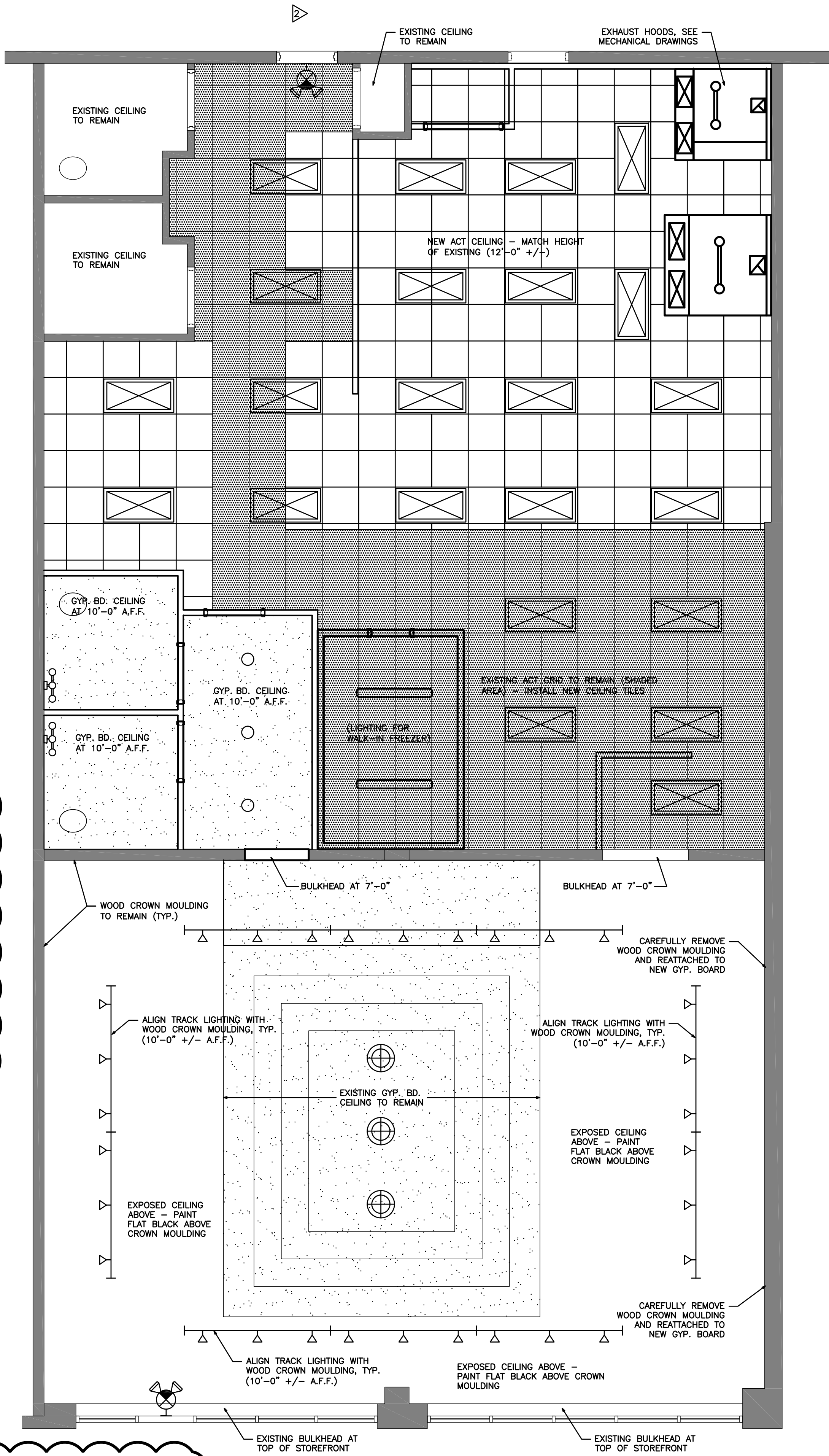
3 Partition Schedule
SCALE: 1/2" = 1'-0"



4 Typical Counter Section
SCALE: 1/2" = 1'-0"

FLOORPLAN NOTES:

- ALL PARTITIONS ARE 3-5/8" 25 GA. METAL STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. EXTEND WALLS TO CEILING OR 6" ABOVE AS NOTED.
- ROOM FINISHES ARE TO BE SELECTED BY OWNER AND SHALL MEET THE FIRE RESISTANCE REQUIREMENTS LISTED ON A-001 WITH THE CODE COMPLIANCE INFORMATION.
- PROVIDE ONE 'MP' FIRE EXTINGUISHER AT DOORWAY 102 NEAR SERVICE COUNTER WITH A 2A:10-B:C MIN. SIZE.
- PROVIDE ONE 'MP' FIRE EXTINGUISHER (30A:40-B:C MIN.) AND ONE 'K' FIRE EXTINGUISHER IN KITCHEN. CONTRACTOR TO COORDINATE FINAL LOCATION WITH FIRE MARSHAL.



2 Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

CEILING NOTES:
1. SEE FINISH SCHEDULE AND NOTES ON SHEET A-103 FOR CEILING TILES
2. SEE ELECTRICAL SHEETS FOR FIXTURE TYPES
3. SECURITY LIGHTS FOR EXTERIOR LIGHTING ARE NOTED ON SHEET E-100 AS "SELF-POWERED." THIS FIXTURE IS POWERED BY A 3.6V NICKEL-METAL HYDRIDE BATTERY.

Scream'n Nuts

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Design Professional: Keith E. Allen, GA RA011656

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Revisions: ISSUED FOR PERMIT

Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: M-100

MECHANICAL PLAN, NOTES AND SCHEDULES

START-UP & AIR BALANCING NOTES

- ALL MECHANICAL EQUIPMENT SHALL BE INSPECTED AND RUN IN ACCORDANCE WITH INSTRUCTIONS OF EACH MANUFACTURERS' START-UP PROCEDURES. EQUIPMENT NOT OPERATING PROPERLY SHALL BE REPAIRED OR REPLACED. ALL EQUIPMENT REPLACEMENTS SHALL FIRST BE APPROVED BY MECHANICAL ENGINEER. ALL NEW SYSTEMS SHALL WARRANTED FOR MIN. ONE YEAR ON PARTS AND LABOR (MIN. 5 YEARS ON COMPRESSORS AND HEAT EXCHANGERS PARTS ONLY).
- ALL DUCT OPENINGS SHALL BE PROTECTED DURING CONSTRUCTION TO AVOID DEBRIS FROM ENTERING THE MECHANICAL SYSTEMS.
- DUCTS AND MECHANICAL EQUIPMENT SHALL BE THOROUGHLY CLEANED (INTERIOR AND EXTERIOR) UPON COMPLETION AND NEW FILTERS SHALL BE INSTALLED. SUPPLY OWNER WITH ONE SPARE FILTER FOR EACH FILTER INSTALLED.
- EXAMINE ALL MECHANICAL SYSTEMS TO VERIFY THAT THEY ARE COMPLETE AND THAT TESTING, CLEANING, ADJUSTING AND ALL COMMISSIONING HAS BEEN COMPLETED.
- EXAMINE THE OPERATION OF ALL THERMOSTATS, BALANCING DAMPERS, VOLUME DAMPERS, SYSTEMS CONTROLS, ETC. TO VERIFY PROPER OPERATION. CORRECTIONS SHALL BE MADE AS REQUIRED.
- ALL CONTROLLERS AND THERMOSTATS SHALL BE SET AS INDICATED ON THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE OWNER.
- PROVIDE THREE COPIES OF ALL OWNERS AND OPERATIONS MANUALS TO THE OWNER.
- MECHANICAL CONTRACTOR SHALL REVIEW ALL COMPONENTS OF THE SYSTEM AND THE PROPER OPERATION OF THE EQUIPMENT AND THE CONTROLS WITH THE OWNER. THE OWNER SHALL BE INFORMED HOW TO RESET THE SYSTEM AND PROGRAM THE SET POINTS IF APPLICABLE.
- CHECK ALL CONDENSATE DRAINS FOR PROPER CONNECTIONS AND FUNCTIONING. MAKE REPAIRS AS REQUIRED.
- THE CONTRACTOR SHALL BALANCE ALL AIR HANDLING EQUIPMENT, AIR OUTLETS, AND AIR INLETS.

NATURAL GAS PIPING SPECIFICATION

- GAS PIPE SIZING IS BASED UPON INTERNATIONAL FUEL GAS CODE USING TABLE 402.4(2).
- GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
 - PRIME COAT: ALKYD ANTI-CORROSIVE METAL PRIMER
 - INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.
 - TOPCOAT: EXTERIOR ALKYD ENAMEL - GLOSS SAFETY YELLOW.
- ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.

EXHAUST FAN SCHEDULE

SYMBOL	AREA SERVED	FAN / MOTOR PERFORMANCE						ELECTRICAL				WEIGHT (LBS)	NOTES & ACCESSORIES	BASIS OF DESIGN: COOK
		CFM	TYPE	ESP.	DRIVE	SONE	HP WATT	VOLTS-Ø	FLA	MCA	MOCP			
EF	RESTROOM	70	CEILING	0.4	DIR.	2.0	50	120-1	1.0	1.0	15	15	1,2,3,4,5	GC-122

NOTES & ACCESSORIES

- GRAVITY BACKDRAFT DAMPER.
- ALUMINUM GRILLE.
- NEMA 1 TOGGLE DISCONNECT SWITCH.
- WALL OR ROOF VENT WITH BIRD SCREEN (SEE PLAN).
- WIRE FAN TO ROOM LIGHTING CIRCUIT AND TIE TO OCCUPANCY SENSOR TO OPERATE WITH ROOM LIGHTS.

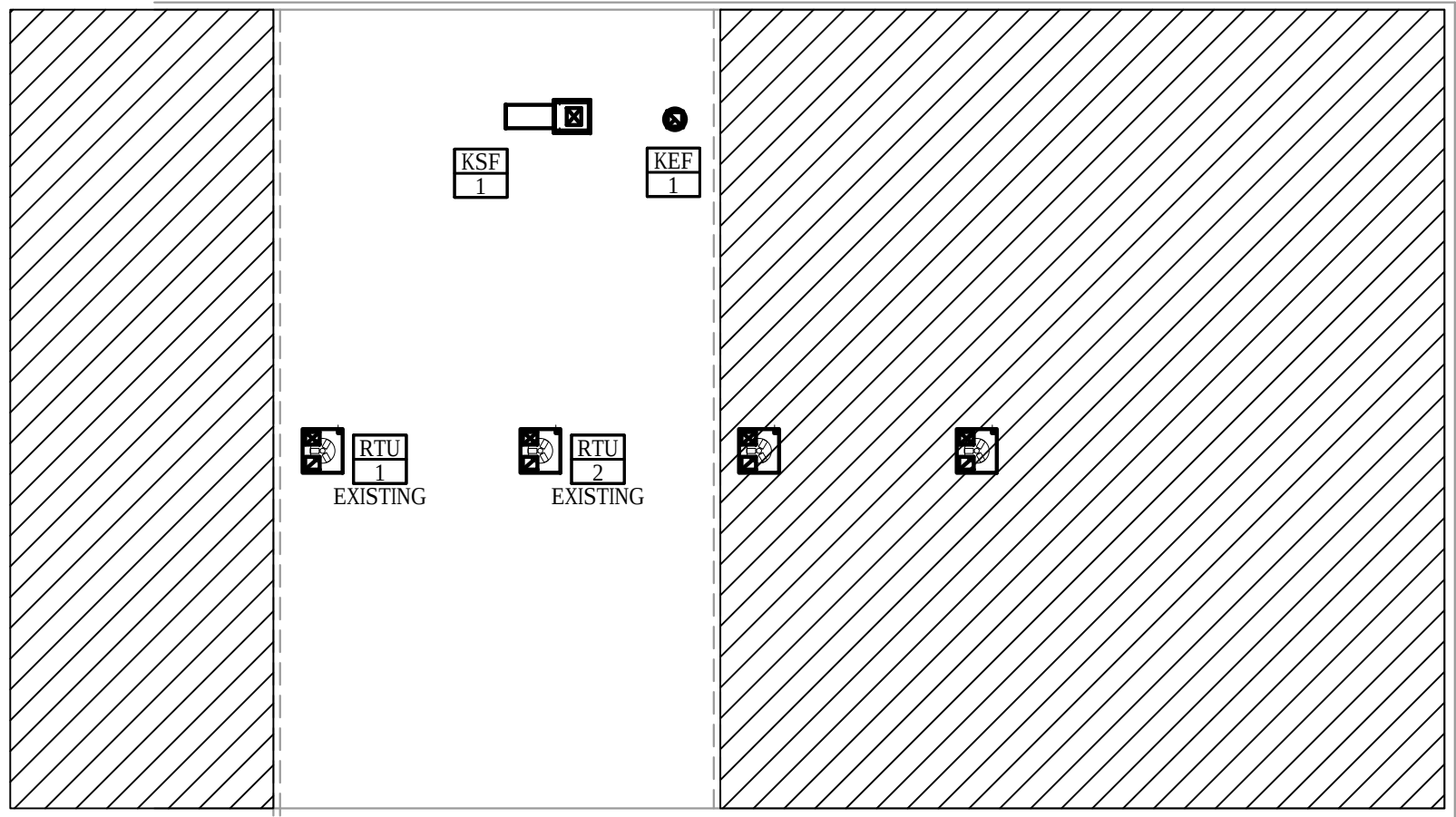
LISTED ALTERNATES:
BROAN, PANOSONIC, GREENHECK

MECHANICAL NOTES

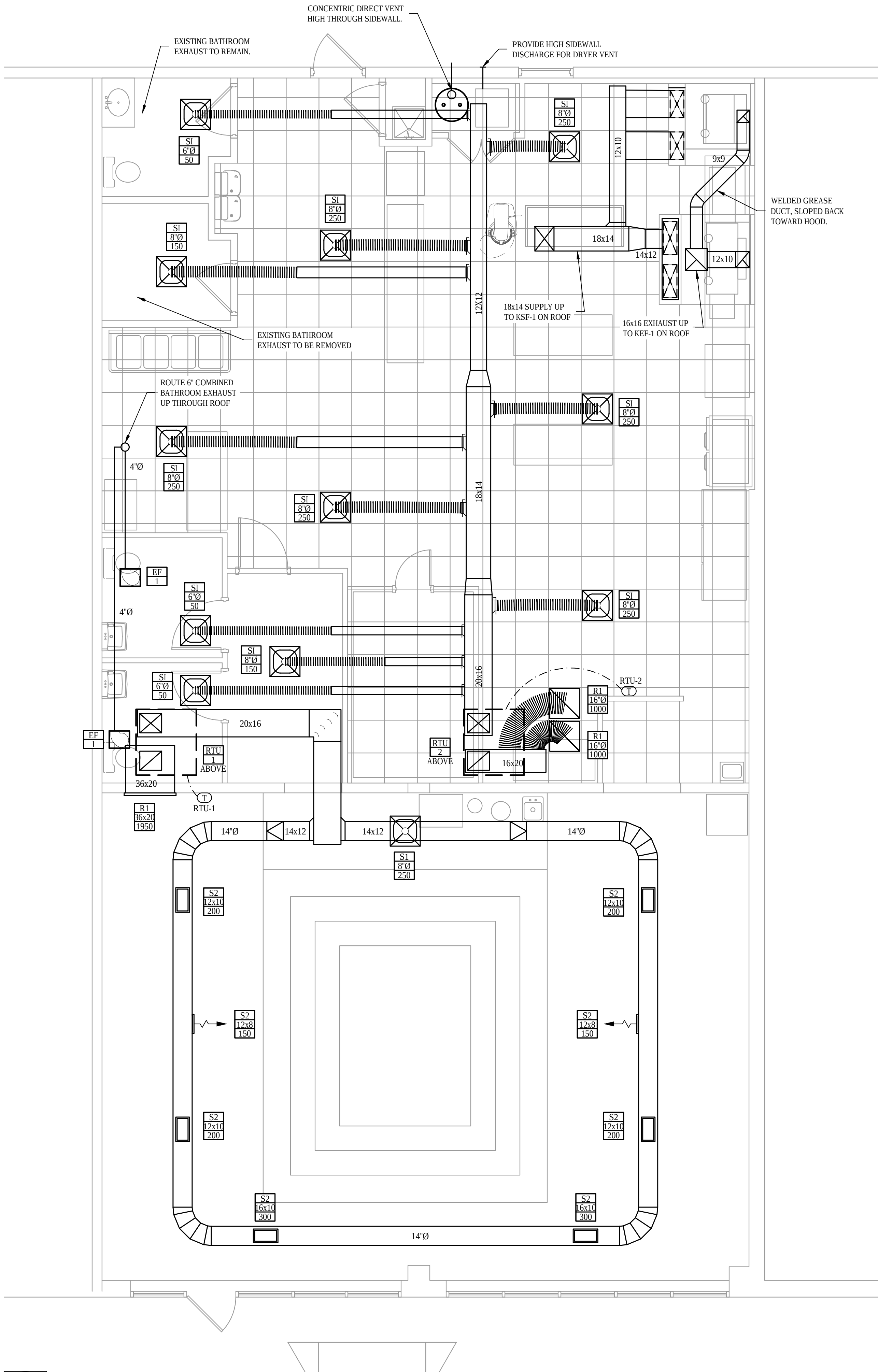
- MECHANICAL EQUIPMENT SCHEDULES MAY OR MAY NOT LIST ACCEPTABLE ALTERNATE MANUFACTURERS. IN EITHER CASE, IF THE MECHANICAL CONTRACTOR WISHES TO DEVIATE FROM THE BASIS OF DESIGN, SPECIFIC ALTERNATES MUST BE SUBMITTED TO ENGINEER FOR APPROVAL. ANY CHANGES REQUIRED AS A RESULT OF USING AN ALTERNATE INCLUDING ARCHITECTURAL AND ENGINEERING REDESIGN TIME AND CONSTRUCTION COST CHANGES FOR ALL AFFECTED TRADES WILL BE AT THE EXPENSE OF THE MECHANICAL CONTRACTOR.
- CONDENSATE FROM EQUIPMENT SHALL BE GRAVITY DRAINED. CONDENSATE SHALL BE CONNECTED TO NEAREST AVAILABLE STORM WATER POINT OF CONNECTION OR OTHER LOCATION AS INDICATED. CHECK VALVES MUST BE INSTALLED AT ALL CONNECTION OF STORM LINES WITHIN 10' VERTICAL OF GRADE. GRAVITY CONDENSATE PIPING IS TO BE SOLVENT WELDED SCHEDULE 40 PVC. WHERE GRAVITY DRAINAGE CANNOT BE ACCOMPLISHED PUMP/RECEIVER WILL BE USED.
- DUCTWORK IS TO BE SHEET STEEL- ASTM A653 / A653M w/G60 HOT-DIP GALVANIZED COATING. JOINT AND SEAM TAPE, AND SEALANT SHALL COMPLY WITH UL181A.
- DUCT FABRICATION SHALL COMPLY WITH SMACNA'S 'HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. LINERS SHALL COMPLY WITH NFPA 90A OR NFPA 90B.
- INSULATE DUCT w/2" THICK FLEX. EXTERIOR FIBERGLASS BLANKET WITH FSK REINFORCED FOIL JACKET WITH VAPOR BARRIER. LINE FIRST 10' OF SUPPLY AND RETURN DUCTWORK.
- FLEXIBLE DUCTS: FACTORY-FABRICATED, INSULATED, ROUND DUCT, WITH AN OUTER JACKET ENCLOSING 1-1/2" THICK, GLASS-FIBER INSULATION AROUND A CONTINUOUS INNER LINER COMPLYING WITH UL 181, CLASS 1. INSTALL IN ACCORDANCE WITH AIR DIFFUSION COUNCIL, FLEXIBLE DUCT PERFORMANCE AND INSTALLATION STANDARDS.

SPIRAL DUCTWORK NOTES

EXPOSED ROUND DUCTWORK SHALL BE 26 GAUGE, SINGLE WALL GALVANIZED STEEL, SPIRAL LOCKSEAM. FITTINGS SHALL BE SINGLE WALL GALVANIZED STEEL, STANDING SEAM OR SOLID WELDED CONSTRUCTION, ELBOWS SHALL BE STANDING SEAM, GORED ELBOWS, GRILLE COLLARS SHALL BE ATTACHED TO THE DUCTWORK WITH POP RIVETS WITH A FINISHING FILLET OF ELASTOMER SEAL AT THE JUNCTION OF THE COLLAR TO THE DUCT. DUCT-TO-DUCT JOINTS SHALL BE MADE WITH THE SPIRAL SEAM ROTATED SO THAT THE STANDING SEAM FORMS A CONTINUOUS HELICAL PATTERN ACROSS THE JOINT. ALL DUCTWORK AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION. ALL EXPOSED ROUND DUCTWORK AND FITTINGS SHALL BE PROVIDED WITH A MILL PHOSPHATIZED FINISH ('PAINT GRIP', 'ZINC GRIP' OR SIMILAR ETCH TREATMENT) TO ALLOW THE DUCTWORK TO BE PAINTED.

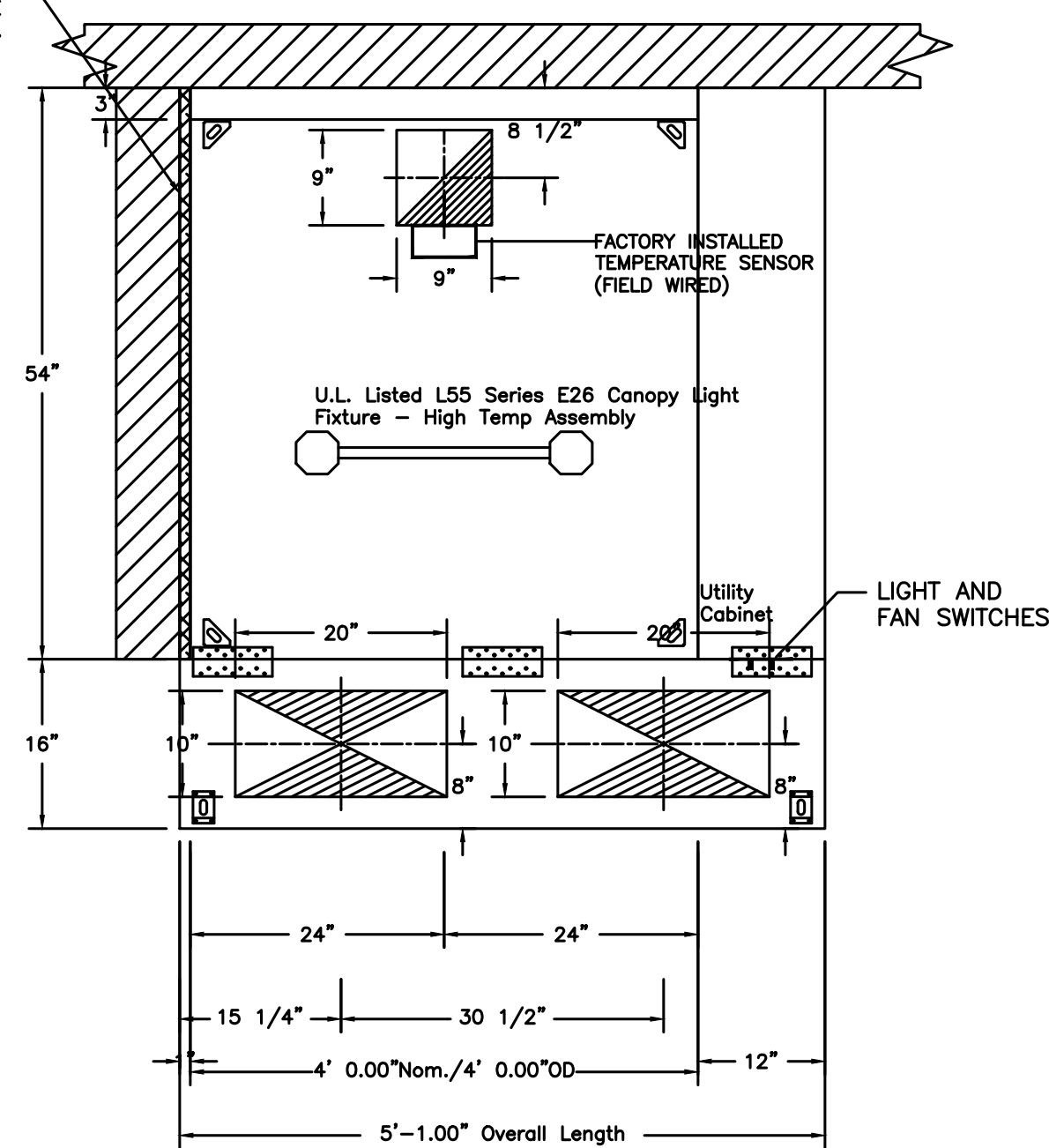


2 MECHANICAL ROOF PLAN
SCALE: 1/16"=1'-0"

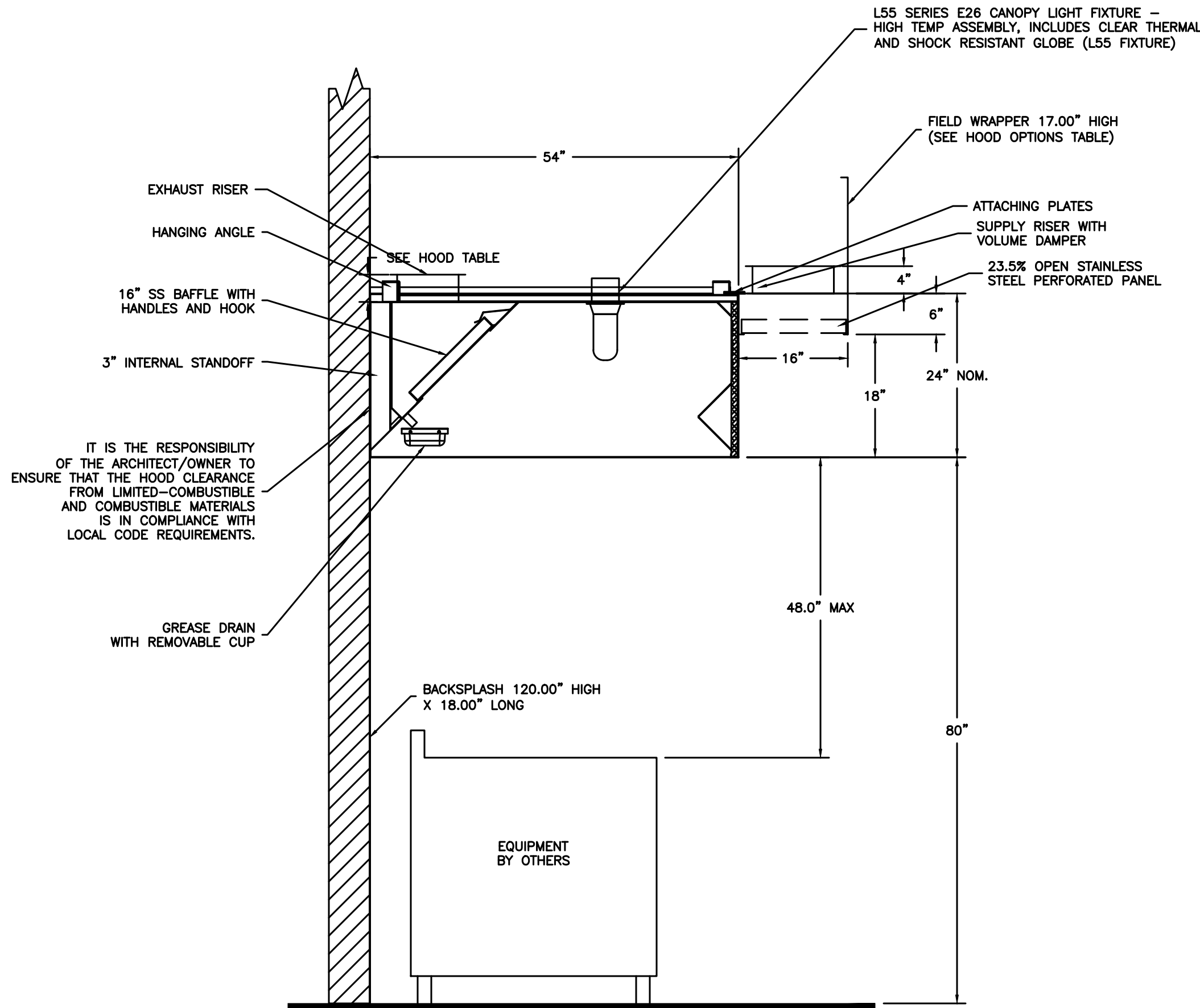


1 MECHANICAL PLAN
SCALE: 1/4"=1'-0"

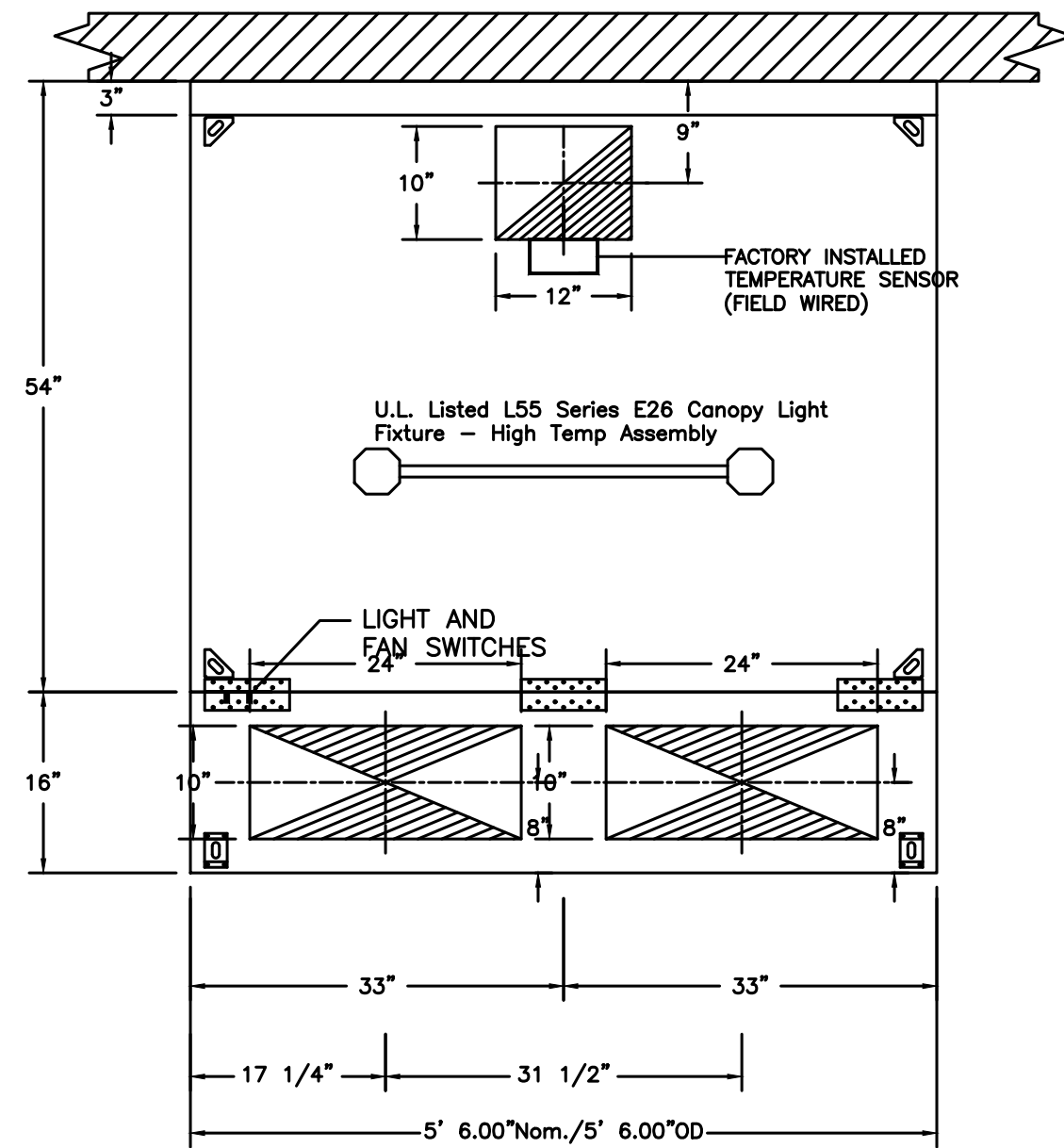
1" LAYER OF INSULATION
FACTORY INSTALLED IN
1.00" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.



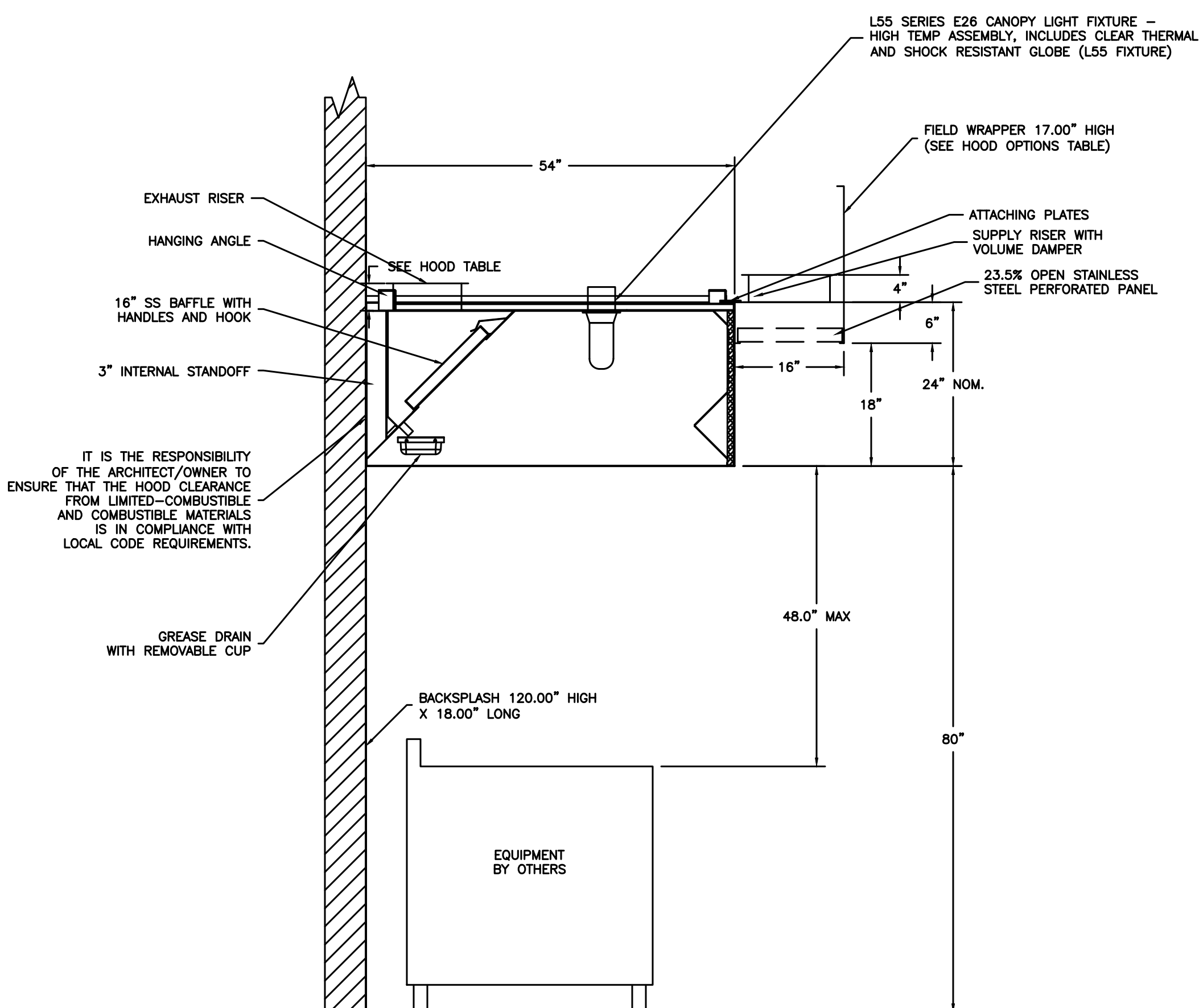
PLAN VIEW - Hood #1
4' 0.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1



PLAN VIEW - Hood #2
5' 6.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #2

REVISIONS	
DESCRIPTION	DATE

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Scream N Nuts

ATLANTA, GA,

DATE: 8/10/2016

DWG. #: 2732669

DRAWN BY: EJJ-50

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

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Donuts and Ice Cream

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions: ISSUED FOR PERMIT

Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number: M-201

KITCHEN EXHAUST DETAIL

EXHAUST FAN INFORMATION – Job#2732669

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
1	KEF-1	DU85HFA	2195	1.000	1098	0.750	0.62	1	115	9.8	76	10.6

MUA FAN INFORMATION – Job#2732669

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
2	KSF-1	A1-G10	G10	A1	1755	0.500	672	0.500	0.25	1	115	7.7	233	10.8

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. – Descr.)
1	KEF-1	1 – Grease Box

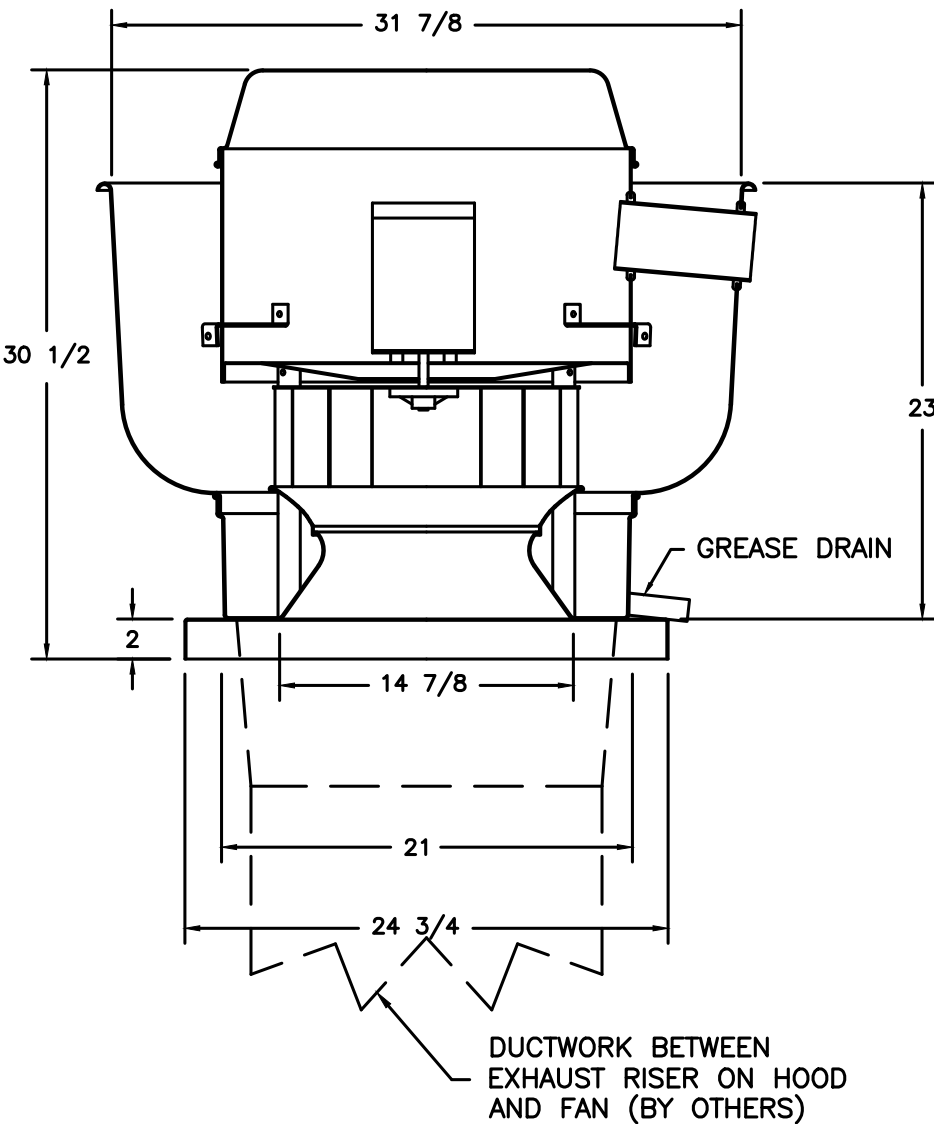
FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF-1	YES						
2	KSF-1							

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	36 LBS	Curb	23.000"W x 23.000"L x 20.000"H Vented Hinged
2	# 2	29 LBS	Curb	21.000"W x 21.000"L x 20.000"H

FANS #1 (KEF-1) – DU85HFA EXHAUST FAN



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST

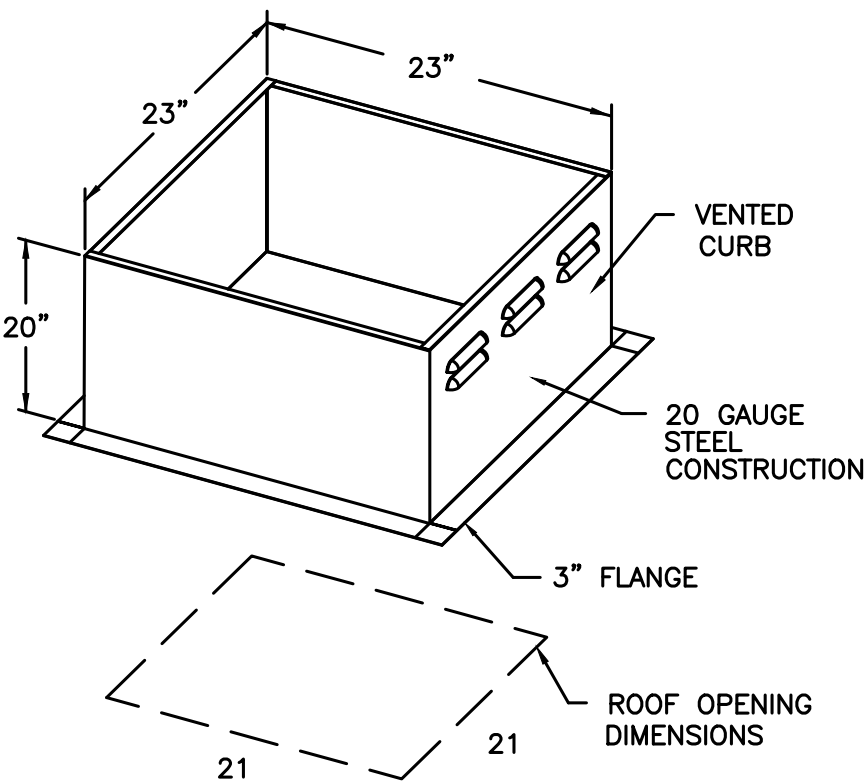
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

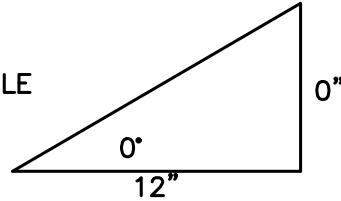
GREASE BOX



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

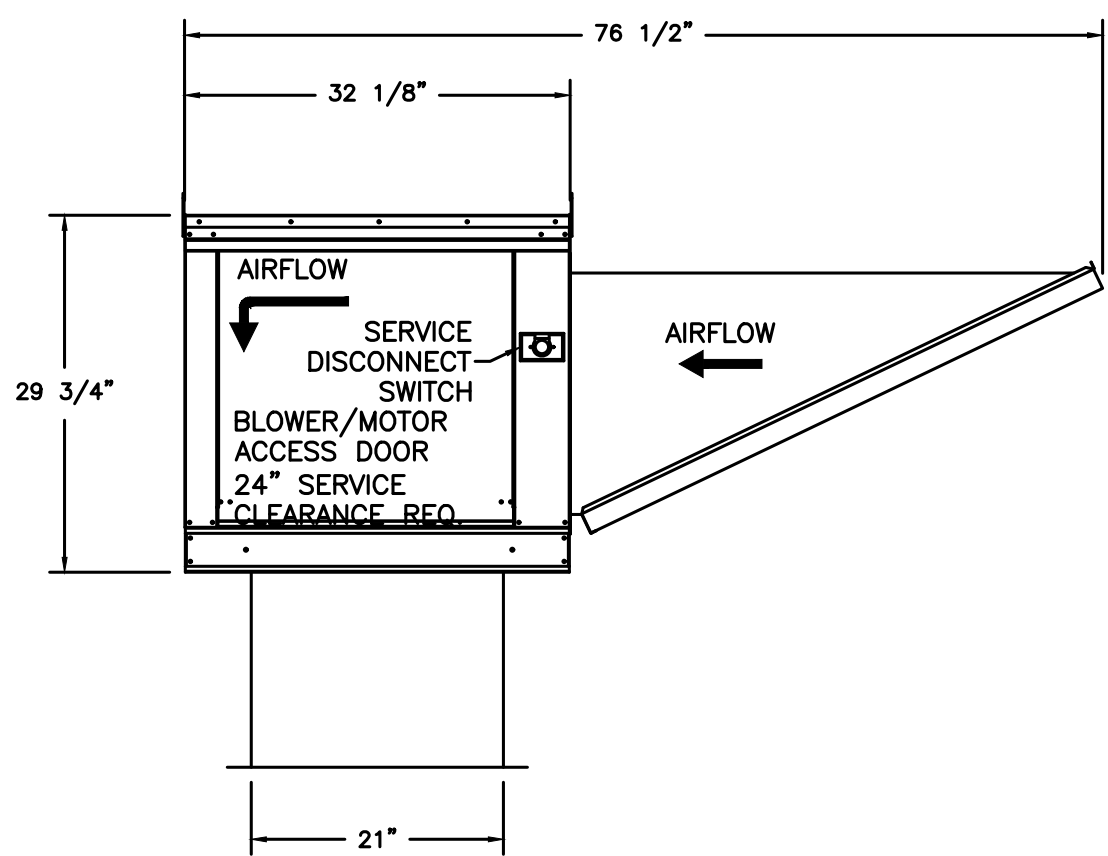
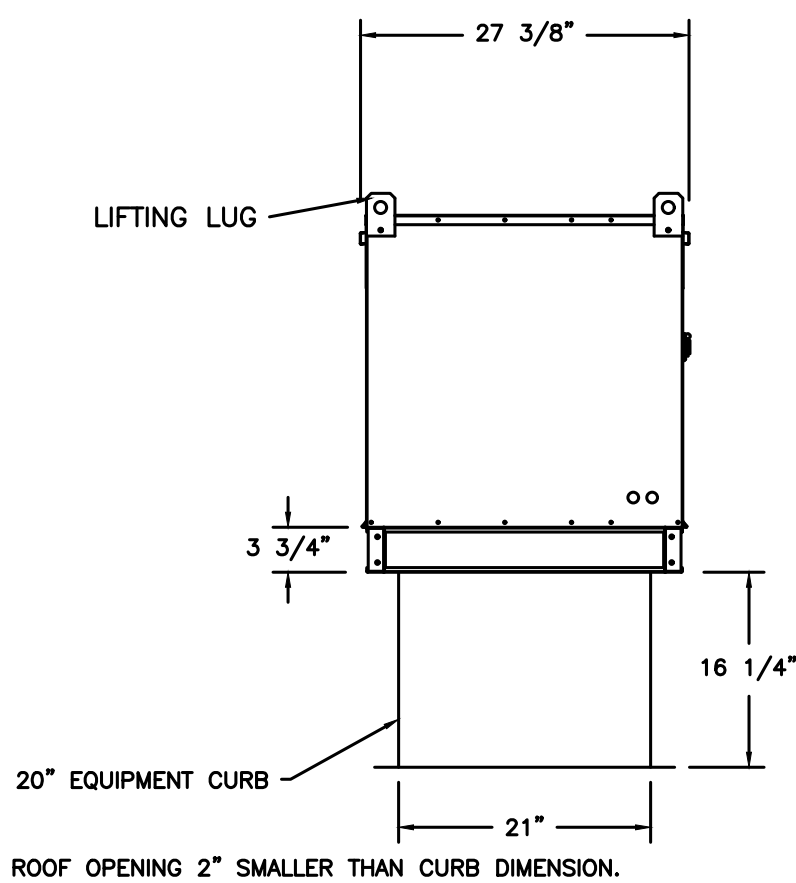
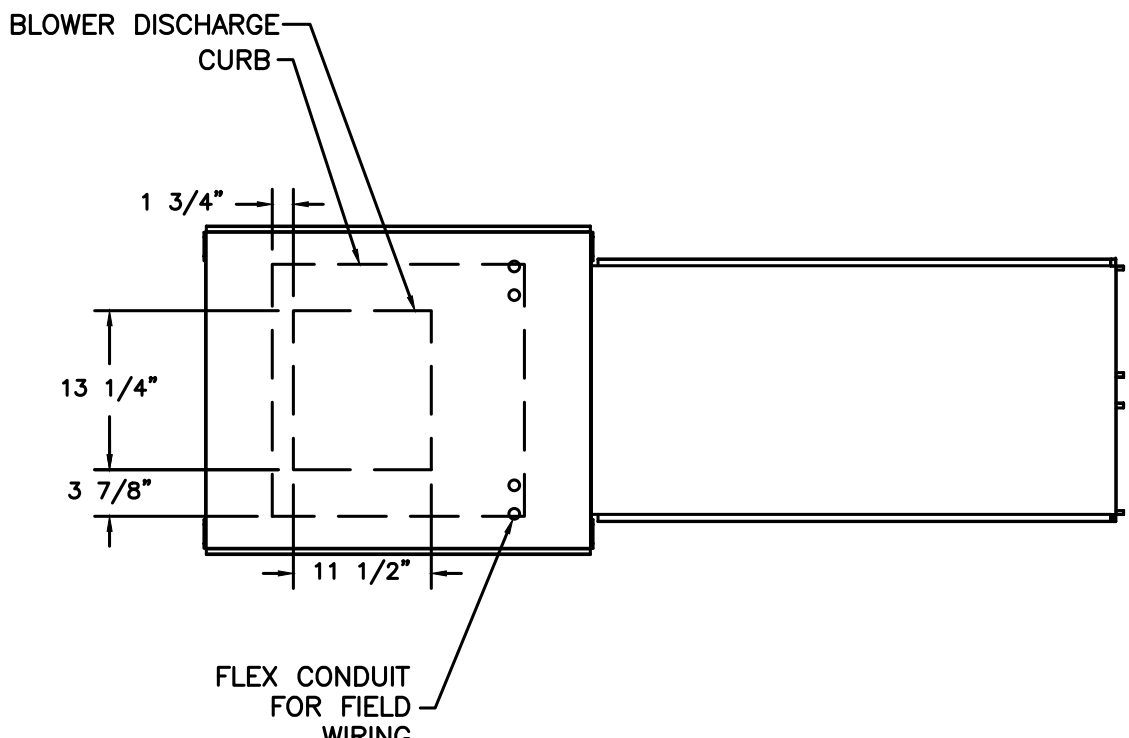
SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE



FAN #2 A1-G10 – SUPPLY FAN (KSF-1)

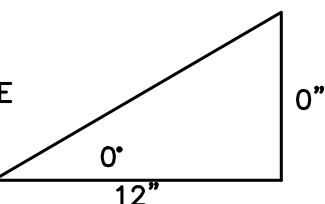
1. UNTEMPERED SUPPLY UNIT WITH 10" BLOWER IN SIZE #1 HOUSING
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE – AIR FLOW RIGHT -> LEFT



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE



REVISIONS

DESCRIPTION	DATE:

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Scream N Nuts

ATLANTA, GA,

DATE: 8/10/2016

DWG. #: 2732669

DRAWN BY: EJJ-50

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3

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GEORGIA PROFESSIONAL ENGINEER

Brian J. Fagan

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Design Professional: Keith E. Allen, GA RA011656

Issue Date: 08/12/2016

Revisions: ISSUED FOR PERMIT

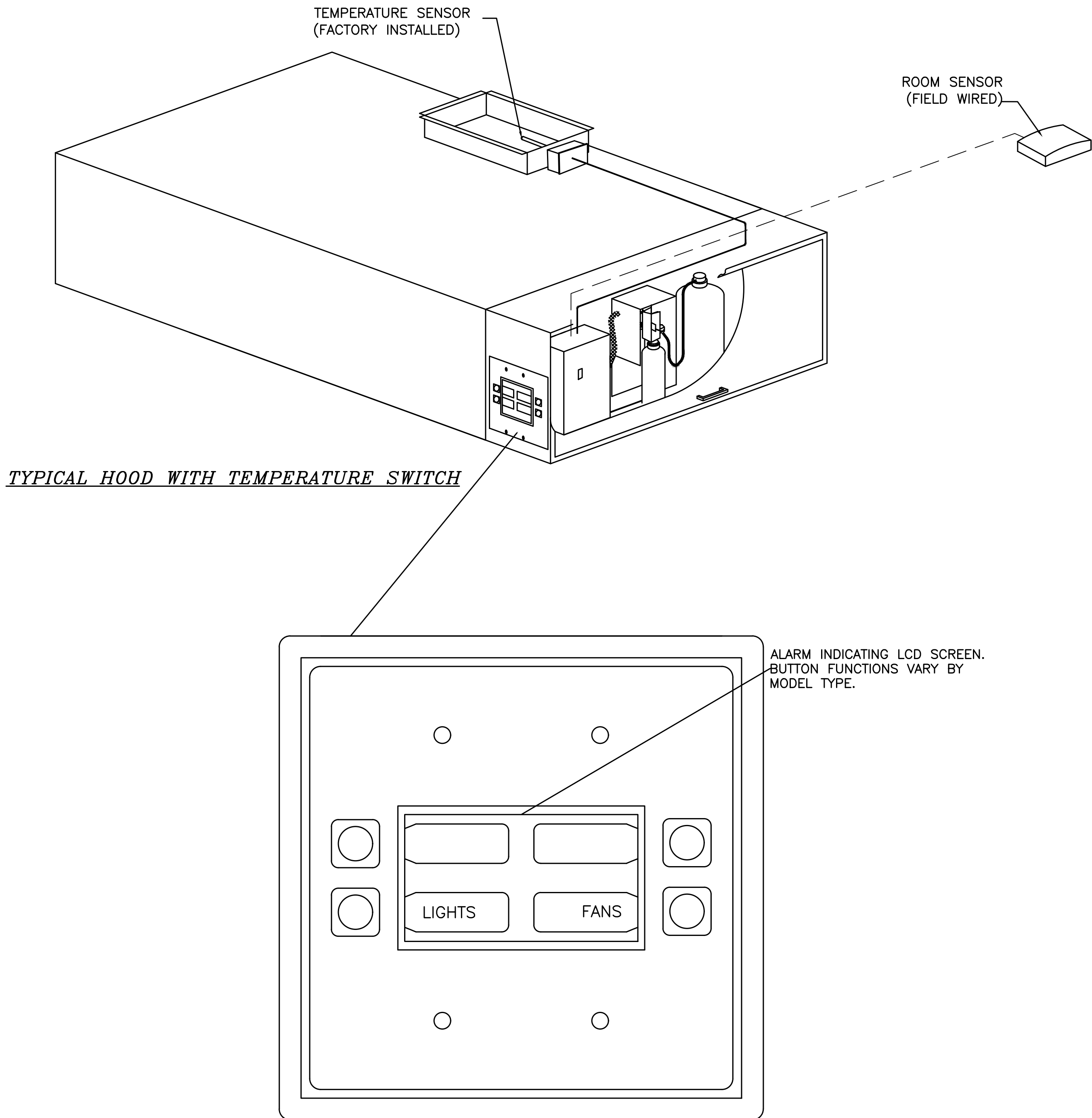
Project Name: Scream'n Nuts Donuts and Ice Cream

Project Number: 16SNN001

Sheet Number:

KITCHEN EXHAUST DETAIL

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED						
				LOCATION	QUANTITY		FAN TAG		TYPE	Φ	H.P.	VOLT	FLA
1		SC-122220FP	Utility Cabinet Right	Utility Cabinet Right	2 Light	Smart Controls Thermostatic Control	KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
							KEF-1	Exhaust	1	0.750	115	9.8	
							KSF-1	Supply	1	0.500	115	7.7	
			Hood # 1	2 Fan									



The Temperature Sensor Interlock option complies with IMC 2006 507.2.1.1 and NFPA 96 11.1.1 by interlocking with cooking appliances through means of a heat sensor to automatically activate exhaust fans during cooking operations.

N Nuts Donuts, GA,	Project Name:	Scream'n Nuts Donuts and Ice Cream
	Project Number:	16SNN001

Design Professional: **Keith E. Allen, GA RA011656**

Sheet Number: **IV-203**

KITCHEN EXHAUST DETAIL

SYMBOL LEGEND

	GATE VALVE
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER/BALANCE VALVE
	UNION
	PUMP
	STRAINER
	FLOOR DRAIN
	FLOOR SINK
	HUB DRAIN
	ROOF DRAIN
	VENT THROUGH ROOF
	WATER METER
	WATER HEATER
	VACUUM RELIEF VALVE
	TEMPERATURE/PRESSURE RELIEF VALVE
	PURGE / DRAIN VALVE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	140°F DOMESTIC HOT WATER
	DOMESTIC RECIRCULATION
	SANITARY
	VENT
	STORM DRAIN
	NATURAL GAS
	PROPANE (LP) GAS
	GREASE DRAIN
	INDIRECT WASTE

PLUMBING SPECIFICATION

- DOMESTIC WATER PIPING:
 - 1" AND SMALLER: PEX WITH MECHANICAL FITTINGS OR TYPE L COPPER WITH SOLDERED JOINTS.
 - 1-1/4" AND LARGER: SCHEDULE 40 CPVC WITH SOLVENT WELDED JOINTS OR TYPE L COPPER WITH SOLDERED JOINTS.
 - PIPING IN EXPOSED AREAS SHALL BE RIGID TYPE. PIPING THAT IS CONCEALED MAY BE RIGID OR FLEXIBLE.
 - ALL HOT WATER, TEMPERED WATER, AND RECIRCULATED WATER PIPING SHALL BE INSULATED. COLD WATER PIPING WHERE SUBJECT TO CONDENSATION SHALL BE INSULATED.
- SANITARY AND STORM WATER PIPING:
 - SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
- CONDENSATE PIPING (AIR CONDITIONING COILS) SHALL BE ANY OF THE FOLLOWING:
 - SCHEDULE 40 PVC PLASTIC PIPE WITH PVC SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - SCHEDULE 40 CPVC WITH SOCKET FITTINGS AND SOLVENT WELDED JOINTS.
 - TYPE L COPPER WITH SOLDERED JOINTS.
 - CLEAR VINYL TUBING FOR PUMPED APPLICATIONS.
- GAS PIPING TO BE THREADED OR WELDED SCHEDULE 40 STEEL. ALL EXTERIOR EXPOSED PIPING SHALL BE COATED AS FOLLOWS:
 - WIRE BRUSH / SAND OFF ALL EXISTING RUST. PREPARE SURFACES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. (WIRE BRUSH, SAND, ETC.)
 - PRIME COAT: ALKYL ANTI-CORROSIVE METAL PRIMER
 - INTERMEDIATE COAT: EXTERIOR ALKYL ENAMEL MATCHING TOPCOAT.
 - TOPCOAT: EXTERIOR ALKYL ENAMEL - GLOSS SAFETY YELLOW.
- ALL FIXTURES AND APPLIANCES SHALL HAVE SHUTOFF VALVES.
- TEST, CLEAN AND DISINFECT WATER DISTRIBUTION PIPING ACCORDING TO AUTHORITIES HAVING JURISDICTION.

GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
- THE CONTRACTOR WILL VISIT THE SITE AND BE FAMILIAR WITH SITE CONDITIONS. NO EQUIPMENT OR MATERIAL IS TO BE ORDERED OR FABRICATED PRIOR TO FIELD VERIFICATION OF ALL MEASUREMENTS, CLEARANCES, POTENTIAL CONFLICTS WITH EXISTING CONDITIONS OR THAT OF OTHER TRADES ON THE JOB.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA CONSTRUCTION CODE & ITS ADOPTED AMENDMENTS; INCLUDING BUT NOT LIMITED TO THE NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL PLUMBING CODE, (LATEST EDITIONS ADOPTED).
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.

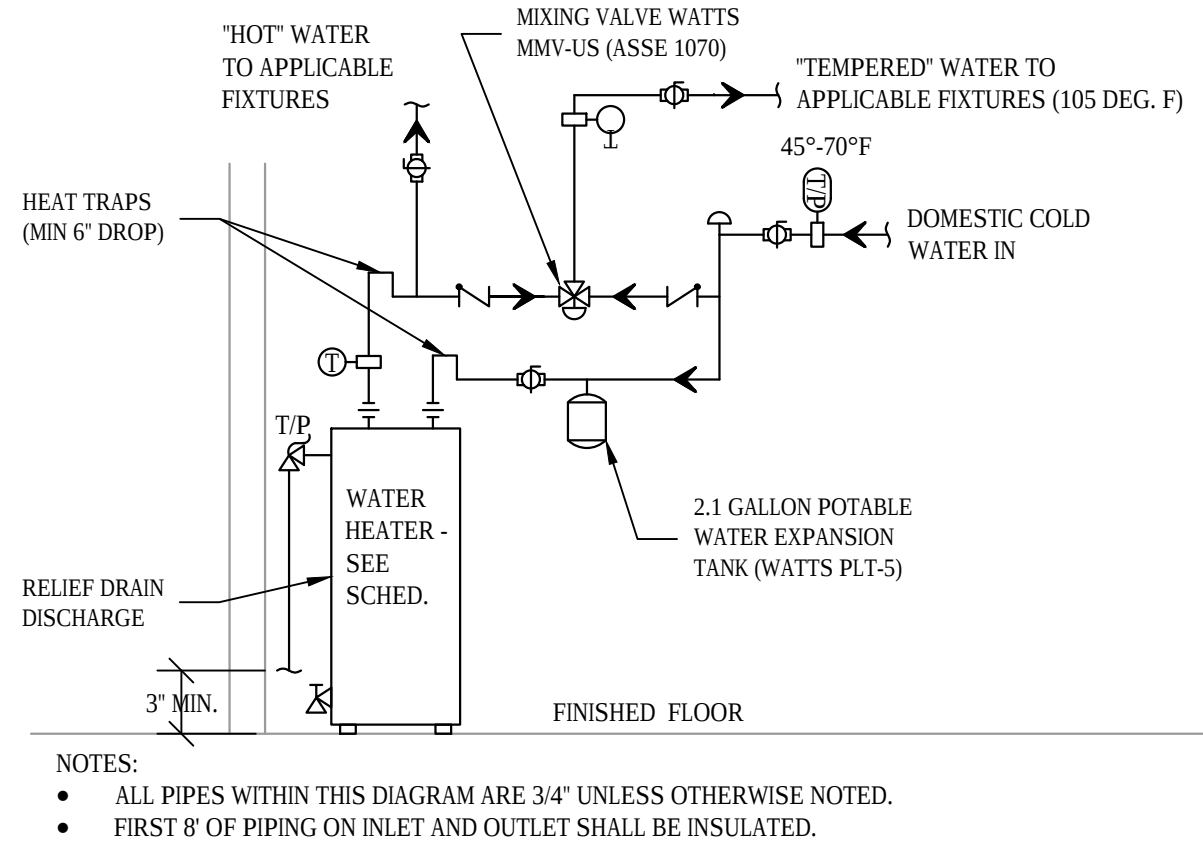
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	TRAP/ DRAIN	VENT	CONNECTIONS		MAX WATER CONSUMP.	FIXTURE	FAUCETS, VALVES & ACCESSORIES
				HOT	COLD			
	WATER CLOSET - ADA HEIGHT ELONGATED FLOOR MOUNTED FLUSH TANK	3"	2"	--	1/2"	1.0 GPF	AM. STD. 2002.014 CHAMPION EL ADA	OPEN FRONT SEAT
	LAVATORY, WALL-HUNG ADA ACCESSIBLE	1-1/2"	1-1/2"	3/8"	3/8"	0.5 GPM	ZURN Z5344-20X18 VITREOUS CHINA	ZURN Z7440-XL-FC FAUCET INSULATE SUPPLY/TRAP PER ADA REQUIREMENTS
	3" FLOOR DRAIN	3"	1-1/2"	--	--	--	JOSAM 30003-A	JOSAM 88250 TRAP SEAL PRIMER
	4" FLOOR SINK 12X12X6	4"	1-1/2"	--	--	--	JOSAM 49324A-7-X	FULL GRATE w/ 2-1/2" CENTER OPENING / INSIDE CAULK OUTLET

WATER HEATER SCHEDULE

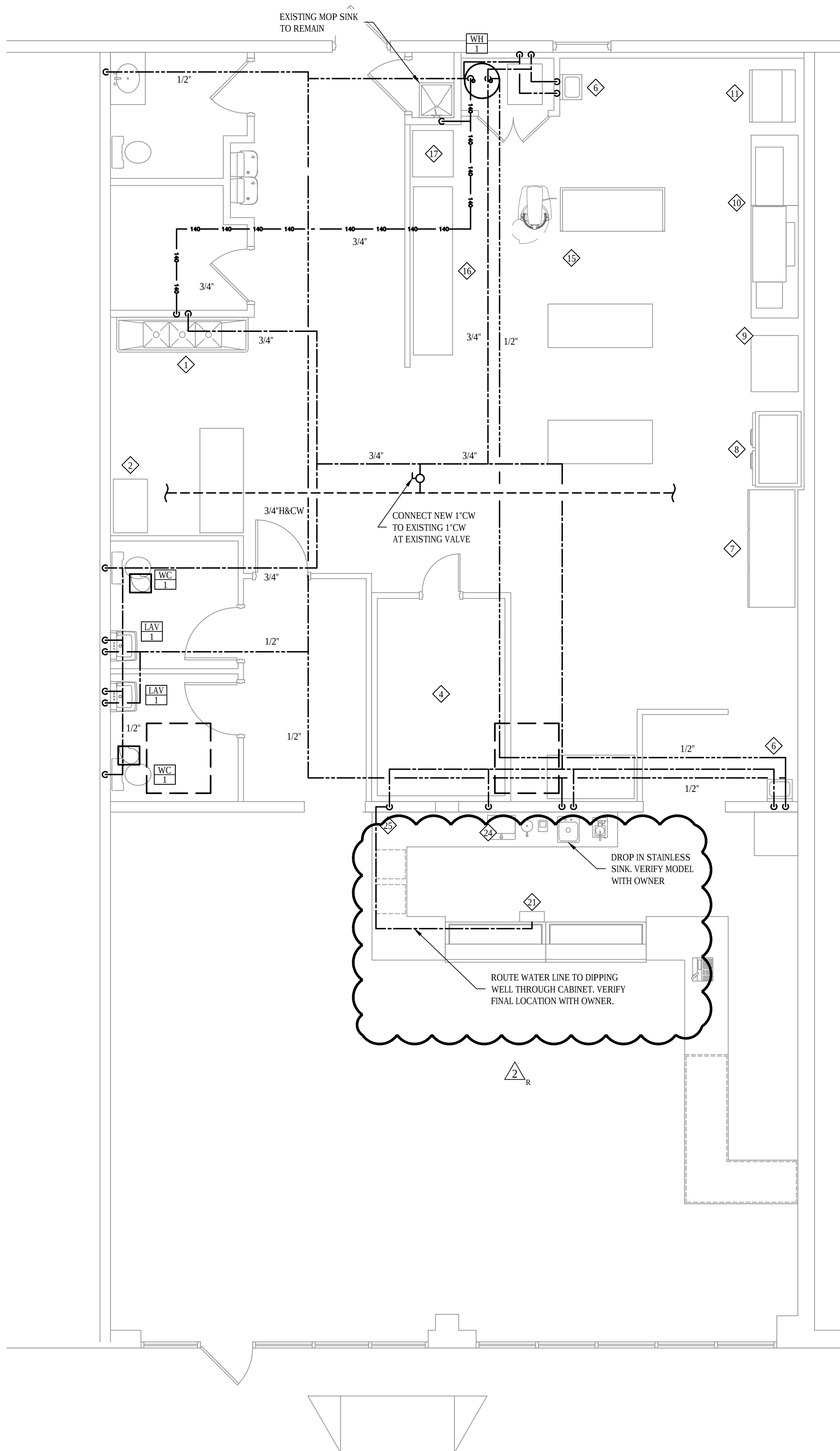
SYMBOL	LOCATION	DESCRIPTION			HEATING SOURCE			ELECTRICAL				BASIS OF DESIGN:
		TYPE	GAL.	TEMP. OUT	GAS MBH	ELEC KW	INDIRECT	VOLTS-Φ	FLA	MCA	MOCP	
	KITCHEN	GAS TANK	50	140°F	76	--	--	120/1	5	5	20	A.O. SMITH BTX-80

Kitchen Equipment Schedule		
Item	Model	Description
1		3 compartment sink
1A	Regeny	Sink faucet and rinse sprayer
2	Emery Thompson 24NW IOC	Ice cream machine
4	Kolpak P7-812-FT	Walk-in freezer (8x12')
6	Advance Tabco 7-PS-68	Hand sink
7	Avantco CFD-3RR	81" 3-door, reach-in refrigerator
8	MasterBlit IHC-48	Blast freezer
9	Belshaw HG18C	Glazer
10	Mark 6	Donut frying robot
	Cooking Performance Group 36-CPGV-6B-S30	
11		6 Burner gas range w/ 30" oven
15	Hobart Legacy HL300	30 Qt Dough mixer
16	LVO SM224-6	Dough sheeter
17	Belshaw EP 18/24	Cabinet Proofer
19		Merchandise Display freezer
21	Nemco 77316-13	Ice cream dipper well and faucet
	Waring VVWC180	Single waffle cone maker
	Vitamix	Commercial style
22	Ninja Ultima	Blender / food processor
	Waring WSB50	Variable speed heavy duty immersion blender
	Amana RCS10TS	Stackable commercial microwave
23		Burr coffee grinder
24	Rancilio Kryo OD	Espresso machine
24	Rancilio Classe 11	Steam wand for espresso machine
24	Rancilio I	
25	Manitowoc UY-0140A NEO	Air-cooled, undercounter, half-size cube ice machine w/ 90 lb bin
26	TBD	Bar Refrigerator (undercounter)
27	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")
28	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")



2 FLOOR MOUNTED WATER HEATER DETAIL

NOT TO SCALE



1 PLUMBING PLAN - DOMESTIC WATER

SCALE: 1/4"=1'-0"

Scream'n Nuts

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Design Professional: **Keith E. Allen, GA RA011656**

Issue Date: **08/12/2016**

Revisions: **ISSUED FOR PERMIT**

- | | | |
|---|------------|-----------------|
| 1 | 08/24/2016 | REVIEW COMMENTS |
| 2 | 09/12/2016 | REVIEW COMMENTS |

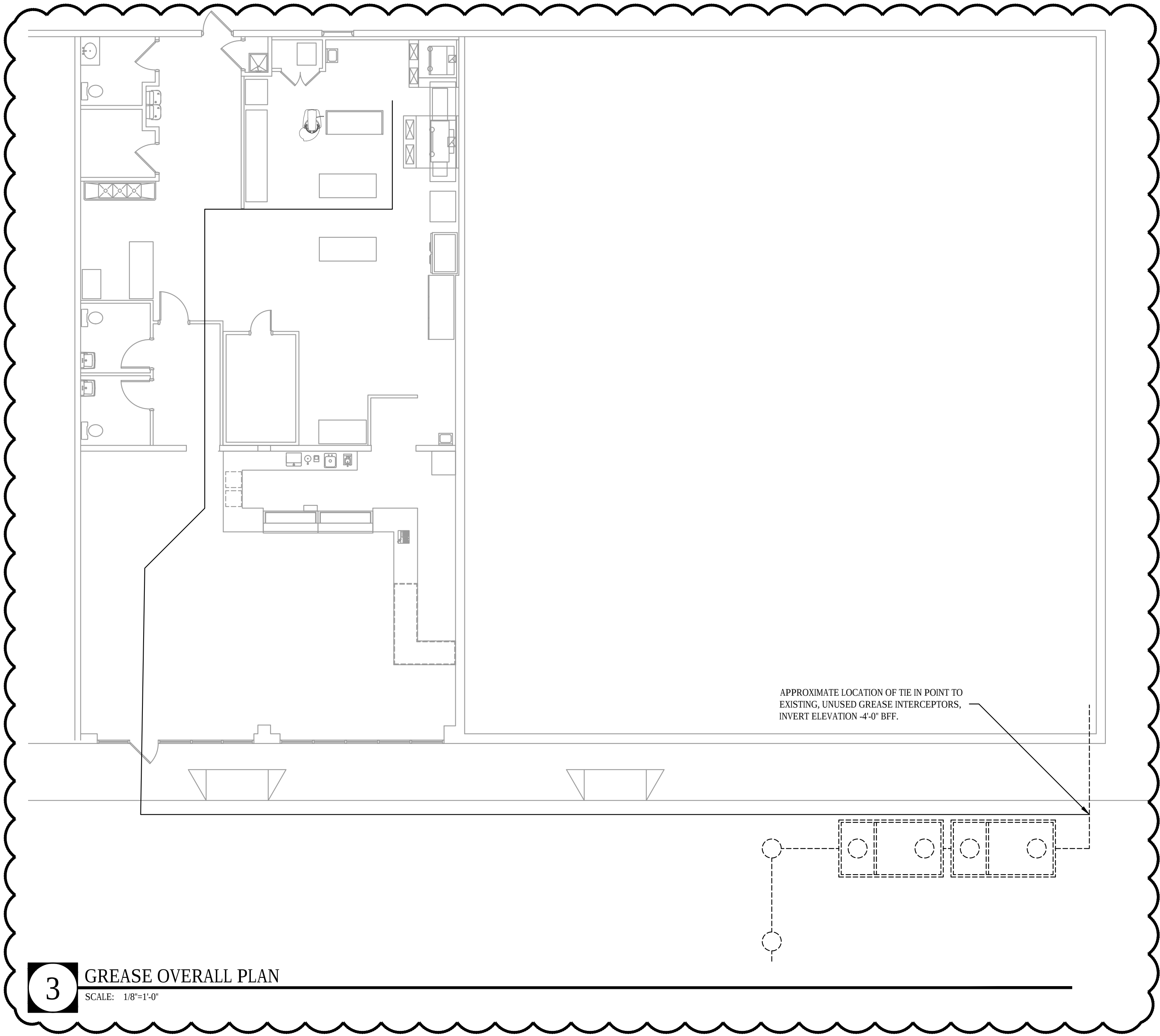
Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN001**

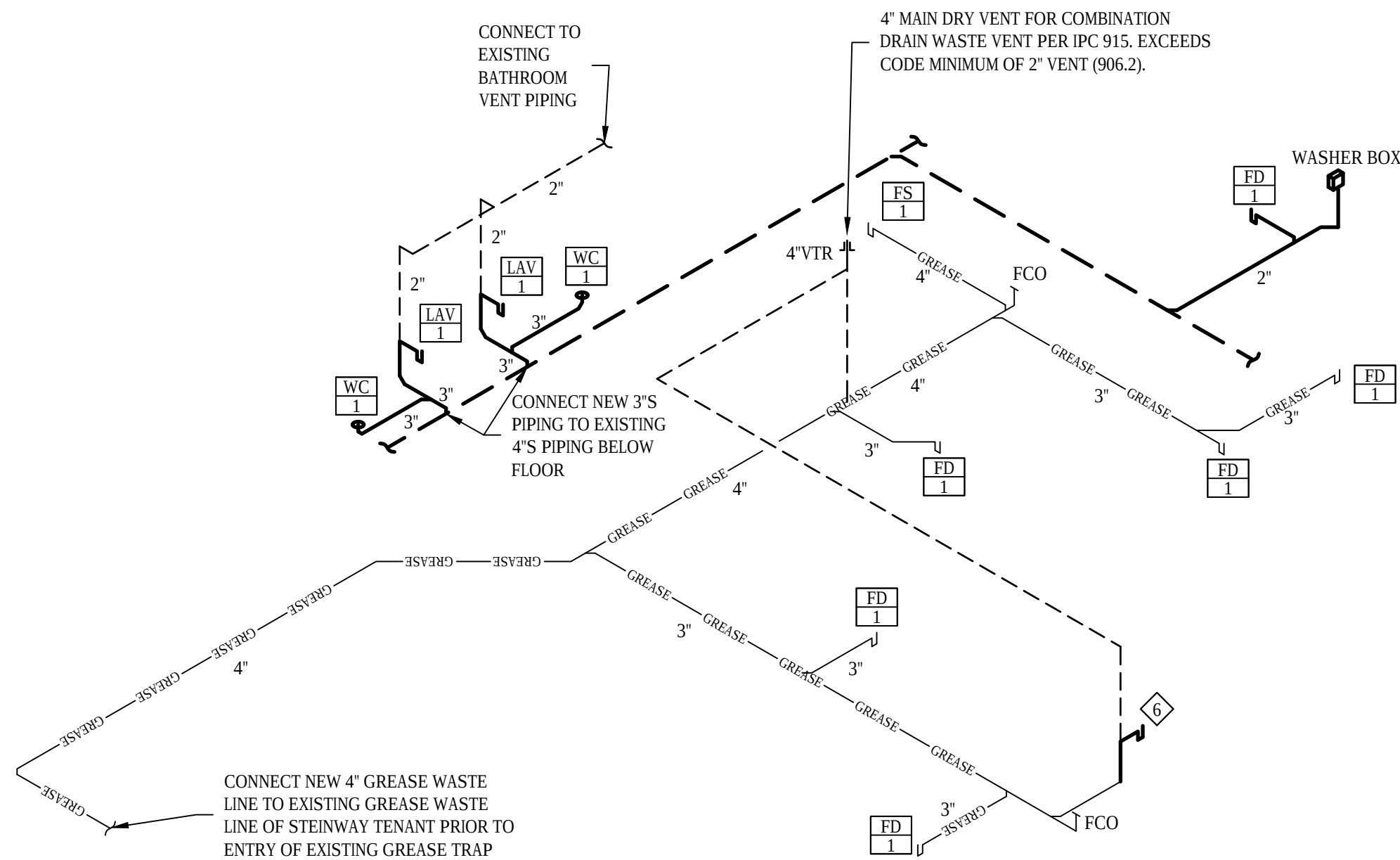
Sheet Number:

P-100

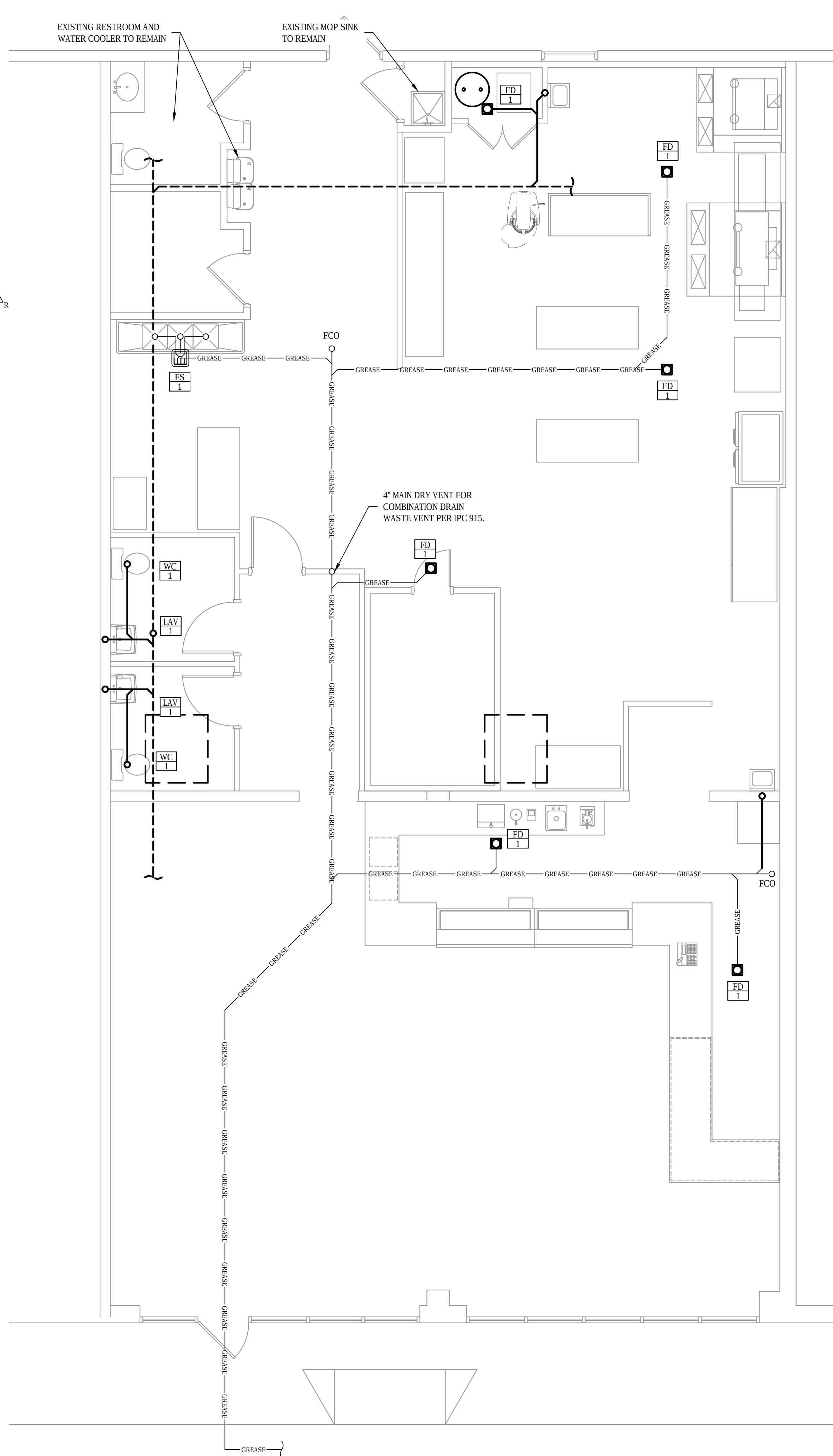
PLUMBING DOMESTIC WATER
PLAN SCHEDULES AND NOTES



3 GREASE OVERALL PLAN
SCALE: 1/8"=1'-0"



2 SANITARY ISOMETRIC
NOT TO SCALE



1 PLUMBING PLAN - SANITARY
SCALE: 1/4"=1'-0"

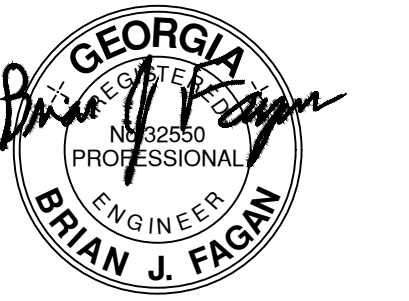
Scream'n Nuts

Donuts and Ice Cream

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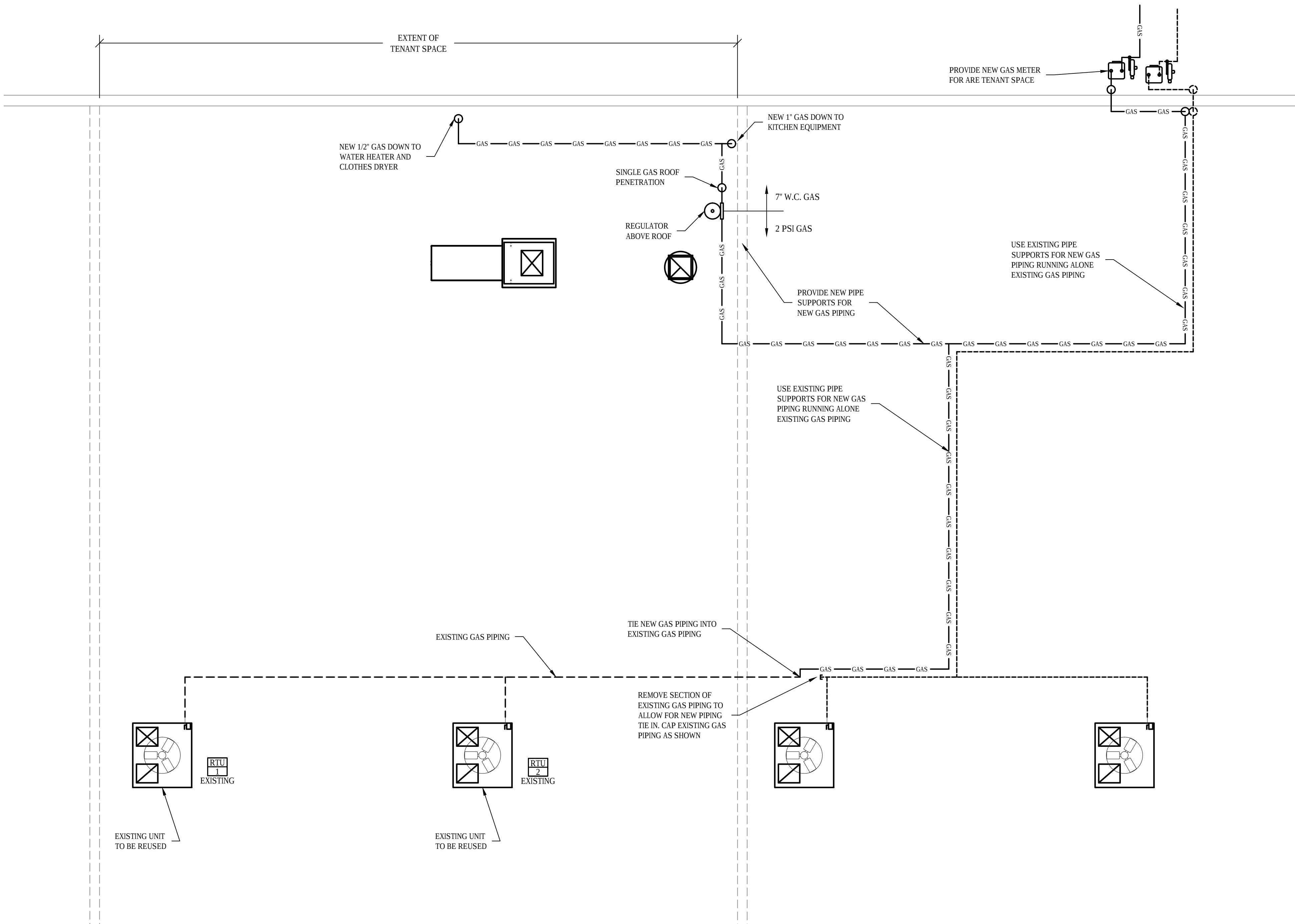
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Project Name: **Scream'n Nuts Donuts and Ice Cream**

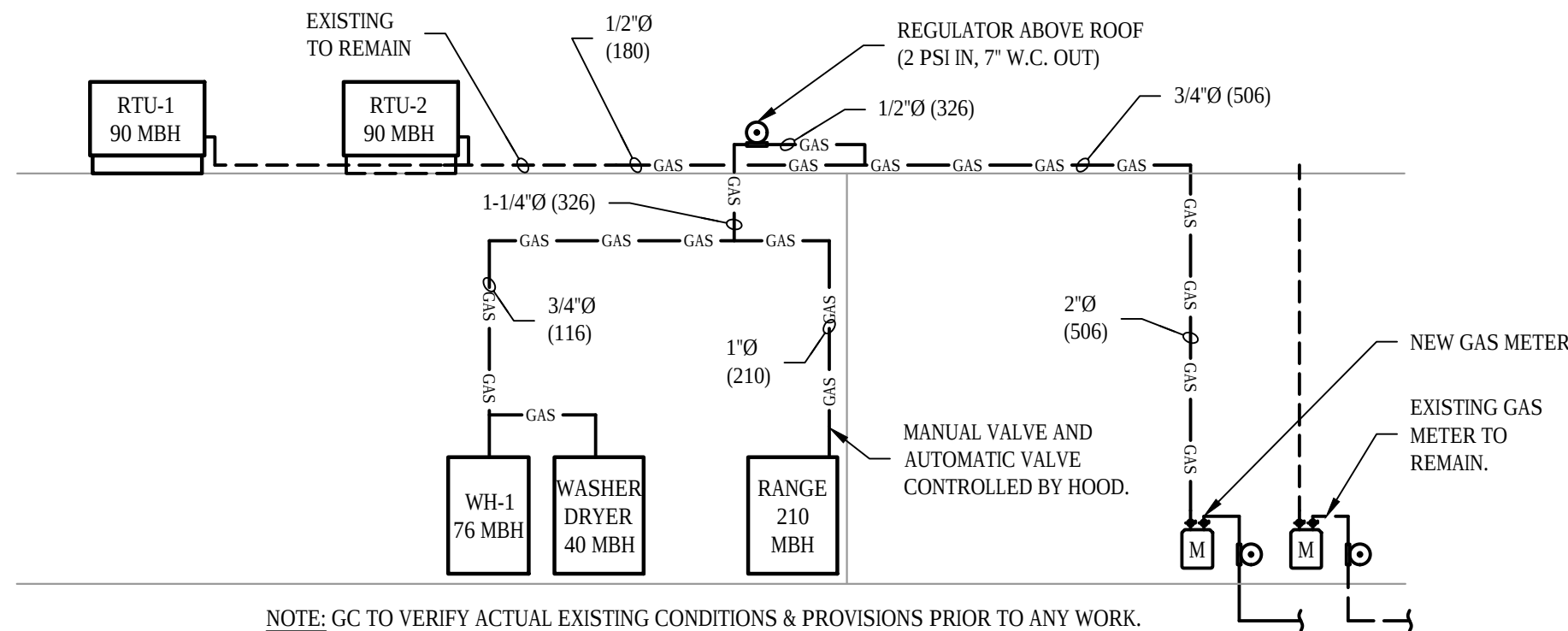
Project Number: **16SNN001**

Sheet Number: **P-101**

PLUMBING SANITARY AND
GREASE WASTE PLANS



1 PLUMBING ROOF PLAN - NATURAL GAS
SCALE: 1/4"=1'-0"

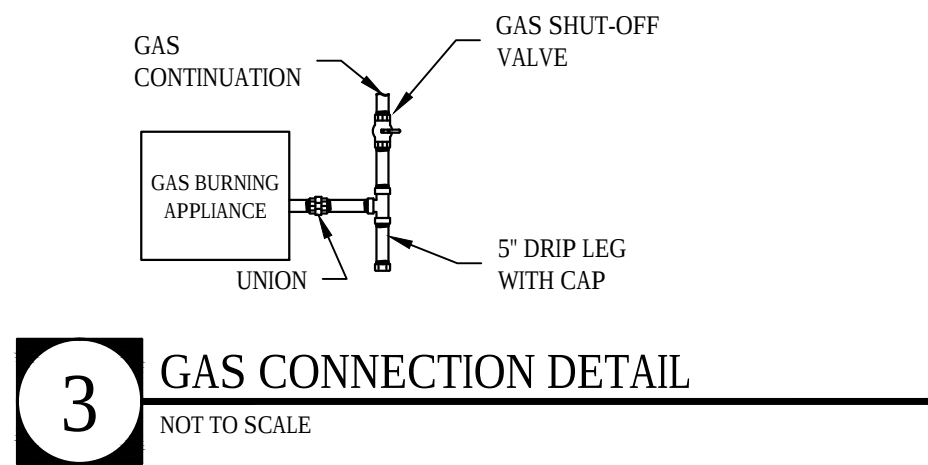


NOTE: GC TO VERIFY ACTUAL EXISTING CONDITIONS & PROVISIONS PRIOR TO ANY WORK.

BEFORE ROOF REGULATOR (2 PSI SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(6); 2.0 PSI INITIAL PRESSURE WITH 1.0 PSI PRESSURE DROP AND AN INSTALLED LENGTH OF ~125 FEET FROM EXISTING METER LOCATION TO FURTHEST FIXTURE.

AFTER ROOF REGULATOR (7" W.C. SYSTEM): NATURAL GAS PIPE SIZING IS BASED UPON IFGC TABLE 402.4(2); LESS THAN 2 PSI INITIAL PRESSURE WITH 0.5" W.C. PRESSURE DROP AND AN INSTALLED LENGTH OF ~30 FEET FROM REGULATOR LOCATION TO FURTHEST FIXTURE.

2 NATURAL GAS RISER DIAGRAM
SCALE: 1/8"=1'-0"



3 GAS CONNECTION DETAIL
NOT TO SCALE

Scream'n Nuts

Donuts and Ice Cream

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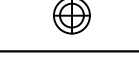
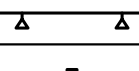
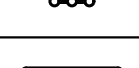
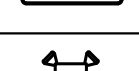
Project Name: **Scream'n Nuts Donuts and Ice Cream**

Project Number: **16SNN001**

Sheet Number: **P-200**

PLUMBING ROOF PLAN -
NATURAL GAS

LUMINAIRE SCHEDULE

TYPE	SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP(S)				FIXTURE WATTS	VOLTAGE	DIMMING	MOUNTING/COMMENTS
					QTY	TYPE	COLOR	INSTALLED				
A		COOPER	2GC8-332A-UNV	2'x4' PREMIUM TROFFER	3	32W T8	3500K	FACTORY	95	120	NO	LAY-IN
P		--	--	DECORATIVE PENDANT, SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR	--	--	--	FIELD	--	120	10% 0-10V	SUSPENDED WITH AIRCRAFT HANGING CABLE
T		HALO	HEADS: L8065M-**80-27-AH TRACK: L65MB	LED TRACK LIGHT ON I-CIRCUIT TRACK	-	LED 1000 LUMENS	2700K	FACTORY	12 PER HEAD	120	YES	TRACK PENDANT SUSPENDED TO ALIGN WITH BOTTOM EDGE OF WOOD. **HALF SP(SPOT) HALF NR(NARROW FLOOD)
V		ELK LIGHTING	11592/3 BRISTOL BATH	DECORATIVE VANITY	3	10W SCREW-IN LED	2700K	FIELD	30	120	NO	MOUNTED ABOVE MIRROR
F		KEIL	LED48X6218W	4 FT SURFACE MOUNT	-	LED 2894 LUMENS	3500K	FACTORY	36	120	NO	SURFACE CEILING MOUNT IN COOLER/FREEZER
EM		EMERGI LITE	EL2MRS-LA	SURFACE MOUNT EMERGENCY LIGHT (NO REMOTE)	--	INTEGRAL LED	--	FACTORY	--	120	NO	SURFACE, WALL OR CEILING
EX		EMERGI LITE	ELXN400 RN	LED SELF POWERED EXIT SIGN	-	INTEGRAL LED	-	FACTORY	-	120	NO	WALL MOUNT OR SUSPEND
EXEM		EMERGI LITE	ELXN400R-2 LEDR	COMBO LED SELF POWERED EXIT SIGN AND EMERGENCY LIGHT	-	INTEGRAL LED	-	FACTORY	-	120	NO	WHEN SHOWN ON PLAN WITH REMOTE HEAD (RH), ADD EF44D-LED-WP

LISTED ALTERNATE MANUFACTURERS: COOPER, ACUTY, HUBBLE

PANEL L1		LOCATION: Kitchen	KEY NOTES:
NEW PANEL - FLUSH MOUNTED		FED FROM: Exterior Service Disconnect	1)
120 V / 208V - 3 PHASE - 4 WIRE		COMMENTS:	2)
INTERIOR: 400 AMP BUS - MAIN LUG ONLY			3)
RATING: 22k SCOR			4)
			5)
		PHASE LOADING	PANEL
		45% 35% 40% 42%	
		LOAD - VA	CKT P (AS)
		A0 B0 C0	
		50 3 3 4000 2150 2	20 20
		50 5 4000 2150 4	20 20
		50 7 4000 1500 8	1 20
		50 9 4000 1500 8	1 20
		50 11 4000 1500 10	1 20
		50 13 900 4000 12	1 20
		20 15 1180 300 14	1 20
		20 17 1180 1180 16	1 20
		20 19 680 1180 18	1 20
		20 21 540 680 20	1 20
		20 23 1200 680 22	1 20
		20 25 1580 1580 24	1 20
		20 27 1580 1580 26	1 20
		20 29 200 1580 28	1 20
		20 31 0 1180 1200 30	1 20
		20 33 0 0 32	1 20
		20 35 0 0 34	1 20
		20 37 720 0 36	1 20
		20 39 1180 0 38	1 20
		20 41 2080 0 40	1 125
		20 43 1250 42	1 125
		CONNECTED LOAD PER PHASE (kVA)	22.2 19.1 20.1
		DESIGN LOAD PER PHASE (AMPS)	180.1 156.7 161.7
		TOTAL CONNECTED LOAD (kVA): 61	TOTAL CONNECTED AMPS: 170
		TOTAL DESIGN LOAD (kVA): 60	TOTAL DESIGN AMPS: 166

PANEL L2		LOCATION: Kitchen	KEY NOTES:
NEW PANEL - FLUSH MOUNTED		FED FROM: PANEL L1	1)
120 V / 208V - 3 PHASE - 4 WIRE		COMMENTS:	2)
INTERIOR: 125 AMP BUS - MAIN LUG ONLY			3)
			4)
			5)
		PHASE LOADING	PANEL
		23% 15% 10% 16%	
		LOAD - VA	CKT P (AS)
		A0 B0 C0	
		20 1 1000 1000 2	1 20
		20 3 1000 1000 4	1 20
		20 5 250 1000 6	1 20
		20 7 0 1000 8	1 20
		20 9 0 0 10	1 20
		20 11 0 0 12	1 20
		20 13 0 0 14	1 20
		20 15 0 0 16	1 20
		20 17 0 0 18	1 20
		20 19 0 0 20	1 20
		20 21 0 0 22	1 20
		20 23 0 0 24	1 20
		20 25 0 0 26	1 20
		20 27 0 0 28	1 20
		20 29 0 0 30	1 20
		20 31 0 0 32	1 20
		20 33 0 0 34	1 20
		20 35 0 0 36	1 20
		20 37 0 0 38	1 20
		20 39 0 0 40	1 20
		20 41 0 0 42	1 20
		CONNECTED LOAD PER PHASE (kVA)	3.0 2.5 1.3
		DESIGN LOAD PER PHASE (AMPS)	25.2 18.0 12.5
		TOTAL CONNECTED LOAD (kVA): 6	TOTAL CONNECTED AMPS: 17
		TOTAL DESIGN LOAD (kVA): 7	TOTAL DESIGN AMPS: 20

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS WELL AS THE APPLICABLE UNIFORM CONSTRUCTION CODE AND LOCAL ORDINANCES.
- ALL CONDUCTORS SHALL BE COPPER UON. ALUMINUM WILL NOT BE ACCEPTED UNLESS SPECIFICALLY LISTED IN THE FEEDER TABLE.
- ALL CABLING SHALL BE IN PVC CONDUIT WHERE UNDERGROUND, IN EMT WHERE EXPOSED, IN GRC WHERE EXPOSED TO DAMAGE, WITH THWN/THHN CONDUCTORS WITH A FULL SIZE GROUNDING CONDUCTOR, UON. CONCEALED CABLING IN DRY LOCATIONS MAY BE FMC CABLE WITH FULL SIZE GROUNDING CONDUCTOR.
- ALL CIRCUITS SHALL BE MINIMUM WIRE SIZE OF #12 AWG CU EXCEPT FOR SIGNAL AND CONTROL WIRING UON.
- EC SHALL FURNISH AND INSTALL DISCONNECT SWITCHES AS REQUIRED BY CODE WHETHER OR NOT THEY ARE INDICATED ON PLANS. EC SHALL INSTALL AND CONNECT POWER WIRING TO EQUIPMENT FURNISHED BY OTHERS AND SHALL WIRE LINE VOLTAGE THERMOSTATS FOR MECHANICAL EQUIPMENT AS WELL AS LINE SIDE OF ALL STARTERS, RELAYS, AND CONTACTORS FOR MECHANICAL EQUIPMENT.
- EC SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.
- MULTI-WIRE CIRCUITS (NEUTRAL SHARING) ARE PROHIBITED FROM THE ENTIRE PROJECT UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER.
- EC SHALL WIRE ALL BATTERY BACKED BALLAST, SECURITY RECEPTACLES, SENSORS, EMERGENCY LIGHTS AND EXIT SIGNS AHEAD OF ANY SWITCHES, EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE FED FROM THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA. BATTERIES MUST BE POWERED AT ALL TIMES.
- DRAWINGS ARE DIAGRAMMATIC. PRIOR TO BIDDING VERIFY CONDITIONS, LOCATIONS AND REQUIREMENTS IN THE FIELD TO ENSURE A COMPLETE AND PROPERLY OPERATIONAL SYSTEM. EXAMINE ALL CONTRACT DWGS, FOR REQUIREMENTS AFFECTING WORK OF THE ELECTRICAL TRADE.
- QUESTIONS REGARDING THESE DRAWING SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF THE OUTLET BOXES, JUNCTION BOXES, AND EQUIPMENT DISCONNECTION TO AGREE WITH REQUIRED LOCATIONS OF FURNISHINGS OF EQUIPMENT SERVED. GENERALLY, RECEPTACLES SHALL BE MOUNTED 18" AFF AND LIGHT SWITCHES AT 42" AFF, UON.
- ELECTRICAL CONTRACTOR SHALL BALANCE THE LOAD IN EACH PANEL TO PROVIDE THE MOST EVEN DISTRIBUTION PRACTICAL.
- EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCCELL ON, TIMECLOCK OFF ARRANGEMENT, UON.

EC - ELECTRICAL CONTRACTOR
AFG - ABOVE FINISHED GRADE
UON - UNLESS OTHERWISE NOTED

AFF - ABOVE FINISHED FLOOR
ETR - EXISTING TO REMAIN

ELECTRICAL LEGEND

	DUPLEX RECEPTACLE (NEMA 5-15/20R) (PANEL "A", CKT "1")
	RECEPTACLE TO BE MOUNTED 6" ABOVE COUNTERTOP
	GFI (GROUND-FAULT CIRCUIT-INTERRUPTING)
	QUAD RECEPTACLE - TWO DUPLEX (NEMA 5-15/20R)
	TELEPHONE JACK (CAT 5 MIN.)
	DATA JACK (CAT 6)
	COMBINATION TELCO + DATA (CAT 5 + CAT 6)
	JUNCTION BOX
	HOMERUN TO PANEL (PANEL "A", CKT "1")
	PANELBOARD
	DISCONNECT
	SINGLE POLE SWITCH, SPECIFICATION GRADE
	SINGLE POLE OCCUPANCY SENSING SWITCH
	3-WAY SWITCH, SPECIFICATION GRADE
	WEATHER-PROOF (RECEPTACLES IN WET LOCATIONS SHALL BE NEMA 3R WITH IN-USE COVERS PER NEC 406.9)

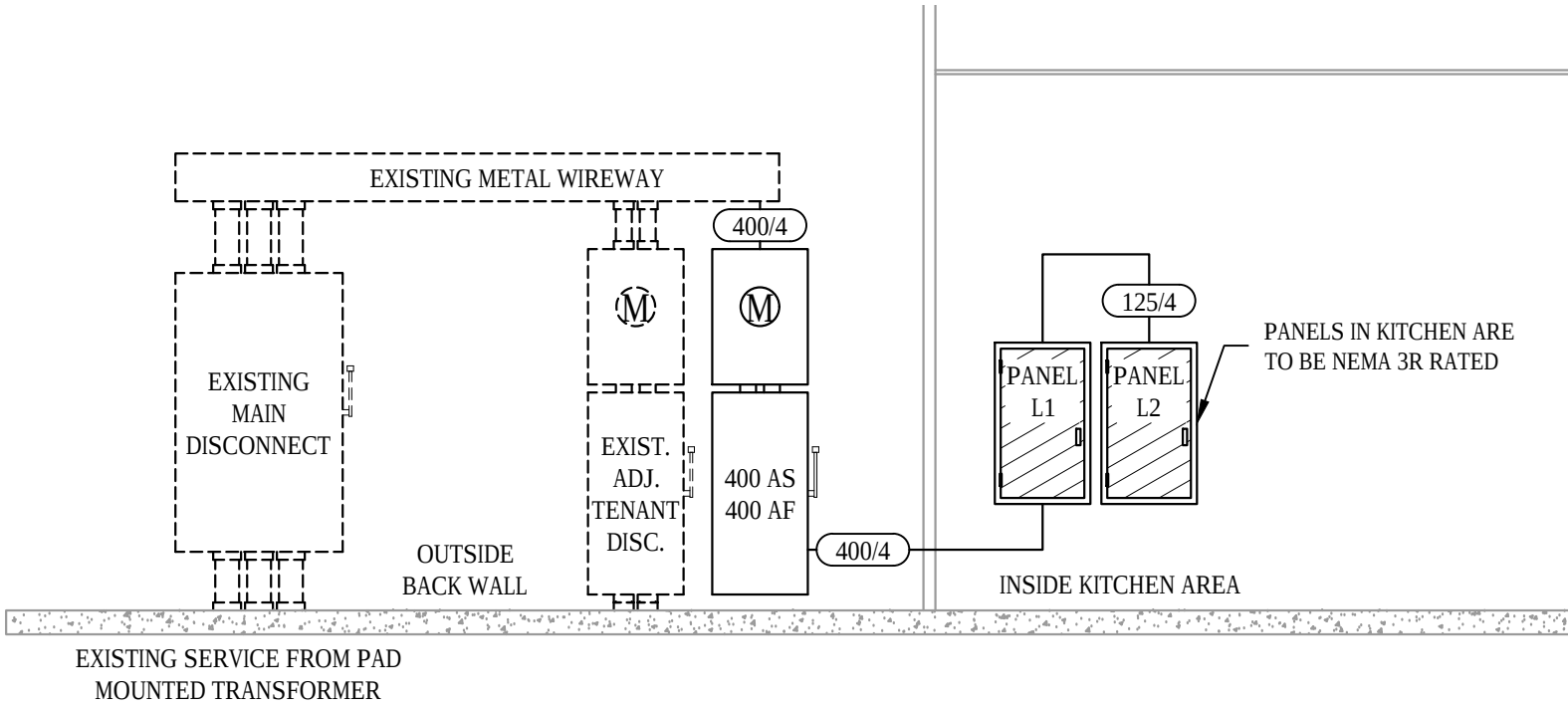
FEEDER TABLE

SIZES BASED ON THHN AND 75° LUGS.

AMPS → 400/4 ← Q = QUANTITY OF CONDUCTORS

(1200/4) * = SERVICE FEEDER, NO EQUIPMENT GROUND REQUIRED.

SIZE	COPPER
60Q	(Q)#6 & #10 GND.
70Q	(Q)#4 & #8 GND.
80Q	(Q)#4 & #8 GND.
90Q	(Q)#3 & #8 GND.
100Q	(Q)#3 & #8 GND.
110Q	(Q)#2 & #6 GND.
125Q	(Q)#1 & #6 GND.
150Q	(Q)#1/0 & #6 GND.
175Q	(Q)#2/0 & #6 GND.
200Q	(Q)#3/0 & #6 GND.
225Q	(Q)#4/0 & #4 GND.
250Q	(Q)#4/0 & #4 GND.
300Q	(Q)#350 & #4 GND.
350Q	(Q)#500 & #3 GND.
400Q	(Q)#600 & #3 GND.
450Q	2 SETS: (Q)#4/0 & #2 GND. EACH
500Q	2 SETS: (Q)#4/0 & #2 GND. EACH
600Q	2 SETS: (Q)#350 & #1 GND. EACH
700Q	2 SETS: (Q)#500 & #1/0 GND. EACH
800Q	2 SETS: (Q)#600 & #1/0 GND. EACH
1000Q	3 SETS: (Q)#400 & #2/0 GND. EACH
1200Q	3 SETS: (Q)#600 & #3/0 GND. EACH
1600Q	4 SETS: (Q)#600 & #4/0 GND. EACH



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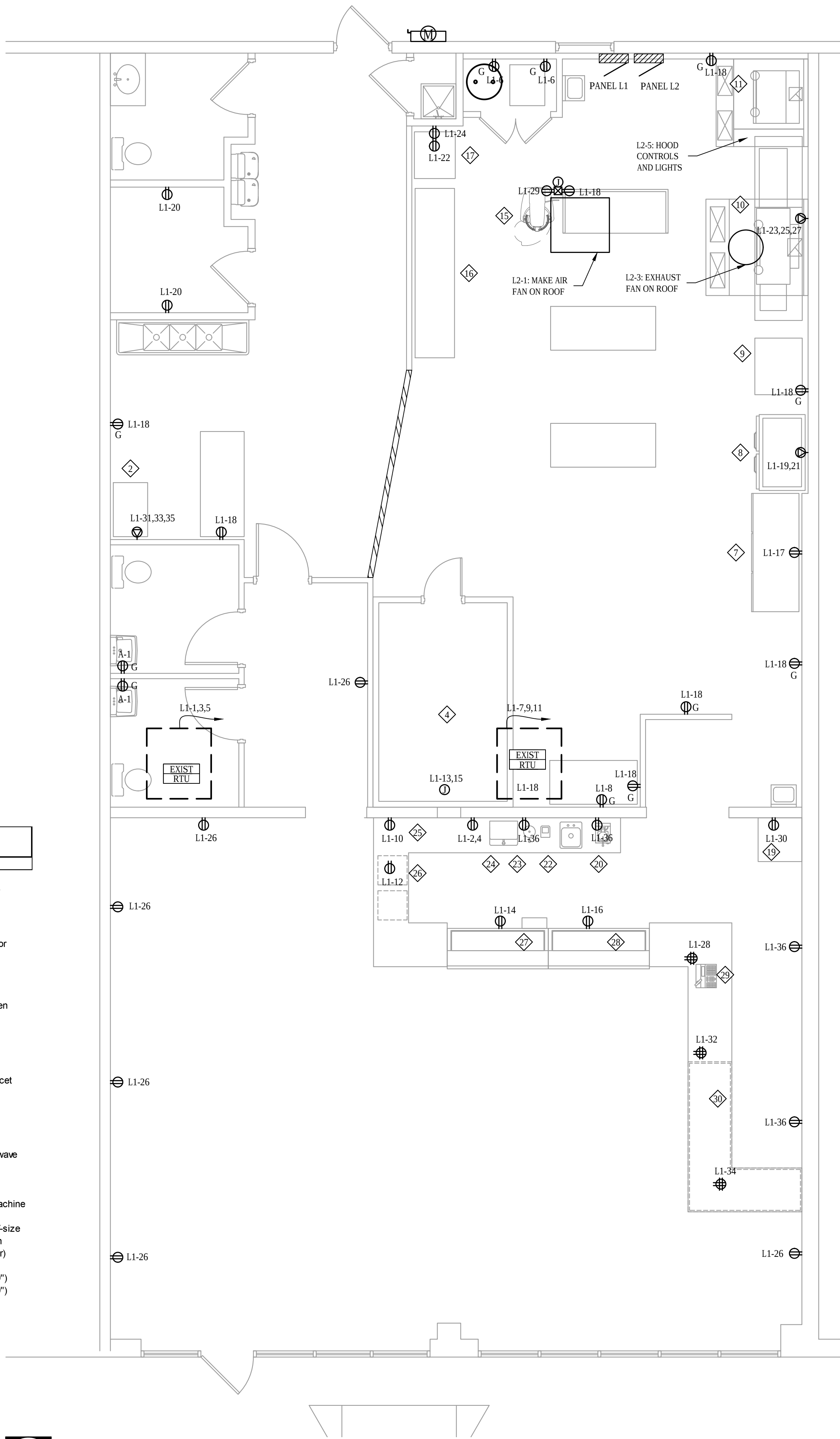
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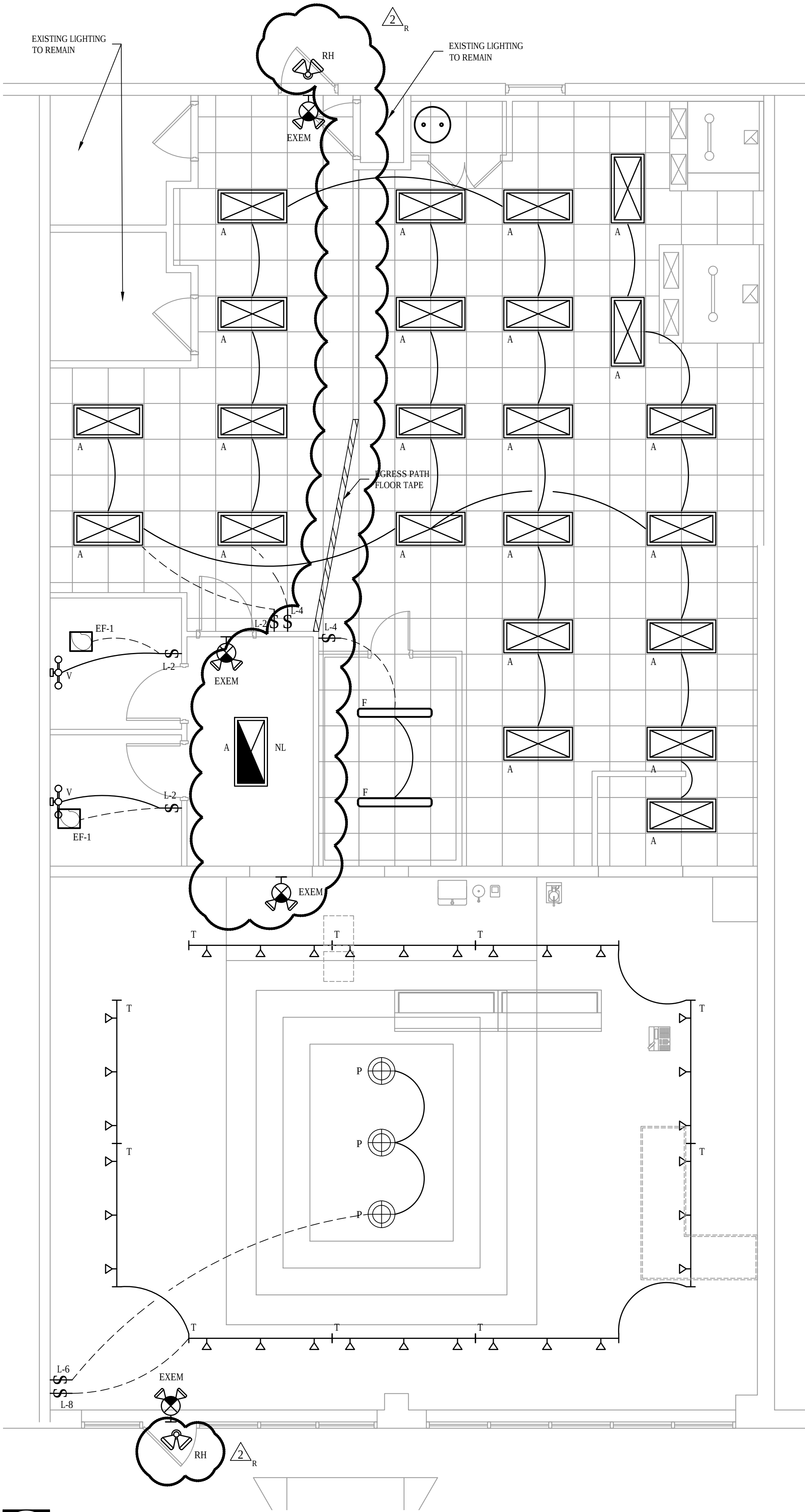
E-100

**ELECTRICAL SCHEDULES,
NOTES AND DETAILS**



Kitchen Equipment Schedule		
Item	Model	Description
1		3 compartment sink
1A	Regeny	Sink faucet and rinse sprayer
2	Emery Thompson 24NW IOC	Ice cream machine
4	Kolpak P7-812-FT	Walk-in freezer (8'x12')
6	Advance Tabco 7-PS-68	Hand sink
7	Avantco CFD-3RR	81" 3-door, reach-in refrigerator
8	MasterBlit IHC-48	Blast freezer
9	Belshaw HG18C	Glazer
10	Mark 6	Donut frying robot
	Cooking Performance Group 36-CPGV-6B-S30	6 Burner gas range w/ 30" oven
11		30 Qt Dough mixer
15	Hobart Legacy HL300	Dough sheeter
16	LVO SM224-6	Cabinet Proofer
17	Belshaw EP 18/24	
19		Merchandise Display freezer
21	Nemco 77316-13	Ice cream dipper well and faucet
20	Waring WWCW180	Single waffle cone maker
	Vitamix	Commercial style
22	Ninja Ultima	Blender / food processor
	Waring WSB50	Variable speed heavy duty immersion blender
	Amana RCS10TS	Stackable commercial microwave
23	Rancilio Kryo OD	Burr coffee grinder
24	Racikio Classe 11	Espresso machine
24	Rancilio I	Steam wand for espressor machine
25	Manitowoc UY-0140A NEO	Air-cooled, undercounter, half-size cube ice machine w/ 90 lb bin
26	TBD	Bar Refrigerator (undercounter)
27	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")
28	MasterBlit DD-66LCG	Ice cream dipping cabinet (69")

2 ELECTRICAL POWER PLAN
SCALE: 1/4"=1'-0"



1 ELECTRICAL LIGHTING PLAN
SCALE: 1/4"=1'-0"

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GEORGIA
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PROFESSIONAL
ENGINEER
BRIAN J. FAGAN

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ELECTRICAL PLANS

From: [Woodman, Michael](#)
To: [Adam Hale](#)
Cc: [Taylor, Elicia](#)
Subject: RE: Steinway Piano Shopping Center
Date: Tuesday, January 03, 2017 10:39:05 AM
Attachments: [image004.png](#)
[image006.png](#)
[image008.png](#)

Quick follow up on my voice mail. Please call me when you have a few minutes to discuss the staff report and Thursday's Planning Commission meeting.

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
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www.alpharetta.ga.us

From: Adam Hale [mailto:ahale@haleretailgroup.com]
Sent: Thursday, December 15, 2016 6:00 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Michael,

Attached is information about "Scream'N Nuts Ice Cream & Donuts." Let me know if you have any questions or need other info from me. Is the next step the 1/5/17 hearing at 6:30pm that I will attend? Thanks for all your help.

Best Regards,

Adam Hale

From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Thursday, December 15, 2016 3:29 PM
To: Adam Hale <ahale@haleretailgroup.com>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Adam,

Everything is fine. We have someone looking into why all those letters were returned to you. I'll let you know if we need you to do anything. As far as I'm concerned, you have met the requirement. I am waiting on some information from you regarding Scream'N Nuts. Please send when you get that.

Thanks and happy holidays!

Michael A. Woodman, AICP
Senior Planner

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

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Thursday, December 15, 2016 10:38 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Michael,

Hope everything is going well. I wanted to let you know that I dropped off Citizen B and money yesterday at your office. Does everything look okay? thanks

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350
Direct: 678.894.1580 Office: 770-594-1309
Fax: 678.999.5832 Cell: 404.281.2788
HaleRetailGroup.com



From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Tuesday, December 13, 2016 3:53 PM

To: Adam Hale <ahale@haleretailgroup.com>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Thanks, Adam. I found their Facebook page and website address, but there is no information.

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Tuesday, December 13, 2016 2:45 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Here are Scream N Nuts Ice Cream & Donuts full set of drawings. I will send you more information about the business as well. This is a new business too

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350

Direct: 678.894.1580 Office: 770-594-1309

Fax: 678.999.5832 Cell: 404.281.2788

HaleRetailGroup.com



From: Woodman, Michael [<mailto:mwoodman@alpharetta.ga.us>]
Sent: Tuesday, December 13, 2016 1:09 PM
To: Adam Hale <ahale@haleretailgroup.com>; Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Steinway Piano Shopping Center

Adam,

Wanted to give you a heads up that we are adding a conditional use permit to your public hearing request. We will re-advertise, at no cost to you, over the next 2 weeks. I found a provision in the 2008 master plan amendment file that states that 'restaurant' use is a conditional use in the O-I zoning district. Since the ice cream shop is considered a restaurant and you are proposing to increase the total allowable restaurant space from 9,000 SF to 10,784 SF, a conditional use will be required. This does not impact your timeline; however, I do need any information you can provide me with regard to Screamin' Nuts ice cream shop. Is this a new business or do they have other locations? If so, provide websites, locations, etc. Also, a brief description of their business would be great. Let me know if you have any questions.

Thanks,

Michael A. Woodman, AICP
Senior Planner

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

From: Adam Hale [<mailto:ahale@haleretailgroup.com>]
Sent: Monday, December 12, 2016 2:42 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: FW: Steinway Piano Shopping Center

Michael,

See feedback from a property owner. This is the only one I've received so far.

Adam Hale *Director of Leasing*



1303 Hightower Trail, Ste 201 - Atlanta, GA 30350
Direct: 678.894.1580 Office: 770-594-1309
Fax: 678.999.5832 Cell: 404.281.2788
HaleRetailGroup.com



From: TMK3031@aol.com [<mailto:TMK3031@aol.com>]
Sent: Tuesday, December 06, 2016 2:26 PM
To: Adam Hale <ahale@haleretailgroup.com>
Subject: Steinway Piano Shopping Center

Mr. Hale:

As homeowners at the Enclave at Milton Park in Alpharetta, we received your letter of intent to change part of the zoning at the Steinway Piano shopping center. As original owners, the builder had assured us that this shopping center would stay office occupied, as that was the original intent. Over the years, we have watched many businesses come and go, including a Subway restaurant which only lasted a few

months, and a failed Mexican restaurant the blasted music constantly over speakers mounted on the outside of the building, as well as Figo Pasta, who was not successful, plus a 24 hour gym. The area is NOT accommodated for higher vehicular traffic, not to mention high noise levels from restaurant employees loitering in the parking lot. All of this makes it impossible for residents of the Enclave to exercise their rights of peaceful enjoyment of their homes, as is indicated in our association docs. Your proposal not only puts our property values at risk, but will again increase noise, vehicle traffic and a higher crime risk.

Thank you,
Ranjit & Tina M. Khera



Dear Property Owner,

Hope you are doing well. The reason for this letter is to inform you that the property owner of 5950 North Point Pkwy, Alpharetta, GA 30022 is seeking to change a condition to the existing zoning of a portion, 3100sf, of the Steinway Piano space at Milton Park Promenade shopping center. The current approved use of this space is office, and we are seeking to change it to retail/restaurant in order to rent our 3100sf space to an ice cream & donut restaurant.

The Planning Commission meeting will be held on January 5, 2017 at 6:30pm, and the City Council Hearing will be held on January 23, 2017 at 6:30pm. Case # for the following hearings is **“MP-17-02.”**

The public hearings listed above will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, GA 30009.

Please feel free to contact me at the phone number or email below, if you have any questions. Thanks

Sincerely,

Adam Hale
Applicant
Ahale@haleretailgroup.com

1303 Hightower Trail
Suite 205
Atlanta, GA 30350

Office: 770.594.1309
Fax: 770.594.7065
www.HaleRetailGroup.com



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT



2 PARK PLAZA



ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Adam Hale

Telephone: 770.594.1309

Address: 1303 Hightower Trail

Suite: 201

City Atlanta

State: GA

Zip: 30350

Fax: _____

Mobile Tel: 404.281.2788

Email: ahale@haleretailgroup.com

Subject Property Information:

Address: 5950 North Point Parkway Suite 129

Current Zoning: O-1

District: 1st

Section: 2nd

Land Lot: 796 & 809

Parcel ID: _____

Proposed Zoning: N/A

Current Use: Vacant. Formerly a portion of Steinway Piano Store

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

The proposed use for the property is an ice cream/ dessert restaurant for 3100sf formerly occupied by Steinway Piano located at 5950 North Point Pkwy. Alpharetta, GA otherwise known as "Milton Park Promenade."

Applicant's Request (Please itemize the proposal):

Applicant is requesting a conditional use change to permit the operation of a restaurant in 3100sf previously occupied by Steinway Piano.

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

Applicant's has signed a lease with a tenant to operate the space as an ice cream/ dessert restaurant, subject to obtaining this approval.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: HT Milton Park, LLC c/ o Charles E. Taylor, Manager

Telephone: 404.873.5411

Address: 197 14th Street NW

Suite: 250

City Atlanta

State: GA

Zip: 30318

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

PUBLIC HEARING

Identify Authorized Applicant:

Name of Authorized Applicant: Adam Hale

Telephone: 404.281.2788

Address: 1303 Hightower Trail

Suite: 201

City Atlanta

State: GA

Zip: 30350

So Sworn and Attested:

Owner Signature:

[Signature] manager

Date:

10/27/16

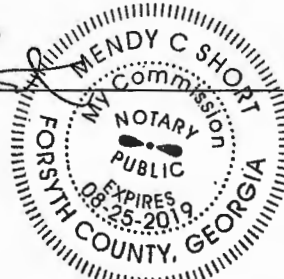
Notary:

Notary Signature:

[Signature]

Date:

10/24/16



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: HT Milton Park, LLC, 5950 N. BUNT PROXY ALPHARETTA, GA 30022

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: None Position: N/A

Description of Contribution: _____ Value: \$0.00

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 10.24.16

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: 5950 N. POINT PKWY ALPHARETTA, GA 30022

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ Value: \$0.00

Description of Contribution: _____ Value: _____

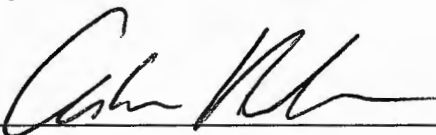
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 10-26-16

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:

5950 N. POINT PKWY. ALPHARETTA, GA 30022

Contact Name:

ADAM HALE

Telephone:

404-281-2788

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

"SEE ADDITIONAL PAGES"

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.

12 286007970213	950 NORTH POINT DR	TWELVE THOUSAND EIGHTY FIVE BRANDFORD STREET PROJECT	Link
12 286007970221	5955 NORTH POINT DR	ALPHARETTA HOTEL VENTURES LP	Link
12 286007970338	925 NORTH POINT DR	NATIONAL RETAIL PROPERTIES LP	Link
12 286007970346	915 NORTH POINT PKY	MILKATHY CORP	Link
12 287007950130	0 HAYNES BRIDGE RD	CITY OF ALPHARETTA	Link
12 287007960147	10975 GEORGIA LN	GARDEN HOSPITALITY V L P	Link
12 287007960154	5966 NORTH POINT PKY	FIVE NINE SIX SIX NORTHPOINT PARKWAY LLC	Link
12 287007960170	2600 MILL CREEK AVE	AMLI AT MILTON PARK LLC	Link
12 287007960279	0 CICERO RD	PLA MILTON PARK LLC	Link
12 287007961061	3960 NORTH POINT PKWY	BRANCH BANKING & TRUST CO	Link
12 287007961921	0 MILL CREEK AVE	MILTON PARK PROMENADE, LLC	Link
12 287008091900	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE OWNERS ASSOC INC	Link
12 287008091934	2700 WANDER LN LOT 1	WELBORN ALLISON F	Link
12 287008091942	2702 WANDER LN	FEDOROVA NELLI	Link
12 287008091959	2704 WANDER LN	WALKER ROSALIND	Link
12 287008091967	2706 WANDER LN	LEVCHENKO VLADIMIR	Link
12 287008091975	2708 WANDER LN	INTERNATIONAL REALTY LLC &	Link
12 287008091983	2710 WANDER LN	BUSCH PATRICK A & KATHLEEN L REVOCABLE TR	Link
12 287008091991	2712 WANDER LN	ST JOHN CYNTHIA A	Link
12 287008092007	2714 WANDER LN	LAIRD MARCIA	Link
12 287008092015	2716 WANDER LN	WRIGHT STEVEN A.	Link
12 287008092023	2718 WANDER LN	SALAZAR OSCAR ALEJANDRO	Link
12 287008092031	2720 WANDER LN	SEGLER STEPHEN O	Link
12 287008092049	2722 WANDER LN	CARNEY COURTNEY ELIZABETH	Link
12 287008092056	2724 WANDER LN	MCLEOD BRYN	Link
12 287008092064	2726 WANDER LN	WHITE MICHAEL	Link

12 287008092072	2728 WANDER LN	KIM CHRIS	Link
12 287008092080	2730 WANDER LN	DENNIS JUDITH R	Link
12 287008092098	2732 WANDER LN	ARTHUR LYNN	Link
12 287008092106	2734 WANDER LN	POWELL JEFF	Link
12 287008092114	2736 WANDER LN	AITCHISON JULIE E	Link
12 287008092122	2738 WANDER LN	CASEY MARTIN JOSEPH CASEY BARBARA ANN	Link
12 287008092130	2740 WANDER LN	STINNETT RUSSELL G STINNETT CATHY S	Link
12 287008092148	2742 WANDER LN	HAWKINS ANTHONY V G	Link
12 287008092155	2744 WANDER LN	COX JON H	Link
12 287008092163	2746 WANDER LN	HAWKINS GARY & HAWKINS MARILYN L	Link
12 287008092171	2748 WANDER LN	REYNOLDS DUANE	Link
12 287008092189	2750 WANDER LN	SMITH RICHARD A	Link
12 287008092197	2752 WANDER LN	JOHNSTON TERRY	Link
12 287008092205	2754 WANDER LN	ARDILLO LUANN M	Link
12 287008092338	2676 WANDER TRL	DAVIS RYAN M	Link
12 287008092346	2670 WANDER TRL	ALVAREZ YUBRANO C	Link
12 287008092353	2666 WANDER TRL	LEE SANG PYO	Link
12 287008092361	2660 WANDER TRL	LEWIS JOSHUA R	Link
12 287008092379	2656 WANDER TRL	BARDIS JOHN A & BARDIS JUDITH T	Link
12 287008092387	2650 WANDER TRL	ALOFF OSCAR	Link
12 287008092395	2646 WANDER TRL	GUO ZHISONG & QI YANQIAO	Link
12 287008092403	2640 WANDER TRL	ISZARD ROXANNE D	Link
12 287008092411	2636 WANDER TRL	HERD LANCE	Link
12 287008092429	2630 WANDER TRL	RAVAL MAYUR I & PINECCA J	Link
12 287008092437	2626 WANDER TRL	SCOTT HELENA SQUILLACE	Link
12 287008092445	2620 WANDER TRL	FRENCH ANN E	Link

12 287008092452	2616 WANDER TRL	GRAHAM GAIL	Link
12 287008092460	2610 WANDER TRL LOT 54	ROSS DARRELL	Link
12 287008092478	2606 WANDER TRL LOT 55	MICKENS RODERICK	Link
12 287008092486	2600 WANDER TRL	WOODALL LESLI P & LEE T	Link
12 287008092494	2596 WANDER TRL	MOORE MARY LYNNE	Link
12 287008092502	2590 WANDER TRL	SARKAR SATINATH	Link
12 287008092510	2586 WANDER TRL	RAMACHANDRAN VIJAYVENKAT & SANKARANARAYANAN RANJANI	Link
12 287008092528	2580 WANDER TRL	HILL BRENDA K & JEFFERY A	Link
12 287008092536	2576 WANDER TRL	JIANG YOUREN & FEL XUN	Link
12 287008092544	2570 WANDER TRL	KHERA RANJIT KHERA TINA M	Link
12 287008092551	2566 WANDER TRL	GIBBS CHARLES S ET AL	Link
12 287008092569	2560 WANDER TRL	KLINDT KAREN C	Link
12 287008092577	2556 WANDER TRL	BARDIS MICHAEL A ET AL	Link
12 287008092585	2550 WANDER TRL	BUJJI 2550 LLC	Link
12 287008092593	2701 WANDER LN	KEHM KEVIN	Link
12 287008092692	2709 WANDER LN UNIT 71	REED KELLY M	Link
12 287008092700	2713 WANDER LN	SMITH MICHELLE D	Link
12 287008092791	2711 WANDER LN	PRIDGEN JAMES M	Link
12 287008092809	2703 WANDER LN	BULLARD DARCI LEIGH	Link
12 287008092817	2705 WANDER LN	TRUESDELL LAUREN	Link
12 287008092825	2707 WANDER LN	COERS SONIA L	Link
12 287008092833	2715 WANDER LN	HOLDER JOHN FORREST	Link
12 287008092858	2701 WANDER LN UNIT 67	PROVIDENCE GROUP AT ENCLAVE LLC	Link

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal is very similar/ compatible with surrounding properties which are primarily retail, residential and office.

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

This proposal should have a positive impact on surrounding properties. An ice cream/ dessert restaurant provides an additional restaurant to the community, mostly benefiting the neighborhood behind the property, and the use is consistent with and complimentary to other uses in the shopping center.

+

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

Yes. Milton Park Promenade is a retail shopping center, and an ice cream/ dessert restaurant offers a stronger economic benefit for the local community, especially benefiting the existing retail tenants at the property and complementing the other restaurants.

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

There would be a minimal impact to traffic and population.

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

N/ A

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

This proposal is consistent with Alpharetta's Comprehensive Plan.

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

N/ A

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.

EXHIBIT "A"**DESCRIPTION OF THE LAND**

All that tract or parcel of land lying and being in Land Lots 796 and 809 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point located at the intersection of the southerly right-of-way of North Point Parkway (variable right-of-way) with the southwesterly right-of-way of Mill Creek Avenue (variable right-of-way); thence continuing along the southwesterly right-of-way of Mill Creek Avenue,

1. South 66°46'39" East, 118.07 feet to a point; thence,
2. Along a curve to the left having a radius of 475.25 feet and an arc length of 252.77 feet and a chord bearing and distance of South 41°57'19" East, 249.80 feet to a point; thence, leaving aforesaid Mill Creek Avenue and running with the property of Clouze Partners II, LLC
3. South 30°34'50" West, 55.44 feet to a point; thence,
4. Along a curve to the right having a radius of 300.00 feet and an arc length of 162.67 feet and a chord bearing and distance of South 46°06'31" West, 160.68 feet to a point; thence,
5. South 61°38'32" West, 6.85 feet to a point; thence,
6. Along a curve to the right having a radius of 150.00 feet and an arc length of 69.88 feet and a chord bearing and distance of South 74°59'20" West, 69.25 feet to a point; thence,
7. South 88°20'08" West, 61.81 feet to a point; thence,
8. South 17°24'52" East, 64.78 feet to a point; thence,
9. North 79°47'35" West, 33.87 feet to a point; thence,
10. North 69°44'56" West, 49.88 feet to a point; thence,
11. North 66°29'40" West, 76.57 feet to a point; thence,
12. North 69°48'04" West, 51.64 feet to a point; thence,
13. North 39°20'11" West, 36.17 feet to a point; thence,
14. North 24°49'31" West, 9.59 feet to a point; thence running with the property of Branch Banking and Trust Company
15. North 70°46'10" East, 183.22 feet to a point; thence,
16. North 17°25'02" West, 288.27 feet to 1/2" rebar found on the southerly right-of-way of North Point Parkway; thence continuing along said right-of-way,
17. Along a curve to the left having a radius of 781.20 feet and an arc length of 127.24 feet and a chord bearing and distance of North 75°10'02" East, 127.10 feet to the Point of Beginning.

Shown as containing 117,788 square feet or 2.704 acres of land, more or less, on that certain plat of survey entitled "ALTA/ACSM Land Title Survey for Milton Park Promenade, LLC, Regions Bank & Chicago Title Insurance company", prepared by TerraMark Land Surveying, Inc., bearing the seal and certification of William C. Woldford, Jr., Georgia Registered Land Surveyor No. 2577, dated February 5, 2007, last revised November 20, 2008.



SEAL

PROB

SHOPS @
MILTON PARK
CITY OF ALPHARETTA, GEORGIA

102 -

**EASLAN CAPITAL OF
ATLANTA, INC.**
3328 PEACHTREE RD. NE SUITE 300
ATLANTA, GA 30326
P 404-442-7833

PRINTED
RICE PRINTING SET

KEYWORDS:

DATE _____

JOB NUMBER _____

SP. JHP

D

ARCHITECTURAL

SITE PLAN

10. 0.4

AC 0

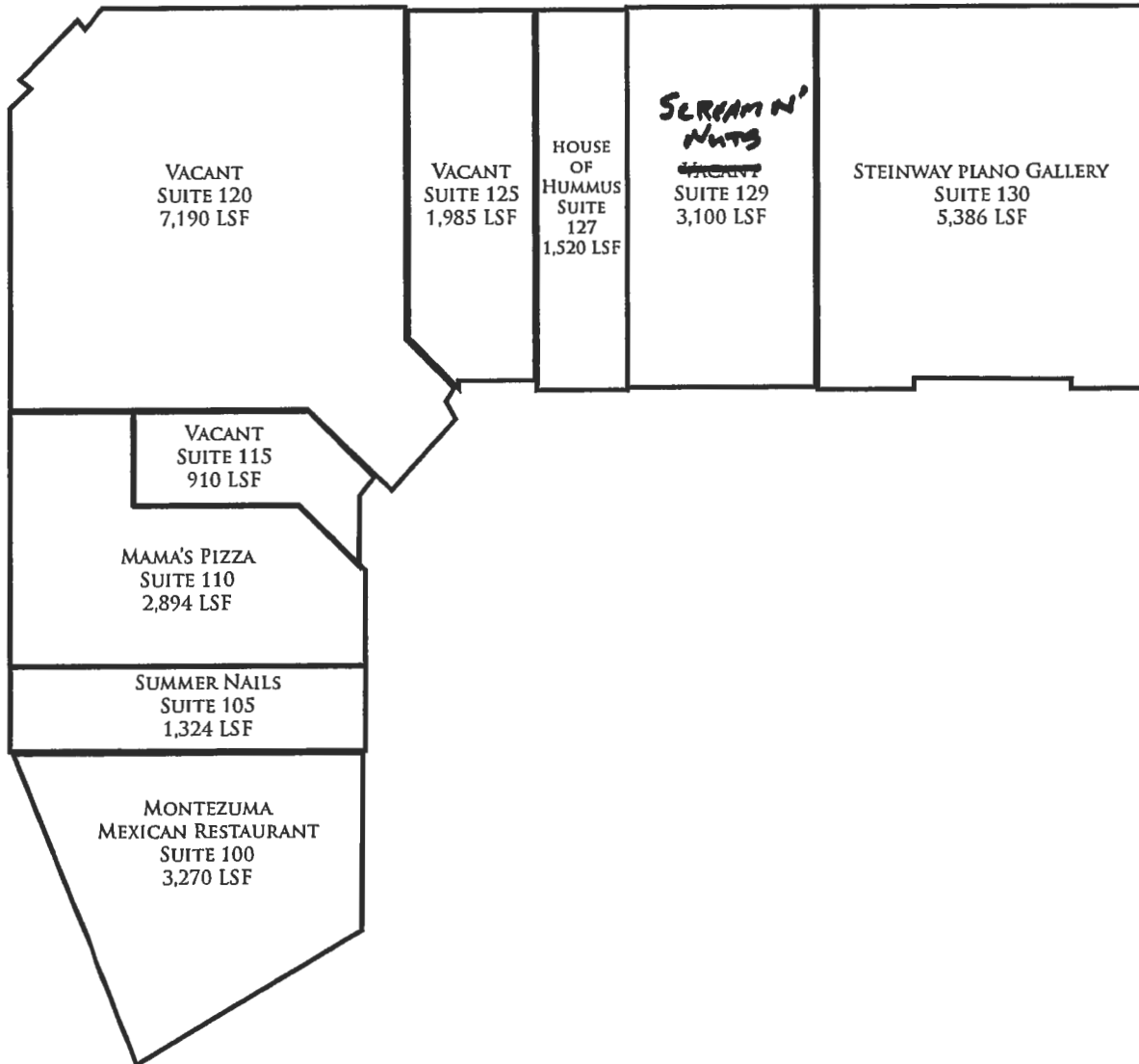
KEY WORDS: aging; aging-related changes; aging-related decline; aging-related increase; aging-related stability

..

1 ARCHITECTURAL SITE PLAN
40-01 SCALE: 1" = 36'-0"

NOTE: ARCHITECTURAL SEE PLAN IS FOR ESTIMATION ONLY. THIS SEE PLAN SHOWS THE SCOPE AND LIMITS OF OUR WORK ON THE ENTIRE JOB.

MILTON PARK PROMENADE
SITE PLAN
27,579 SF



**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC
BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA
PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

WHEREAS, Chapter 3 of the Code of Ordinances of the City of Alpharetta, Georgia (the "Code") contains an ordinance regulating the sale of alcoholic beverages within the City; and

WHEREAS, the Mayor and Council also have determined that it is appropriate from time to time to modify alcoholic beverage ordinance requirements to comport with current conditions;

NOW, THEREFORE, BE IT ORDAINED that it is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the Code of the City (the "Code"), and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate; and it is

FURTHER ORDAINED:

Section 1 of Amendment. Chapter 3, Article II, Section 3-1 is hereby amended by adding the following definition:

"Sec. 3-1. Cigar Shop. A cigar shop is a retail establishment that derives not less than seventy percent (70%) of its total annual gross sales from the sale of cigars and cigar-related products for consumption on or off the premises, and that does not sell, or permit the use of, (i) vape products such as electronic smoking devices, component parts or e-liquids, or (ii) hookah products such as "hookahs", glass pipes or bongs."

Section 2 of Amendment. Chapter 3, Article II shall be amended by adding a new Section 3-44 as follows:

"Sec. 3-44. Cigar Shop exception: A cigar shop may obtain a license for the sale of alcoholic beverages for on-premises consumption, provided that it derives no more than ten percent (10%) of its total annual gross revenues from the sale of alcoholic beverages. Such licensee shall meet the requirement of Section 3-40 through 3-43 except for providing a full-service kitchen and serving food."

Section 3 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4 of Amendment. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5 of Amendment. This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCIL MEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF
ORDINANCE AMENDING ALCOHOLIC BEVERAGE ORDINANCE
PERTAINING TO CIGAR SHOPS]

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

Coty Thigpen, City Clerk

First Reading_____

Second Reading_____

Adopted_____



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Lisa Cherry

Meeting Date: January 23, 2017

I. AGENDA ITEM TITLE: PARKS WITHOUT BORDERS PROGRAM WITH JOHNS CREEK RECREATION AND PARKS

II. RECOMMENDATION:

Approve the renewal of the Memorandum of Understanding ("MOU") between the City of Alpharetta and City of Johns Creek to waive non-resident fees for youth recreational sports including baseball, lacrosse, and girls softball for 2017 and 2018 spring and fall sports seasons, and authorize Mayor and Council to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

In 2016, the City of Alpharetta ("Alpharetta") and the City of Johns Creek ("Johns Creek") continued the "Parks without Borders" program to waive non-resident fees for selected youth recreational sports programs: youth softball, youth baseball, and youth lacrosse. This Memorandum of Understanding ("MOU") has expired for 2016, and if there is a desire for this program to continue, the MOU would need to be renewed. Alpharetta and Johns Creek staff have independently and collectively evaluated the effectiveness of the 2016 program and agree it continues to meet the goal of being beneficial to residents of both cities.

Staff recommends renewing the MOU to continue the current program for the 2017 and 2018 spring and fall sports seasons. Staff further recommends inserting auto-renewal language into the latest MOU.

The "Parks without Borders" agreement between Alpharetta and Johns Creek began in 2015 with waiving non-resident fees for youth recreational girls softball. In 2016, the agreement was continued and expanded to include youth recreational baseball and lacrosse. Due to the success of the program, both Alpharetta and Johns Creek staff recommend confining the agreement to the existing sports and inserting auto-renewal language in the latest MOU.

Below is the net participation impact - 2016 compared to 2015:

Sport	Alpharetta	Johns Creek
Youth Softball	26 additional JC players	No noticeable impact
Youth Baseball	2 additional JC players	26 additional Alpharetta players
Youth Lacrosse	2 additional JC players	47 additional Alpharetta players

In 2016, neither City had to turn away its respective residents as a result of this MOU. As stated in the 2017

MOU, staff and officials from both Cities will continue to evaluate the effectiveness of the MOU in meeting established goals.

V. ALTERNATIVES:

VI. ATTACHMENTS:

MOU Parks without Borders 2017

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALPHARETTA
AND THE CITY OF JOHNS CREEK**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the City of Alpharetta ("Alpharetta"), a municipal corporation of the State of Georgia, and the City of Johns Creek ("Johns Creek").

WHEREAS, the Cities of Alpharetta and Johns Creek are adjoining communities in North Fulton County; and

WHEREAS, each City maintains and staffs respective departments within each City for the purpose of providing recreation and parks services; and

WHEREAS, the Cities have determined that it is to their best interest and mutual advantage to share certain programs and facilities;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the parties agree as follows:

1. GENERAL PURPOSE OF MOU.

The purpose of this MOU is to take another step to continue to foster a long-term mutually beneficial relationship between Alpharetta and Johns Creek as it relates to parks and recreation programs and services as a way to better serve the Cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the Cities such that similar opportunities can be developed over time.

2. GENERAL RESPONSIBILITIES OF PARTIES.

(a) Alpharetta shall waive non-resident fees for Johns Creek residents who participate in Alpharetta's recreational youth softball, baseball, and lacrosse programs, provided space is available.

(b) Johns Creek shall waive non-resident fees for Alpharetta residents who participate in Johns Creek's recreational youth softball, baseball, and lacrosse programs, provided space is available.

(c) Travel/select softball, baseball and lacrosse programs are not included in this MOU.

- (d) Residents of each City shall have first priority to register for their City's recreation programs (at least two (2) weeks before open registration). Residents of the other City shall have second priority to register for the recreational youth softball, baseball, and lacrosse programs (at least one (1) week before open registration). The open registration period for non-Alpharetta and non-Johns Creek residents shall begin after the priority registration ends.
- (e) Full time employees (including elected officials) of each partner City and their immediate family members living in the same household will be considered residents of the City in which they are employed. As residents of the partner City, eligible employees/family members may register for recreational youth softball, baseball, and lacrosse programs during the partner City's resident registration period and will pay resident registration fees. Each partner City will waive non-resident fees for the full time employees and their immediate family members of the other City. To receive the non-resident fee waiver, an employee must provide proof of employment with the partner City when registering for the program. An employee who resigns or is terminated prior to the start of the program must pay the non-resident fee to the other City. These guidelines are not applicable for part-time and seasonal employees, contracted vendors, and volunteers.
- (f) The MOU shall become effective with registration for the Spring 2017 recreational youth softball, baseball, and lacrosse seasons and shall continue through registration for the Fall 2017 recreational youth softball, baseball, and lacrosse seasons.

Thereafter, this MOU shall be renewed automatically with registration for the Spring 2018 recreational youth softball, baseball, and lacrosse seasons and shall continue through the registration for the Fall 2018 recreational youth softball, baseball and lacrosse seasons unless either City delivers written notice of non-renewal to the other City at least ninety (90) days prior to the expiration of the initial term. If written notice of non-renewal is given, this MOU will terminate upon the expiration of the existing term. Nothing stated herein shall obligate either City to extend this MOU beyond the initial term or any renewal term.

- (g) At the conclusion of the Spring 2017 season, Alpharetta and Johns Creek officials (to include the Mayors and City Manager/Administrator, or their

designees), shall evaluate the effectiveness of the MOU in meeting established goals. Officials shall evaluate participation in recreational youth softball, baseball, and lacrosse, and the other terms of the MOU to ensure they are fair and just for both parties. The parties shall exercise their best efforts to resolve any issues.

- (h) Early Termination. Both parties shall have the ability to terminate the MOU without cause with six (6) months prior written notice to the other party. The termination shall be effective at the end of the six (6) month period.

3. ADMINISTRATION.

- (a) The parties place high value on regular, timely and full communications between themselves, and commit themselves to ensuring strong communication links through their actions.
- (b) Each party will designate a single point of contact to coordinate all activities between the parties involved.
- (c) Communication between the two parties at the highest level (Mayors, any Administrator/City Manager) will take place if judged necessary by the respective Recreation & Parks Directors of each City.
- (d) More specific delineations of roles, responsibilities, resources and commitments concerning particular matters may be addressed in written guidelines approved by the Alpharetta Recreation & Parks Director and the Johns Creek Recreation & Parks Director, if such guidelines are consistent with the general purposes of this MOU.
- (e) Unless otherwise provided for herein, this MOU does not impose specific program, resources, or budgetary obligations on either party.

4. OTHER PROVISIONS.

- (a) Indemnity. Each City shall indemnify, defend, and hold the other City, its officers, officials, employees, agents and volunteers harmless from any and all claims, injuries, damages, losses or suits, including attorney's fees, arising out of the acts, errors, or omissions of the indemnifying City, its officers, officials, employees, agents, and volunteers in the performance of

its obligations under this MOU, except to the extent the injuries were caused by the indemnified City, to the extent, if any, allowed by law.

- (b) Insurance. Each City shall be responsible for obtaining and maintaining its own liability and property insurance against losses or liability related to this MOU.
- (c) No Third Party Beneficiaries. There are no third party beneficiaries to this MOU. No person or entity other than a party to this MOU shall have any rights hereunder or any authority to enforce its provisions. Nothing in this MOU shall be deemed to waive either party's sovereign or other immunity.
- (d) Duration – Termination. The term of the MOU shall be for a period of one year. This MOU shall take effect and be in full force on December 1, 2016. The MOU will be terminated pursuant to Section 2 (h) or Section (i) of this MOU.
- (e) Relationship Between the Parties. In consideration of the mutual services provided herein, both parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of partners or joint ventures between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to all services performed under this MOU. Each party represents that it has, or will secure all its expense, all personnel required in performing its service obligation under this MOU and that the acts of its employees performing the service under this MOU shall be the acts of employees of that entity alone. Each entity agrees that in the performance of this mutual service, its employees shall not require nor be entitled to any compensation, rights or benefits of any kind whatsoever from the other entity to this MOU, including, but not limited to, medical and hospital care, sick and vacation leave, disability, Worker's Compensation or Unemployment Compensation.
- (f) Severability. In the event any part or provision of this MOU is held to be invalid, the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

(g) Applicable Law. This MOU shall be governed in all respects as to the validity, construction, capacity, performance, or otherwise by the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written below.

CITY OF ALPHARETTA, GEORGIA

Date: _____

By: _____
David Belle Isle, Mayor

APPROVED AS TO FORM:

C. Sam Thomas, P.C.
City Attorney for the
City of Alpharetta, Georgia

CITY OF JOHNS CREEK, GEORGIA

Date: _____

By: _____
Michael E. Bodker, Mayor

APPROVED AS TO FORM:

Richard A. Carothers
City Attorney for the
City of Johns Creek, Georgia



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Lisa Cherry

Meeting Date: January 23, 2017

I. AGENDA ITEM TITLE: GRANT FUNDING FOR CAMP HAPPY HEARTS

II. RECOMMENDATION:

Approve the Recreation and Parks Department's request to apply for grant funding in the amount of \$15,000.00 for the Request for Proposal 17RFP110042017 Community Services Program, administered by the Fulton County Department of Housing and Community Development; authorize the Mayor to execute all documents; and authorize the Director of Recreation and Parks to approve the final application.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$15,000. NO CITY MATCH
REQUIREMENT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Community Services Program 17RFP110042017 (acct# TBD)	\$15,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Community Services Program 17RFP110042017 (acct# TBD)	\$15,000.00

IV. REPORT IN BRIEF:

Since 2004, the Alpharetta Recreation and Parks Department has applied for and received grant funding through Fulton County Department of Housing and Community Development (FCDHCD). This grant, formerly known as the F.R.E.S.H. grant, has been used to offset expenses associated with Camp Happy Hearts, a summer day camp for children age 6 to 12 who have mild disabilities.

In 2016, FCDHCD changed the name of the grant and the way they award monies to approved applicants. The name of the grant is Request for Proposal 17RFP110042017 Community Services Program. The amount we are requesting this year is \$15,000. Funds would be used for bus transportation rental and employee salaries. No matching funds are required.

The goal of FCDHCD is to partner with agencies that fill specific needs in the communities they serve and to consolidate the number of funds paid out to agencies that collaborate with one another. The Lionheart School has once again agreed to be the fiscal agent for Camp Happy Hearts for the purpose of the 501c3 status for funding. In addition to partnering with the Lionheart School, we will also partner again with the City of Milton (Camp Joyful Soles for children age 12 to 17 who have mild disabilities).

Due to the deadline for this grant, our application has already been submitted. Should City Council not support this request, however, the application will be withdrawn.

V. ALTERNATIVES:

If the request to submit the application is not approved or if the application is approved but not selected for funding in 2017, staff will use funds allocated for Camp Happy Hearts in the FY2017 and FY2018 maintenance and operations budget to cover the expense to provide the camp.

VI. ATTACHMENTS:

MOU - Fiscal Sponsorship - City of Alpharetta and Lionheart School, FCDHCD Grant Resolution 2017

MEMORANDUM OF UNDERSTANDING - FISCAL SPONSORSHIP

This Memorandum of Understanding (the "MOU") is made this _____ day of _____, 20____, by and between the Lionheart School ("Sponsor") and the City of Alpharetta, Georgia ("City").

WHEREAS, Sponsor is a not-for-profit corporation exempt from federal taxation and under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, that provides, among other things, a developmentally appropriate education for children who need a specialized learning environment, therapeutic interventions, supported social interactions, and strategies to accommodate their individual profiles.; and

WHEREAS, the City operates a recreational summer camp program for children with disabilities and special needs, which program is known as "Camp Happy Hearts", the program activities of which are more specifically described in the attached Exhibit "A" (the "Program"); and

WHEREAS, the Program is consistent with the organizational purposes of Sponsor; and

WHEREAS, the City has requested that Sponsor act as City's fiscal sponsor in conjunction with the application for a Fulton County Department of Housing and Community Development ("FCDHCD") Request for Proposal 17RFP110042017 Community Services Program grant to partially fund the Program; and

WHEREAS, Sponsor has agreed to act as City's fiscal sponsor, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Grant Application. City shall prepare the FCDHCD grant application on behalf of Sponsor, and Sponsor, subject to review and approval of the application, shall submit the grant application to the granting authority. In the event that the grant application is approved and funds are provided to Sponsor, Sponsor shall immediately make the grant funds available to the City for funding of the Program.

2. Use of Funds. City agrees to use any and all funds received from the Sponsor solely for legitimate expenses of the

Program and to fully account to the Sponsor for the disbursement of these funds. City agrees to maintain books and financial records for the Program in accordance with generally accepted accounting principles and to prepare on behalf of Sponsor, subject to Sponsor's review and approval, all interim and final reports required to be submitted to the grant authority.

3. Protection of Tax Exempt Status. City agrees not to use any funds received from the Sponsor in any way which would jeopardize the tax exempt status of Sponsor. City agrees to comply with any reasonable written request by Sponsor that it cease activities which might jeopardize the Sponsor's tax exempt status. Any changes in the purpose for which grant funds are spent must be approved in writing by Sponsor before implementation. Sponsor retains the right, if the City breaches this MOU, or if the Program jeopardizes Sponsor's legal or tax status, to withhold, withdraw, or demand immediate return of grant funds.

4. Indemnification. City hereby agrees, to the extent permitted by law, to defend, indemnify and hold harmless Sponsor, its officers, directors, trustees, employees and agents, from and against any and all claims, liabilities, losses and expenses (including reasonable attorney's fees), directly or indirectly, wholly or partially arising from or in connection with any act or omission of the City or the City's employees or agents, in implementing and operating the Program, except to the extent that such claims, liabilities, losses or expenses arise from or in connection with any act or omission of Sponsor, its officers, directors, trustees, employees or agents.

5. Term. This MOU shall commence on the date of execution and shall terminate upon the completion of the Program; provided, however, that City's obligation to provide required reports and indemnifications shall survive the termination of this MOU.

6. Miscellaneous. This MOU will supersede any prior oral or written understanding between the parties, and may not be amended or modified except in writing signed by both parties. This MOU shall be governed by and construed in accordance with the laws of the State of Georgia applicable to agreements made and to be performed entirely within such state.

IN WITNESS WHEREOF, the parties have hereunto executed this Memorandum of Understanding on the day and year first above written.

The Lionheart School

By: _____
Mary Ulich, Director of Operations

Its: _____

City of Alpharetta, Georgia

By: _____
David Belle Isle, Mayor

APPROVED AS TO FORM:

C. Sam Thomas, P.C.
City Attorney



A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO APPROVE THE SUBMISSION OF THE 2017 FULTON COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUEST FOR PROPOSAL 17RFP110042017 COMMUNITY SERVICES PROGRAM TO FULTON COUNTY, AS WELL AS ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE LIONHEART SCHOOL

WHEREAS, Fulton County Government made available funding under the Fulton County Department of Housing and Community Development (FCDHCD) Request for Proposal 17RFP110042017 Community Services Program; and

WHEREAS, such funds may be used to provide quality human services to all citizens of Fulton County; and

WHEREAS, the Lionheart School will act as the fiscal agent for this application, as only non-profit organizations may apply for funding; and

WHEREAS, the funding, if awarded, shall be utilized to fund bus transportation, employee salaries, and/or facility rental costs for Camp Happy Hearts; and

WHEREAS, the City of Milton shall be a collaborating partner on the funding application to seek separate funding for Camp Joyful Soles; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this 23rd day of January, 2017, by the Mayor and Council of the City of Alpharetta that the submission of the 2017 FCDHCD Request for Proposal 17RFP110042017 Community Services Program application with the Lionheart School as the fiscal agent and City of Milton as a collaborating partner is hereby approved; the MOU between the City of Alpharetta and the Lionheart School is also approved; and if the funding is awarded, the City of Alpharetta is authorized to collaborate with the Lionheart School and the City of Milton to complete the requirements of the RFP program.

Adopted this _____ day of _____ 2017.

CITY OF Alpharetta, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Attest: _____
City Clerk